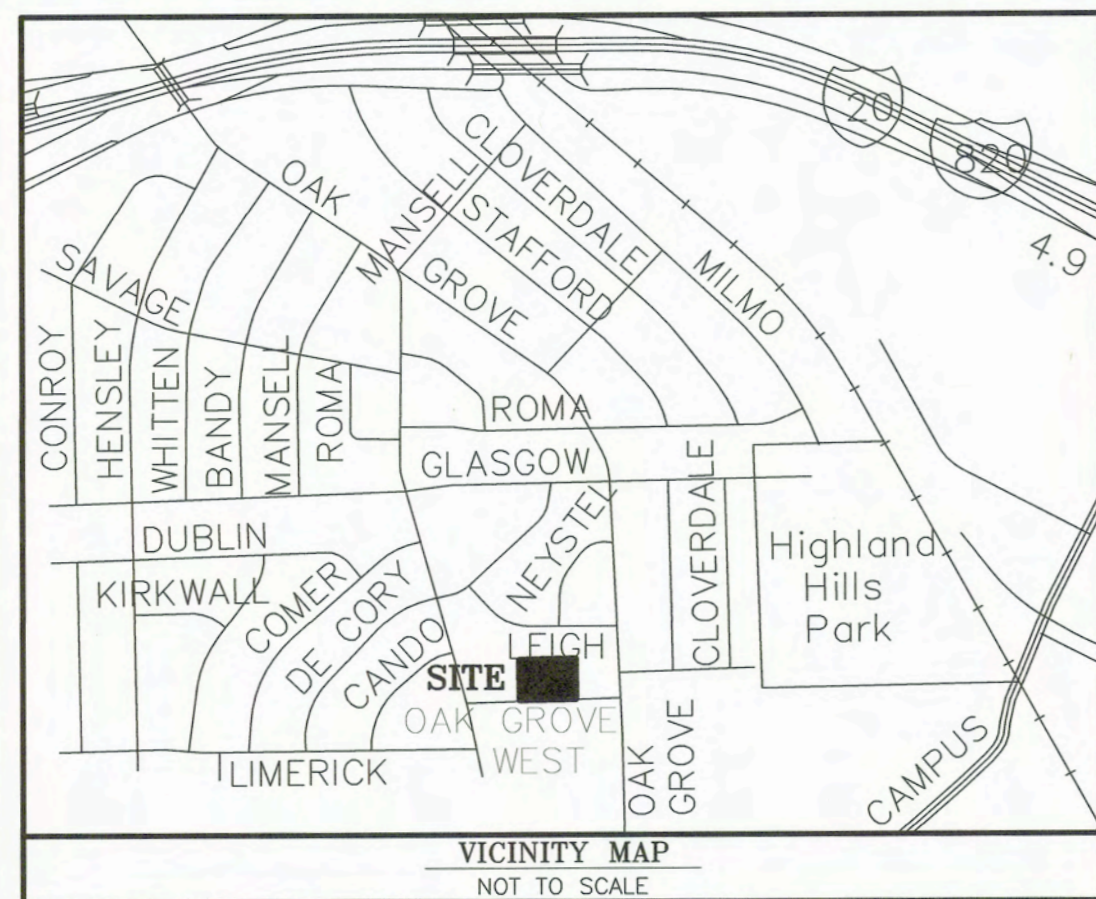


FS-23-023



DEVELOPMENT YIELD: Gross Site Area (Acreage): 1.403 Total Number Lots: 3
 Residential Lots: 3 Total Number Dwelling Units: 3 Acreage: 1.403
 Single Family Detached 3 Single Family Attached 0 Two Family 0 Multifamily 0
 Non-Residential Lots: 0 Zoning: 'A-5' - One family detached
 Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.00

OWNER: ALFONSO RUEDAS, JR.
 5633 OAK GROVE RD.
 FORT WORTH, TX. 76134
 CONTACT: ALFONSO RUEDAS, JR.

BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com
 FIRM CERTIFICATION# 1019000

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, ALFONSO RUEDAS, JR., IS THE SOLE OWNER OF 1.403 ACRES OF LAND SITUATED IN THE MITCHELL GARRISON SURVEY, ABSTRACT NO. 598, FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S FILE NOS. D218235317, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING 1.403 ACRES OF LAND SITUATED IN THE MITCHELL GARRISON SURVEY, ABSTRACT NO. 598, FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO ALFONSO RUEDAS, JR., BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D218235317, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAID 1.403 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ALFONSO RUEDAS, JR. TRACT AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, OAK GROVE WEST ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D202265778, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND SAID POINT OF BEGINNING ALSO LYING IN THE NORTH RIGHT-OF-WAY LINE OF OAK GROVE ROAD NORTH (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 00° 28' 51" W 209.64 FEET, ALONG THE WEST BOUNDARY LINE OF SAID ALFONSO RUEDAS, JR. TRACT AND THE EAST BOUNDARY LINE OF AFORESAID LOT 4, BLOCK 1, OAK GROVE WEST ADDITION, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ALFONSO RUEDAS, JR. TRACT, SAID 1/2" IRON ROD ALSO LYING IN THE SOUTH BOUNDARY LINE OF BLOCK 17, HIGHLAND HILLS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-14, PAGE 89, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE N 88° 46' 27" E 291.76 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID ALFONSO RUEDAS, JR. TRACT AND THE SOUTH BOUNDARY LINE OF SAID HIGHLAND HILLS ADDITION, TO A 1/2" IRON ROD MARKED "BRITAIN & CRAWFORD" SET AT THE NORTHEAST CORNER OF SAID ALFONSO RUEDAS, JR. TRACT, AND SAID 1/2" IRON ROD ALSO LYING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 17, HIGHLAND HILLS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D197033643, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE S 00° 28' 53" E 209.50 FEET, ALONG THE EAST BOUNDARY LINE OF SAID ALFONSO RUEDAS, JR. TRACT AND THE WEST BOUNDARY LINE OF SAID LOT 15, BLOCK 17, HIGHLAND HILLS ADDITION, TO A 1/2" IRON ROD MARKED "BRITAIN & CRAWFORD" SET AT THE SOUTHEAST CORNER OF SAID ALFONSO RUEDAS, JR. TRACT AND THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 17, HIGHLAND HILLS ADDITION, SAID POINT ALSO LYING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID OAK GROVE ROAD NORTH;

THENCE S 88° 44' 48" W 291.70 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID ALFONSO RUEDAS, JR. TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID OAK GROVE ROAD NORTH, TO THE POINT OF BEGINNING CONTAINING 1.403 ACRES (61,131 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALFONSO RUEDAS, JR., DOES HEREBY DESIGNATE THE FOREGOING PROPERTY AS LOTS 1, 2 AND 3, BLOCK 1, RUEDAS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE, THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS, THIS THE 14th DAY OF February, 2026.

Alfonso Ruedas, Jr.
 ALFONSO RUEDAS, JR.
 OWNER

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALFONSO RUEDAS, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF February, 2026.

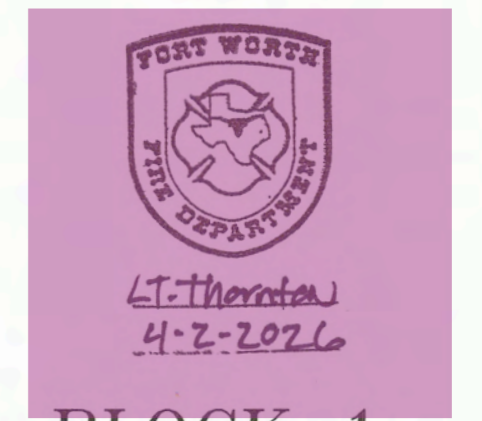
Chris L. Blevins
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JAMIE C DEWESSE
 NOTARY PUBLIC
 STATE OF TEXAS
 MY COMM. EXP. 09/27/27
 NOTARY ID 154576922

STATE OF TEXAS
 COUNTY OF TARRANT

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PERFORMED, FOR THIS PLAT, AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.

Chris L. Blevins
 CHRIS L. BLEVINS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO. 5792



FINAL PLAT
 OF
 LOTS 1, 2 AND 3, BLOCK 1
 RUEDAS ADDITION
 BEING 1.403 ACRES OF LAND LOCATED IN THE
 MITCHELL GARRISON SURVEY

ABSTRACT NUMBER 598
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 2022
 DRAWING REVISED: DECEMBER 2025
 1.403 ACRE GROSS, 3 LOTS

Construction Prohibited Over Easements
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Building Permits
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0320L, MAP REVISED MARCH 21, 2019.

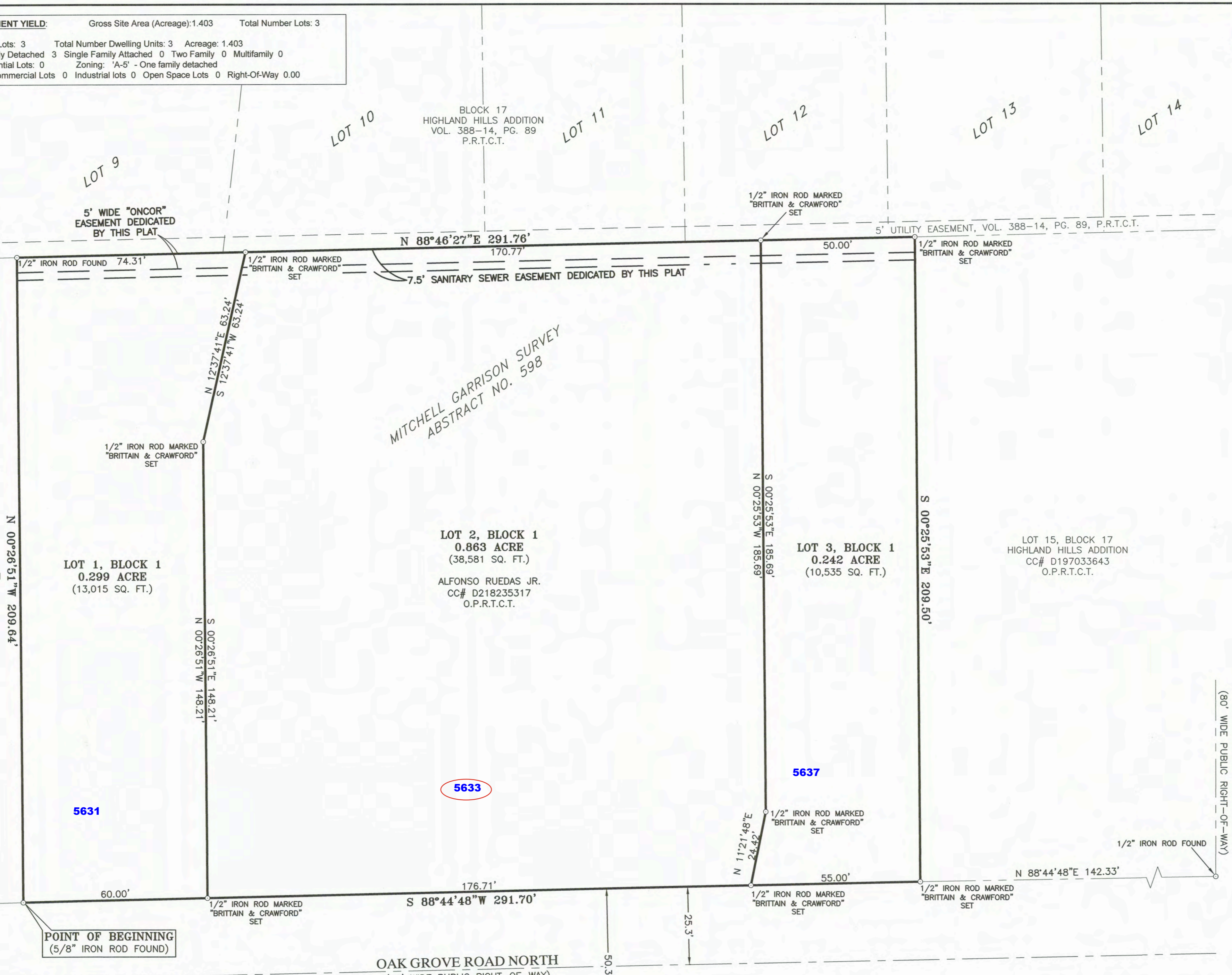
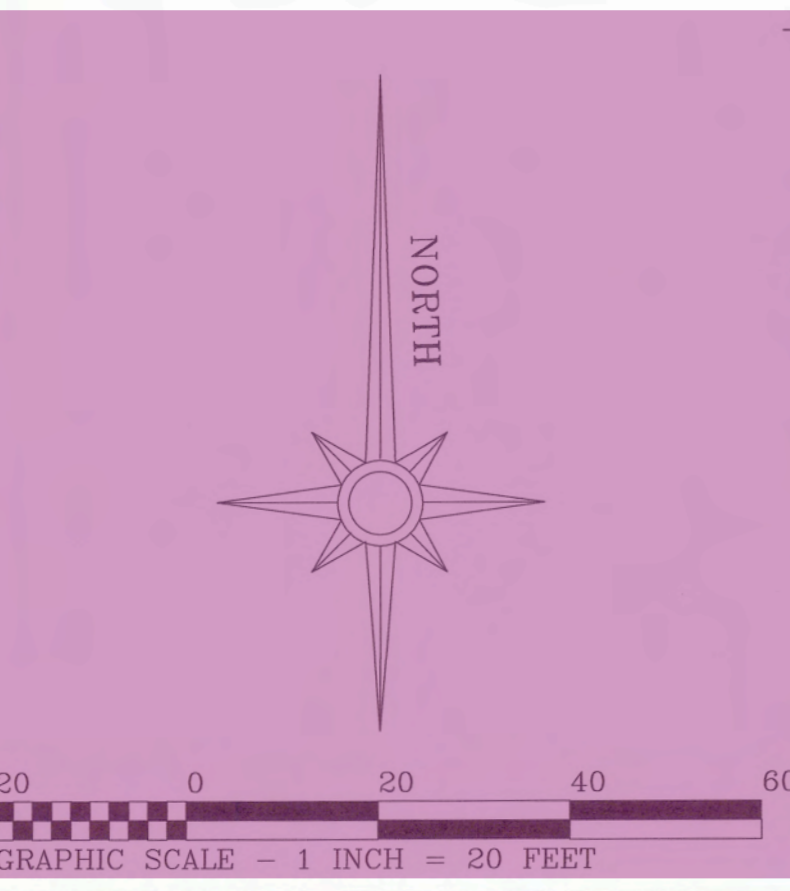
Parkway Permit:
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Sidewalks
 Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Private Maintenance Note
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

Water/Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 NINETY (90) DAYS AFTER DATE OF APPROVAL.
 Plat Approval Date: 4/2/2026
 By: *[Signature]* Chairman
 By: *[Signature]* Secretary

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 04/10/2026 10:22 AM
 D22606198
 PLAT
 Pages: 2
 Fees: \$88.00
Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.