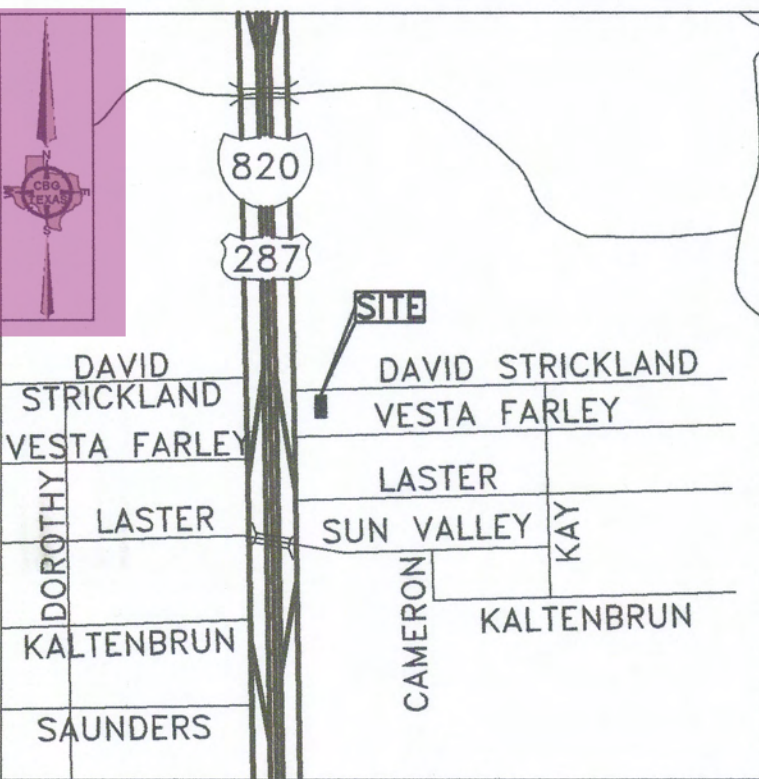
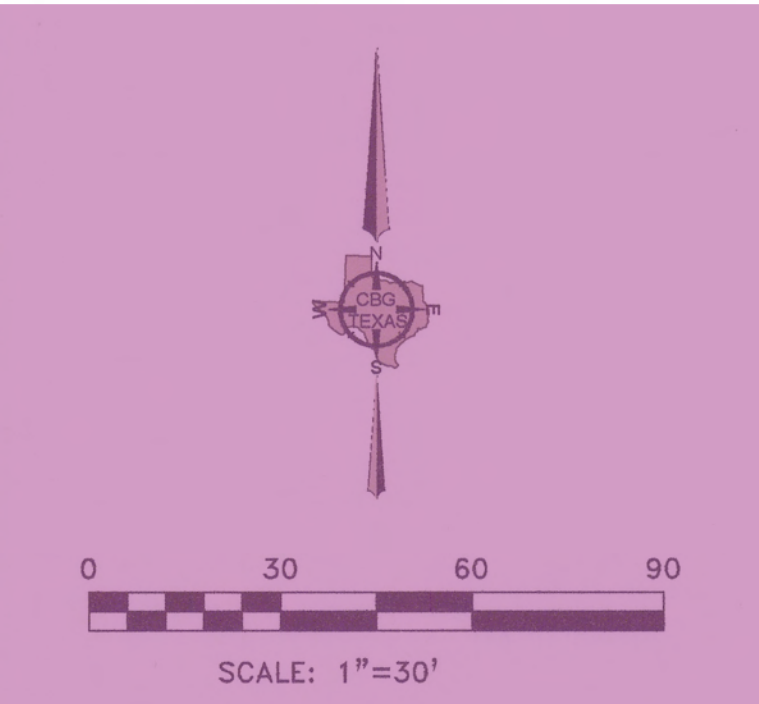




VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Juan Andres Fraire Rosales is the owner of a 0.15 acre tract of land situated in the David Strickland Survey, Abstract Number 1376, City of Fort Worth, Tarrant County, Texas, same being a portion of Lot 2, Block 2, of Sun Valley Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 76, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Juan Andres Fraire Rosales, by General Warranty Deed recorded in Instrument Number D221282602, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap stamped "SAM" found for corner, said corner being the Northeast corner of that tract of land conveyed to Luis Angel Cruz, by deed recorded in Instrument Number D221194556, Official Public Records, Tarrant County, Texas, and being along the South right-of-way line of David Strickland Road (60 foot right-of-way);

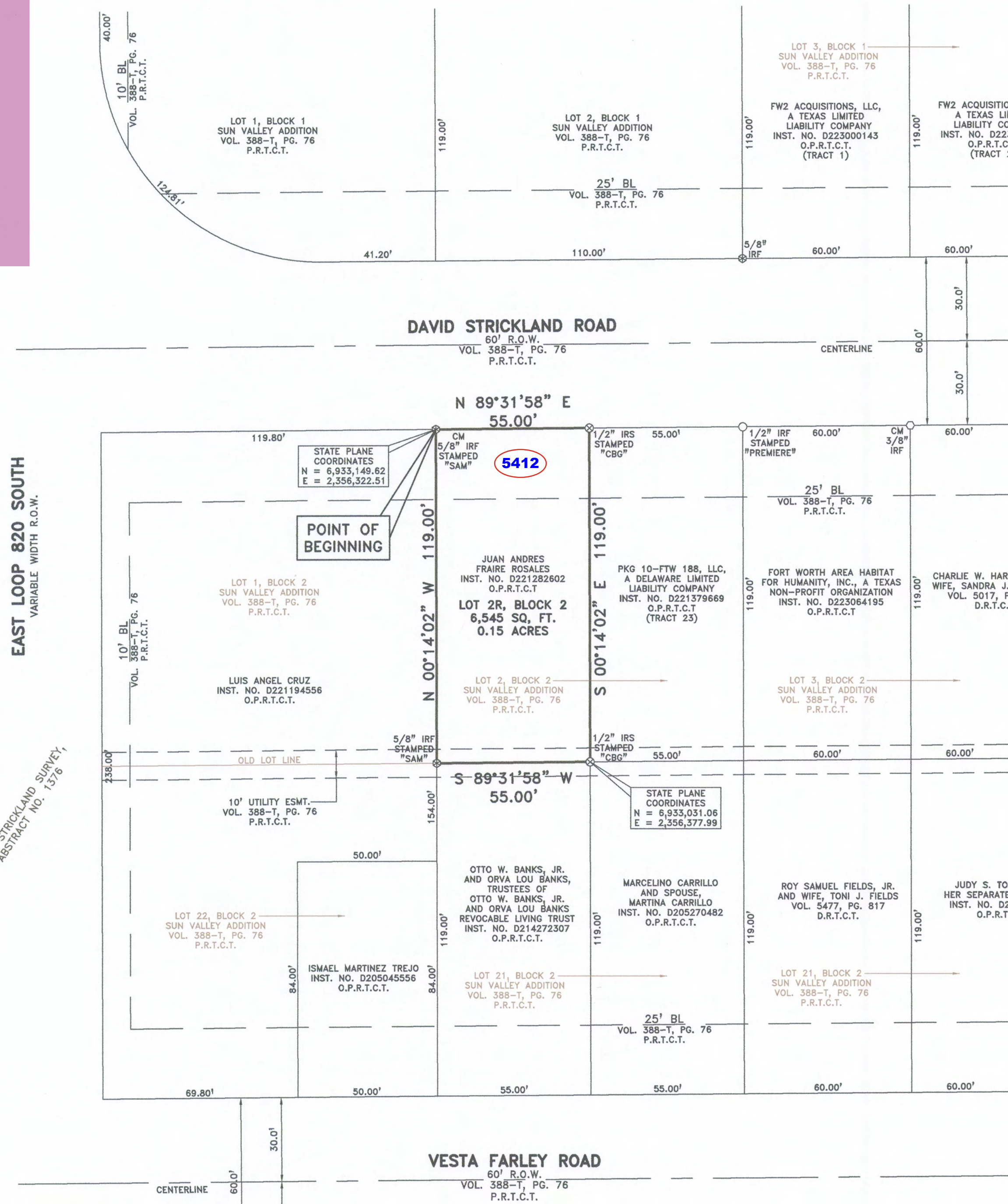
THENCE North 89 degrees 31 minutes 58 seconds East, along the South right-of-way line of said David Strickland Road, a distance of 55.00 feet to a 1/2 inch iron rod with a yellow cap set "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to PKG 10-FTW 188, LLC, a Delaware limited liability company, by deed recorded in Instrument Number D221379669, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 02 seconds East, along the West line of said PKG 10-FTW 188, LLC tract, a distance of 119.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of said PKG 10-FTW 188, LLC tract, same being the Northwest corner of that tract of land conveyed to Marcelino Carrillo and spouse, Martina Carrillo, by deed recorded in Instrument Number D205270482, Official Public Records, Tarrant County, Texas, and being the Northeast corner of that tract of land conveyed to Otto W. Banks, Jr. and Orva Lou Banks, Trustees of Otto W. Banks, Jr. and Orva Lou Banks Revocable Living Trust, by deed recorded in Instrument Number D214272307, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 31 minutes 58 seconds West, along the North line of said Banks Revocable Living Trust, a distance of 55.00 feet to a 5/8 inch iron rod with a yellow cap stamped "SAM" found for corner, said corner being the Northwest corner of said Banks Revocable Living Trust tract, and being along the East line of said Cruz tract;

THENCE North 00 degrees 14 minutes 02 seconds West, along the East line of said Cruz tract, a distance of 119.00 feet to the POINT OF BEGINNING and containing 6,545 square feet or 0.15 acres of land.

FS-25-060



GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) 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.
- 4) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM A PORTION OF A LOT.
- 5) PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT
- 6) ZONING: A-5 (ONE FAMILY RESIDENTIAL)

LEGEND

CM
IRF
IRS
R.O.W.
SQ. FT.
INST. NO.
VOL./PG.
APPROX.
BL
ESMT.
INC.
O.P.R.T.C.T.
P.R.T.C.T.
D.R.T.C.T.

CONTROL MONUMENT
IRON ROD FOUND
IRON ROD SET
RIGHT-OF-WAY
SQUARE FEET
INSTRUMENT NUMBER
VOLUME, PAGE
APPROXIMATE
BUILDING LINE
EASEMENT
INCORPORATED
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS
DEED RECORDS, TARRANT COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Juan Andres Fraire Rosales, does hereby adopt this plat as LOT 2R, BLOCK 2, SUN VALLEY ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 16th day of December, 2025.

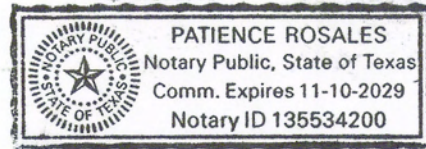
By: Juan Fraire
Juan Andres Fraire Rosales (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Juan Andres Fraire Rosales, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of December, 2025.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

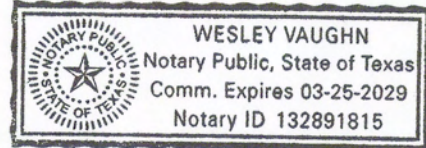
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of December, 2025.

Notary Public in and for the State of Texas



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.

Sidewalks:

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

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

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

Covenants or Restrictions are Unaltered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 necessary 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 Plain Note:

According to the F.I.R.M. Map Number No. 48439C0340K, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Private Maintenance Note:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

Private Pressure Reducing Valve Note:

Private pressure reducing valves will be required; exceeds 80 P.S.I.

Land Use Table

LOT TYPE: RESIDENTIAL
TOTAL NUMBER: 1
0.15 Residential Acres
GROSS SITE AREA: 0.15 Acres

OWNER: JUAN ANDRES FRAIRE ROSALES

6141 GUILFORD ST.
FOREST HILL, TEXAS, 76119

PHONE: 817-204-7272
EMAIL: AF1CONSTRUCTIONS9@gmail.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/19/2025 11:27 AM
D225236789
PLAT
Pages: 2
Fees: \$69.00
Margaret Nichols
COUNTY CLERK



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: 12/18/2025

By: Jim Tidwell Chairman

By: Stephany Secretary

FINAL PLAT
LOT 2R, BLOCK 2
SUN VALLEY ADDITION

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 2,
OF SUN VALLEY ADDITION, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-T, PAGE 76, P.R.T.C.T.

CASE NUMBER: FS-25-060



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 11/24/2025 / JOB NO. 2417541-01 / DRAWN BY: CAJ

Document No. _____, Date _____