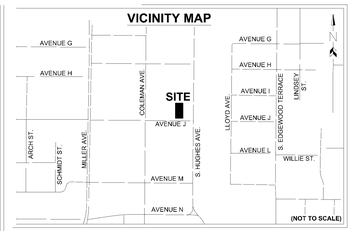

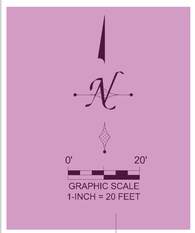

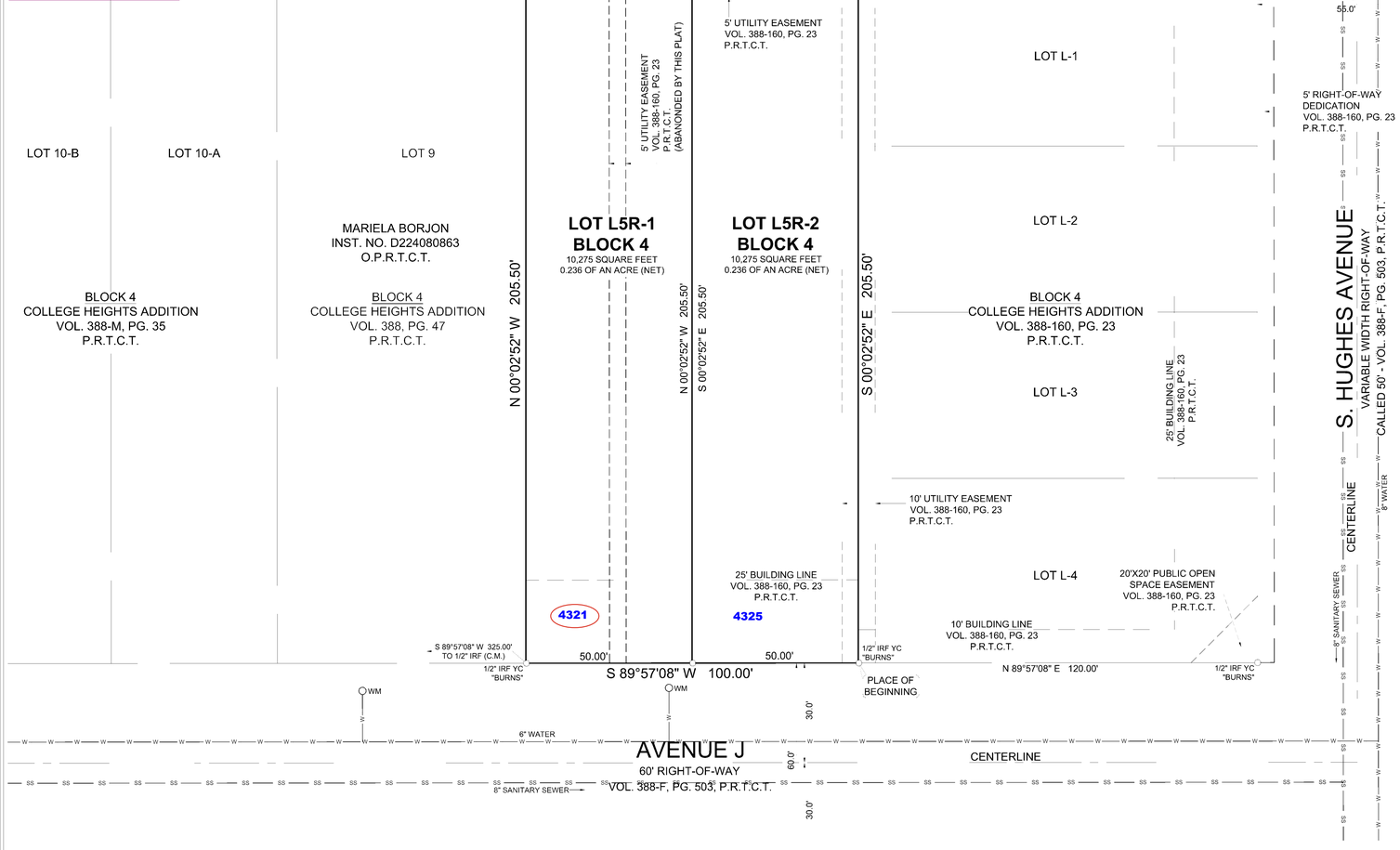

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Maria Teresa Vargas and LaTorre Homes Inc., is the sole owner of Lot L-5, Block 4, of College Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-160, Page 23, Plat Records, Tarrant County, Texas, and being the same tract of land described in deed to Maria Teresa Vargas and LaTorre Homes Inc., recorded in Instrument No. D225135387, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found in the North line of Avenue J, a 60 foot right-of-way, at the Southwest corner of Lot L-4, Block 4, of said College Heights Addition, and being the Southeast corner of said Lot L-5;

THENCE South 89 deg. 57 min. 08 sec. West, along said North line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found at the Southeast corner of a tract of land described in deed to Mariela Borjon, recorded in Instrument No. D224080863, Official Public Records, Tarrant County, Texas, and being the Southwest corner of said Lot L-5, Block 4;

THENCE North 00 deg. 02 min. 52 sec. West, a distance of 205.50 feet to a point at the interior 'ell' corner of said Borjon tract, and being the Northwest corner of said Lot L-5, Block 4;

THENCE North 89 deg. 57 min. 08 sec. East, a distance of 100.00 feet to a 3 inch fence post found in the South line of Lot K, Block 4, of College Heights Addition, an additiont to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-F, Page 503, Plat Records, Tarrant County, Texas, at the NOrthwest corner of Lot L-1, of said Block 4, and being the Northeast corner of said Lot L-5;

THENCE South 00 deg. 02 min. 52 sec. East, a distance of 205.50 feet to the PLACE OF BEGINNING and containing 20,550 square feet or 0.472 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Maria Teresa Vargas and LaTorre Homes Inc., does hereby adopt this plat designating the herein-described property as **LOTS L5R-1, L5R-2, BLOCK 34, COLLEGE HEIGHTS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use **forever the streets and easements shown hereon.**

Witness my hand at Rockwall, Texas, This 21st day of July, 2026

Name: Maria Teresa Vargas
Title: Owner

Name: Jaime de la Torre Zarate (LaTorre Homes Inc.)
Title: Owner De la Torre Zarate

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Maria Teresa Vargas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 21st day of July, 2026

Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jaime De La Torre Zarate known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 21st day of July, 2026

Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

PLAT NOTES

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 of the municipal water and/or wastewater system.

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.

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.

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.

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

PARKWAY PERMIT
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.

FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0310L, dated 03/21/2019, Zone X.

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.

PRIVATE MAINTENANCE
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 area, 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.

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS 17th day July, 2026

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of July, 2026

Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
L-5-A	0.236	0.236	0	RESIDENTIAL
L-5-B	0.236	0.236	0	RESIDENTIAL

FORT WORTH FIRE DEPARTMENT
Eng. D Hood 8/25/2026
Eng. D Hood 8/25/2026 (Aug 25, 2026 13:51:39 CDT)

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 : 08/26/2026
By Caroline Craig (Aug 26, 2026 09:50 CDT) Chairman
By Stephen Murrell (Aug 26, 2026 10:34:22 CDT) Secretary

FS-25-318

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0310L, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

4. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING PLATTED LOT.

LOT 4

LOT 5

BLOCK 9
COLLEGE HEIGHTS ADDITION
VOL. 388, PG. 47
P.R.T.C.T.

ADAN R. PRIETO
INST. NO. D203360523
O.P.R.T.C.T.

BLOCK 9
COLLEGE HEIGHTS ADDITION
VOL. 388-F, PG. 341
P.R.T.C.T.

LOT 5 LOT B

CASE NO. FS-25-318
THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____

LEGEND

P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
PFC	POINT FOR CORNER

PROPERTY ADDRESS: 4321 AVENUE J, FORT WORTH, TEXAS 76105

OWNER: MARIA TERESA VARGAS AND LATORRE HOMES INC.
ADDRESS: 4233 AVENUE J, FORT WORTH, TEXAS 76105
PHONE: 817-714-5173

BURNS
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202507735 PREPARATION DATE: 09/15/2025 DRAWN BY: TD

FINAL PLAT
COLLEGE HEIGHTS ADDITION
LOTS L5R-1 AND L5R-2, BLOCK 4

BEING A REPLAT OF LOT 15, BLOCK 4,
COLLEGE HEIGHTS ADDITION, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 388-160, PAGE 23, P.R.T.C.T.