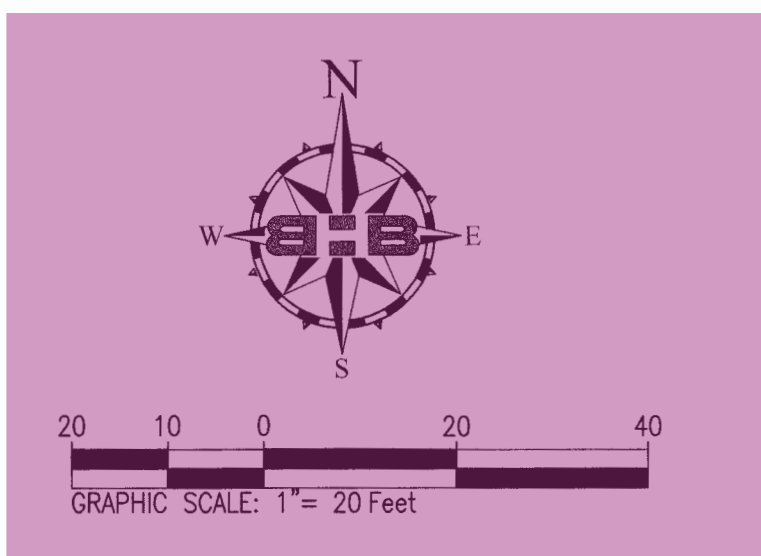
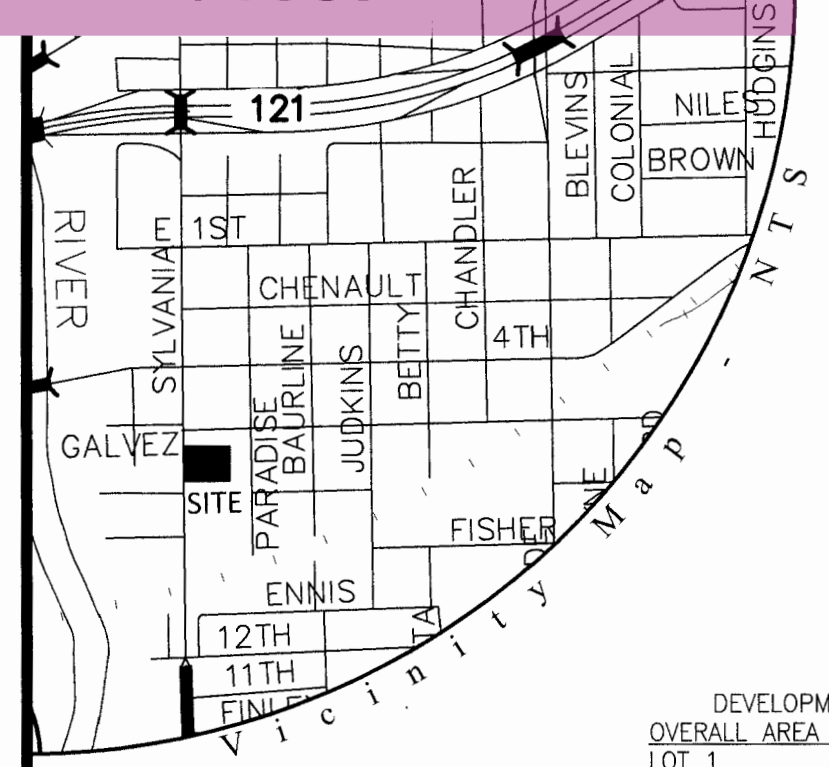


FS-25-314



DEVELOPMENT YIELD TABLE

| | |
|-----------------------|-------------|
| OVERALL AREA | 0.663 ACRES |
| LOT 1 | 0.221 ACRES |
| LOT 2 | 0.221 ACRES |
| LOT 3 | 0.221 ACRES |
| LAND USE: RESIDENTIAL | 0.663 ACRES |

LEGEND

IRF5/8" Iron Rod Found
 DRTCT.....Deed Records, Tarrant County, Texas
 OIRS.....5/8" Capped Iron Rod Set Marked "BHB INC"
 PRCT.....Plat Records, Tarrant County, Texas

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.

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.

SIDEWALKS AND STREETLIGHTS
 Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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 of 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.

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.

PRIVATE MAINTENANCE
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, HOA Lots, 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.

SITE DRAINAGE STUDY
 A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

FEMA/FLOODPLAIN:
 By scaled location of FEMA FIRM Map No. 48439C0280K, Revised September 25, 2009, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

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

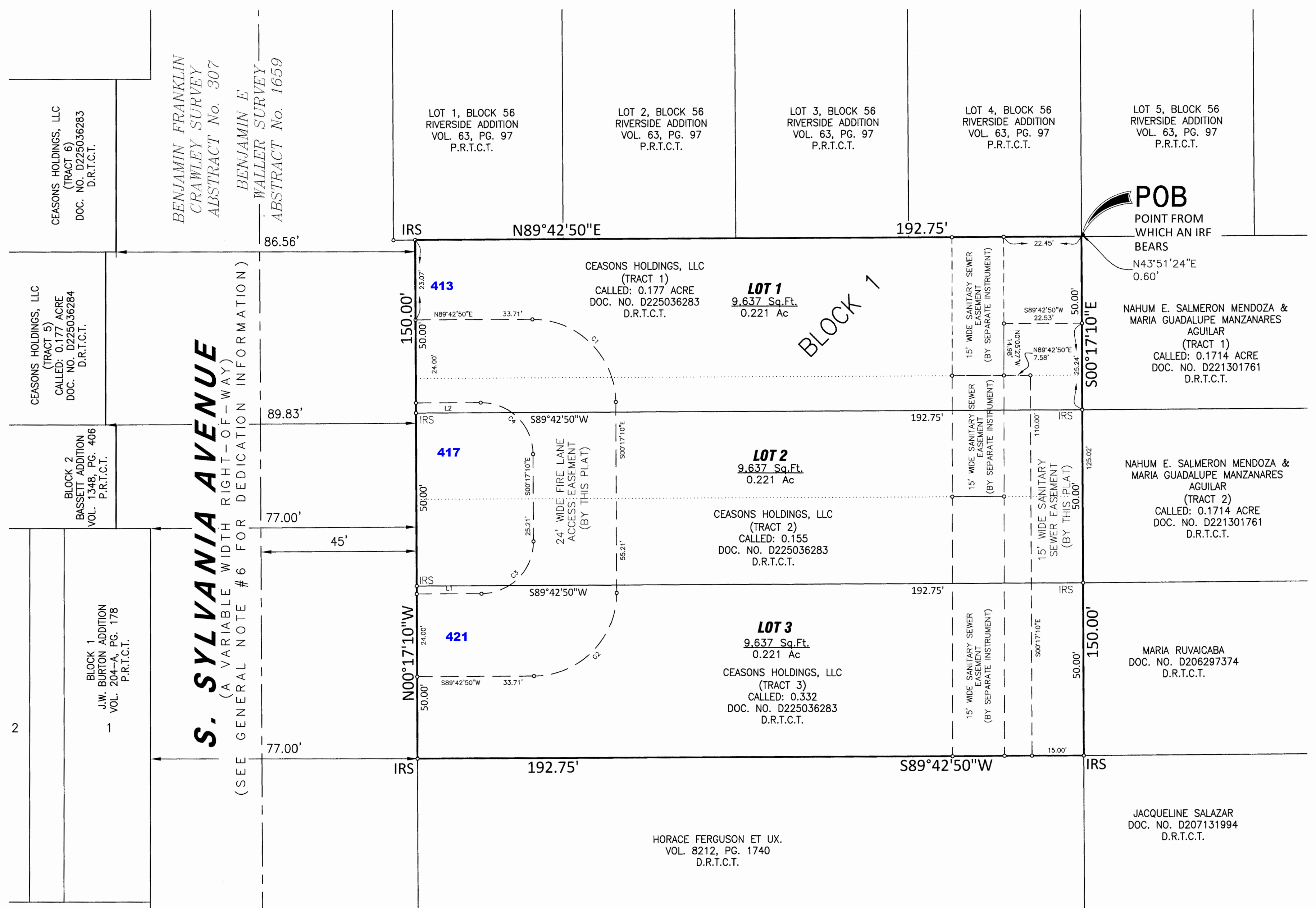
TRANSPORTATION IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
 This plat 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.

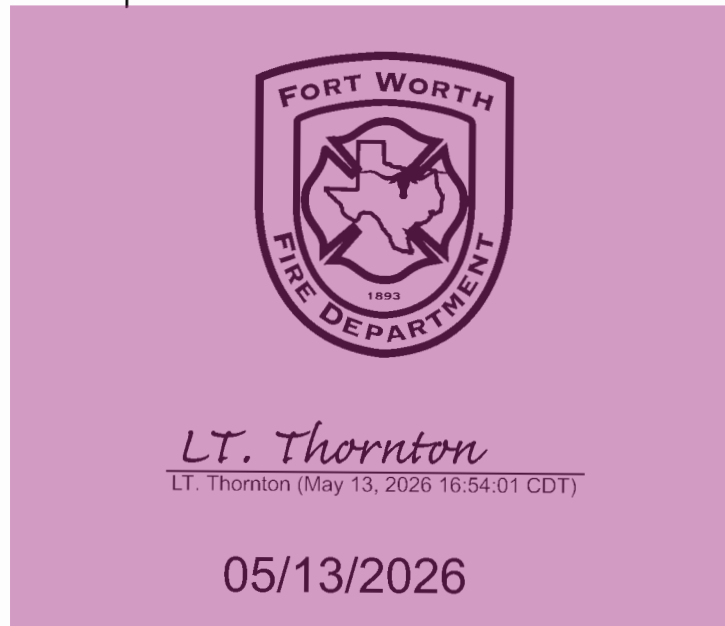
Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.
 PRV's REQUIRED
 Private PRV's will be required; water pressure exceeds 80 P.S.I.

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- This survey has been prepared without benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
- South Sylvania Avenue right-of-way was dedicated per Riverside Addition as shown on plat recorded in Volume 63, Page 97, Plat Records, Tarrant County, Texas. Additional right-of-way was dedicated per documents recorded in Volume 3199, Page 385 and Volume 3203, Page 496, Deed Records, Tarrant County, Texas.



S. SYLVANIA AVENUE
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 (SEE GENERAL NOTE #6 FOR DEDICATION INFORMATION)



FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0195L, Map Revised March 21, 2019.

LINE AND CURVE TABLES

| Curve Table | | | | | |
|-------------|------------|--------|------------|---------------|--------------|
| Curve # | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
| C1 | 090°00'00" | 24.00' | 37.70' | N45°17'10" W | 33.94' |
| C2 | 090°00'00" | 24.00' | 37.70' | N44°42'50" E | 33.94' |
| C3 | 090°00'00" | 15.00' | 23.56' | N44°42'50" E | 21.21' |
| C4 | 090°00'00" | 15.00' | 23.56' | N45°17'10" W | 21.21' |

| Line Table | | |
|------------|--------------|--------|
| Line # | Direction | Length |
| L1 | S89°42'50" W | 18.71' |
| L2 | N89°42'50" E | 18.71' |

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: 05/19/2026

By: *Caroline Cranz*
 Notary Public, State of Texas, Commission Expires May 9, 2029

By: *Stephen Williams*
 Surveyor, State of Texas, Commission Expires May 19, 2026 15:46:02 CDT

FS-25-314

FINAL PLAT
LOTS 1, 2 & 3, BLOCK 1
CEASONS ONE ADDITION
 AND BEING A 0.663 ACRE TRACT OF LAND SITUATED WITHIN
BENJAMIN E. WALLER SURVEY, ABSTRACT NO. 1659
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
APRIL 2026

METES AND BOUNDS
 STATE OF TEXAS §
 COUNTY OF TARRANT §
 BEING a tract of land situated within the Benjamin E. Waller Survey, Abstract Number 1659, City of Fort Worth, Tarrant County, Texas and being all of Tracts 1, 2, and 3 as described by deed to Ceasons Holdings, LLC as recorded in Document No. D225036283 Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a point for the southeast corner of Lot 4, Block 56, Riverside Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Volume 63, Page 97, Plat Records, Tarrant County, Texas (PRCT), same being the northeast corner of the said Ceasons Holdings Tract 1, and being the northwest corner of a tract of land as described by deed to Nahum E. Salmeron Mendoza & Maria Guadalupe Manzanares Aguilar (Tract 1) as recorded in Document No. D221301761, DRTCT, from which a found 5/8-inch iron rod bears North 43°51'24" East, a distance of 0.60 feet;

THENCE South 00°17'10" East, with the common line between said Ceasons (Tract 1) and the said Mendoza (Tract 1), at a distance of 40.00 feet passing the southeast corner of the said Ceasons (Tract 1), same being the northeast corner of the aforesaid Ceasons (Tract 2), and now continuing with the common line between the said Ceasons (Tract 2) and the said Mendoza (Tract 1) at a distance of 50.00 feet passing a set 5/8-inch iron rod with yellow cap marked "BHB INC" (IRS) for the southwest corner of the said Mendoza (Tract 1), same being the northeast corner of a tract of land as described by deed to Nahum E. Salmeron Mendoza & Maria Guadalupe Manzanares Aguilar (Tract 2) as recorded in Document No. D221301761, DRTCT, and now continuing with the common line between the said Ceasons (Tract 2) and the Mendoza (Tract 2), at a distance of 75.00 feet passing the southeast corner of the said Ceasons (Tract 2), same being the northeast corner of the aforementioned Ceasons (Tract 3), and now continuing with the common line between the said Ceasons (Tract 3) and the said Mendoza (Tract 2) at a distance of 100.00 feet passing an IRS for the for the southwest corner of the said Mendoza (Tract 2) same being northwest corner of a tract of land as described by deed to Maria Ruvalcaba as recorded in Document No. D206297374, DRTCT, from which a found "X" in concrete for the northeast corner of the said Ruvalcaba tract, same being the southeast corner of the said Mendoza (Tract 2), and being in the west right-of-way of Paradise Street (a 60 foot right-of-way) bears North 89°42'50" East, a distance of 150.00 feet, and now continuing with the common line between the said Ceasons (Tract 3) and the said Ruvalcaba Tract, for a total distance of 150.00 feet to an IRS for the southeast corner of the said Ceasons (Tract 3), same being the southwest corner of the said Ruvalcaba Tract and being the northeast corner of the remainder of a tract of land as described by deed to Horace Ferguson, Et Ux, as recorded in Volume 8212, Page 1740, DRTCT, and also being the northwest corner of a tract of land as described by deed to Jacqueline Salazar as recorded in Document No. D207131994, DRTCT, from which a found "X" in concrete for the southeast corner of the said Ruvalcaba Tract, same being the northeast corner of the said Salazar Tract and being in the said west right-of-way bears North 89°42'50" East, a distance of 150.00 feet;

THENCE South 89°42'50" West, with the common line between the said Ceasons (Tract 3) and the said Ferguson Tract, a distance of 192.75 feet to an IRS for the southwest corner of the said Ceasons (Tract 3), same being the northwest corner of the said Ferguson Tract and being in the east right-of-way of Sylvania Avenue;

THENCE North 00°17'10" West, with the common line between said Ceasons (Tract 3) and the said east right-of-way, at a distance of 75.00 feet passing the northeast corner of the said Ceasons (Tract 3) same being the southwest corner of the aforesaid Ceasons (Tract 2), and now continuing with the common line between the said Ceasons (Tract 2) and the said east right-of-way, at a distance of 110.00 feet passing the northwest corner of the said Ceasons (Tract 2) same being the southwest corner of the aforesaid Ceasons (Tract 1), and now continuing with the common line between the said Ceasons (Tract 1) and the said east right-of-way for a total distance of 150.00 feet to an IRS for the northwest corner of the said Ceasons (Tract 1), same being in the south line of the aforementioned Riverside Addition;

THENCE North 89°42'50" East, with the common line between the said Ceasons (Tract 1) and the said Riverside Addition, a distance of 192.75 feet to the **POINT OF BEGINNING** and **CONTAINING** 28,911 square feet or 0.663 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §
THAT, Ceasons Holdings, LLC, owner does hereby adopt this final plat designating the above described property as LOTS 1, 2 & 3, BLOCK 1, CEASONS ONE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

CEASONS HOLDINGS, LLC

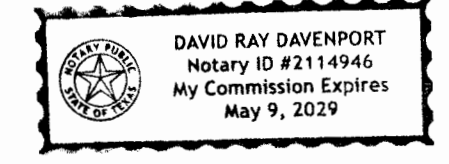
John Davenport
 John Davenport, Manager

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John Davenport known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of April, 2026.

David Ray Davenport
 Notary Public



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

John G. Margotta
 John G. Margotta
 State of Texas Registered Professional Land Surveyor
 No. 5956
 April 22, 2026

