

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS DFW Home Solutions, LLC, and Parag Kalaria and Pareena Kalaria are the owners of a 0.43 acre tract of land situated in the Nathaniel Carroll Survey, Abstract Number 264, City of Fort Worth, Tarrant County, Texas, and being Lot 7-A, Block 3, of Greenfield Acres, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-109, Page 1, Map Records, Tarrant County, Texas, same being a tract of land conveyed to DFW Home Solutions, LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number D224156936, Official Public Records, Tarrant County, Texas, and being Lot 6-A, Block 3, of Greenfield Acres, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 157, Map Records, Tarrant County, Texas, same being a tract of land conveyed to Parag Kalaria and Pareena Kalaria, by Foreclosure Sale Deed recorded in Instrument Number D224193237, Official Public Records, Tarrant County, Texas, and being a tract of land conveyed to DFW Home Solutions, LLC, a Texas limited liability company, by Deed without Warranty recorded in Instrument Number D225096666, Official Public Records, Tarrant County, Texas, and being a portion of Lot 6, Block 3, of Greenfield Acres Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-A, Page 104, Map Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot B, of Grady's Subdivision, of Lot 5, in Block 3, of Greenfield Acres Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1990, Page 163, Map Records, Tarrant County, Texas, and lying on the Southwest right-of-way line of Meandering Road (formerly known as Lake Worth Dam Road -variable width right-of-way);

THENCE South 61 degrees 41 minutes 26 seconds East, along the Southwest right-of-way line of said Meandering Road, a distance of 113.48 feet to a 1/2 inch iron rod found for corner;

THENCE South 60 degrees 34 minutes 31 seconds East, along the Southwest right-of-way line of said Meandering Road, a distance of 57.31 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Brian Keith Delk, by deed recorded in Volume 9310, Page 242, Deed Records Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 82 degrees 08 minutes 52 seconds West a distance of 0.32 feet for witness;

THENCE South 00 degrees 03 minutes 46 seconds West, along the West line of said Delk tract, a distance of 109.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 7-B, Block 3, of said Greenfield Acres (388-109/1);

THENCE North 89 degrees 29 minutes 30 seconds West, along the North line of said Lot 7-B, a distance of 50.27 feet to a fence post found for corner, said corner being the Northwest corner of said Lot 7-B, and lying on the East line of Lot 6-C, Block 3, of said Greenfield Acres (388-0/157);

THENCE North 00 degrees 11 minutes 41 seconds East, along the East line of said Lot 6-C, a distance of 35.98 feet to a point for corner, said corner being the Northeast corner of said Lot 6-C, from which a 1/2 inch iron rod found bears North 86 degrees 39 minutes 22 seconds West a distance of 1.17 feet for witness;

THENCE North 89 degrees 42 minutes 33 seconds West, along the North line of said Lot 6-C, a distance of 50.79 feet to a point for corner, said corner being the Northwest corner of said Lot 6-C, and being the Northeast corner of Lot 6-B, Block 3, of said Greenfield Acres (388-0/157), from which a 5/8 inch iron rod found bears North 17 degrees 54 minutes 37 seconds West a distance of 0.31 feet for witness;

THENCE North 71 degrees 05 minutes 01 second West, along the Northerly line of said Lot 6-B, a distance of 52.06 feet to a point for corner, said corner being the Northwest corner of said Lot 6-B, same being the Northeast corner of Lot D, of said Grady's Subdivision, and being the Southeast corner of said Lot B, of said Grady's Subdivision;

THENCE North 00 degrees 11 minutes 49 seconds East, along the East line of said Lot B, a distance of 137.80 feet to the POINT OF BEGINNING and containing 18,557 square feet or 0.426 acres of land.

FS-25-158

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 all 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 I 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 I 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. 48439C0170L, dated March 21, 2019, 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.

Land Use Table

LOT TYPE: RESIDENTIAL  
TOTAL NUMBER: 2  
0.426 Residential Acres  
GROSS SITE AREA: 0.426 Acres

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DFW Home Solutions, LLC, do hereby adopt this plat as **LOTS 6RA AND 7RA, BLOCK 3, GREENFIELD ACRES**, 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 1 day of December, 2025.

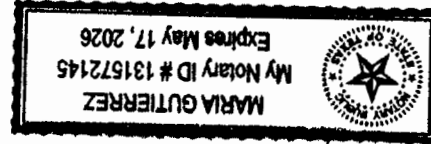
By: Brandon Elias  
DFW Home Solutions, LLC (Owner)  
Brandon Elias (Agent)

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brandon Elias, 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 1 day of December, 2025.

Maria Gutierrez  
Notary Public in and for the State of Texas



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Parag Kalaria and Pareena Kalaria, do hereby adopt this plat as **LOTS 6RA AND 7RA, BLOCK 3, GREENFIELD ACRES**, 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 1 day of December, 2025.

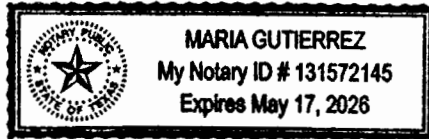
By: Parag Kalaria Pareena Kalaria  
Parag Kalaria (Owner) Pareena Kalaria (Owner)

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Parag Kalaria, 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 1 day of December, 2025.

Maria Gutierrez  
Notary Public in and for the State of Texas

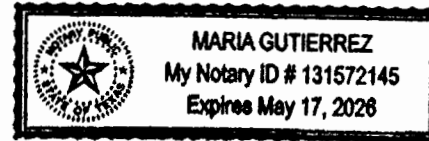


STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pareena Kalaria, 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 1 day of December, 2025.

Maria Gutierrez  
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly 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.

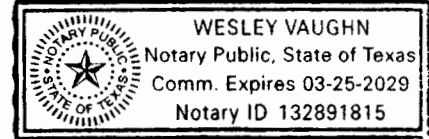
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Connolly 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 1st day of December, 2025.

Bryan Connolly  
Notary Public in and for the State of Texas



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 2 LOTS FROM 2 PLATTED LOTS AND A PORTION OF A LOT FOR REVISED LOT CONFIGURATION.
- 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: "B" RESIDENTIAL - TWO FAMILY
- 7) PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LEGEND

- CM IRF
  - PFC
  - R.O.W.
  - BL
  - BL
  - SQ. FT.
  - INST. NO.
  - VOL., PG.
  - O.P.R.T.C.T.
  - D.R.T.C.T.
  - M.R.T.C.T.
  - F.K.A.
  - APPROX.
- CONTROL MONUMENT  
IRON ROD FOUND  
FENCE POST FOUND  
POINT FOR CORNER  
RIGHT-OF-WAY  
BUILDING LINE  
EASEMENT  
SQUARE FEET  
INSTRUMENT NUMBER  
VOLUME, PAGE  
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
DEED RECORDS, TARRANT COUNTY, TEXAS  
MAP RECORDS, TARRANT COUNTY, TEXAS  
FORMERLY KNOWN AS  
APPROXIMATE

OWNER: DFW HOME SOLUTIONS, LLC  
AGENT: BRANDON ELIAS  
6059 MEANDERING ROAD  
FORT WORTH, TEXAS 76144  
PHONE: 214-632-2776  
EMAIL: b74elias@yahoo.com

OWNER: PARAG KALARIA  
AND PAREENA KALARIA  
6063 MEANDERING ROAD  
FORT WORTH, TEXAS 76144  
PHONE: 626-241-4834  
EMAIL: parag.kalaria@gmail.com

**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 : 12/11/2025

By: Jim Tidwell  
Chairman

By: Stephen Hickey  
Secretary

**FINAL PLAT**  
**LOTS 6RA AND 7RA, BLOCK 3**  
**GREENFIELD ACRES**  
**18,557 SQ. FT. / 0.426 ACRES**  
BEING A REPLAT OF LOT 6-A, BLOCK 3,  
GREENFIELD ACRES, AN ADDITION TO THE CITY  
OF FORT WORTH, TARRANT COUNTY, TEXAS, AS  
RECORDED IN VOLUME 388-0, PAGE 157, M.R.T.C.T.  
AND A PORTION OF LOT 6, BLOCK 3,  
GREENFIELD ACRES ADDITION, AN ADDITION TO THE CITY  
OF FORT WORTH, TARRANT COUNTY, TEXAS, AS  
RECORDED IN VOLUME 388-A, PAGE 104, M.R.T.C.T.  
AND LOT 7-A, BLOCK 3, GREENFIELD ACRES,  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AS RECORDED IN  
VOLUME 388-109, PAGE 1, M.R.T.C.T  
NATHANIEL CARROLL SURVEY, ABSTRACT NUMBER 264

**CASE NUMBER: FS-25-158**

**CBG**  
SURVEYING TEXAS LLC  
INTERNATIONAL LAND SURVEYORS

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.cbgtllc.com

SCALE: 1"=40' / DATE: 11-21-2025 / JOB NO. 2502030-02 / DRAWN BY: CAJ

Document No. \_\_\_\_\_, Date \_\_\_\_\_