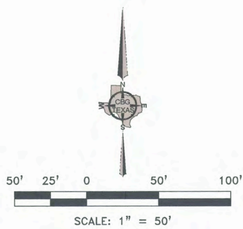



VICINITY MAP
NOT TO SCALE




SCALE: 1" = 50'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Francisco J Rojas, is the owner of a 5.28 acre tract of land situated in the Joaquin Rendon Survey, Abstract Number 1263, City of Fort Worth, Tarrant County, Texas, same being Lots 28 & 29, Block 1, of Autumn Hills Estates, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-208, Page 35, Plat Records, Tarrant County, Texas, same being those tracts of land conveyed to Francisco J Rojas by Warranty Deeds with Vendor's Lien recorded in Instrument Numbers D225013213 & D225030923, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the North line of a tract of land conveyed to Kevin Bryan Lewis, Independent Executor of the Estates of Roy Lee Lewis, by deed recorded in Instrument Number D225039716, Official Public Records, Tarrant County, Texas, same being the Southeast corner of Lot 18, Block 1, of said Autumn Hills Estates, from which a 1/2 inch iron rod found bears South 15 degrees 49 minutes 02 seconds East, a distance of 0.29 feet for witness;

THENCE North 00 degree 53 minutes 47 seconds West, along the East line of said Lot 18, a distance of 292.01 feet to a point for corner, said corner being along the East line of Lot 19, Block 1, of said Autumn Hills Estates, same being the Southwest corner of Lot 27, Block 1, of said Autumn Hills Estates;

THENCE North 70 degrees 41 minutes 56 seconds East, along a Southeast line of said Lot 27, a distance of 319.80 feet to a point for corner, said corner being an "Ell" corner of said Lot 27;

THENCE South 40 degrees 51 minutes 10 seconds East, along a Southwest line of said Lot 27, a distance of 140.00 feet to a mag nail found for corner, said corner being an "Ell" corner of said Lot 27;

THENCE North 49 degrees 08 minutes 50 seconds East, along a Southeast line of said Lot 27, a distance of 172.20 feet to a point for corner, said corner being the East corner of said Lot 27, same being along the Southwest right-of-way line of Rendon Road (a variable width right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 3708.43 feet, a delta of 03 degrees 01 minutes 09 seconds, a chord bearing and distance of South 39 degrees 20 minutes 36 seconds East, 195.39 feet;

THENCE along the Southwest right-of-way line of said Rendon Road, an arc length of 195.41 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Bethesda Water Supply Corporation, by deed recorded in Volume 11870, Page 2030, Deed Records, Tarrant County, Texas;

THENCE South 48 degrees 53 minutes 01 seconds West, along the Northwest line of said Bethesda tract, a distance of 102.50 feet to a 1/2 inch iron rod with yellow cap stamped "2290" found for corner, said corner being the West corner of said Bethesda tract;

THENCE South 41 degrees 06 minutes 59 seconds East, along the Southwest line of said Bethesda tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "2290" found for corner, said corner being the South corner of said Bethesda tract;

THENCE North 48 degrees 53 minutes 01 seconds East, along the Southeast line of said Bethesda tract, a distance of 95.41 feet to a 1/2 inch iron rod with yellow cap found corner, said corner being the East corner of said Bethesda tract, same being along the Southwest right-of-way line of said Rendon Road, and being the beginning of a non-tangent curve to the right, having a radius of 3708.43 feet, a delta of 00 degree 25 minutes 52 seconds, a chord bearing and distance of South 36 degrees 04 minutes 09 seconds East, 27.90 feet;

THENCE along the Southwest right-of-way line of said Rendon Road, an arc length of 27.90 feet to a 1/2 inch iron rod with yellow cap found for corner;

THENCE South 35 degrees 51 minutes 13 seconds East, along the Southwest right-of-way line of said Rendon Road, a distance of 170.19 feet to a 1/2 inch iron rod found for corner, said corner being along the North line of said Lewis tract;

THENCE South 89 degrees 06 minutes 13 seconds West, along the North line of said Lewis tract, a distance of 819.58 feet to the POINT OF BEGINNING and containing 229,780.02 square feet and or 5.28 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Francisco J Rojas, do hereby adopt this plat as **AUTUMN HILLS ESTATES LOTS 28R & 29R, BLOCK 1,** an addition to 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 3rd day of November, 2026.

By: Francisco Javier Rojas
Francisco J Rojas (Owner)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/25/2026 09:59 AM
D226228507
PLAT
Pages: 3
Fees: $73.00
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Francisco J Rojas, 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 3rd day of November, 2026.

Notary Public in and for the State of Texas

PATIENCE ROSALES
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 135634200

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 Tarrant County Development Regulations Texas.

Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

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 29 day of October, 2026.

Notary Public in and for the State of Texas

JASMINE MARTINEZ
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 136539513

**Tarrant County Standard Plat Notes**

1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.

2. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.

3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Engineering Services.

4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.

5. Tarrant County is not responsible for confirming or ensuring the availability of groundwater.

6. Any existing creek, stream, river, or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Homeowners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homeowners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line, as shown on the plat.

7. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from the performance of the obligations of said owners set for in this paragraph

8. Tarrant County does not enforce subdivision deed restrictions.

9. Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Engineering Services Department prior to conducting any development activities.

10. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs, or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of it its respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.

11. Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net), landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and written authorization from the Tarrant County Wastewater Specialist confirming that there are no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

12. Tarrant County does not enforce building setbacks more than the County's minimum requirements – 25 feet from ROW for County maintained roads and 50 feet from ROW for State Highways. (TLGC § 233.031-233.032).

**GENERAL NOTES**

1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
2) 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.
3) THE PURPOSE OF THIS RE-PLAT IS TO RECONFIGURE 2 LOTS OUT OF 2 LOTS WITH THE INTENT TO SALE.
4) 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.
5) ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.
6) MEADOW BREEZE COURT SHALL BE MAINTAINED BY THE OWNERS OF LOTS 28R, 29R, BLOCK 1, AUTUMN HILLS ESTATES, AND LOT 27, BLOCK 1, AUTUMN HILLS ESTATES, RECORDED IN VOLUME 388-208, PAGE 35 (P.R.T.C.T.)
7) NO PRIVATE WATER WELLS ON THE SITE.
8) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 8969, PG. 385, VOL. 10288, PG. 1569, VOL. 10994, PG. 794, INST. NO. D202328682 VOL. 1328, PG. 539, VOL. 1328, PG. 461, VOL. 1328, PG. 455
9) THE CURRENT RIGHT-OF-WAY IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.
10) THE GAS LINE ALONG THE SOUTHWEST LINE OF RENDON ROAD LIES ENTIRELY IN THE PUBLIC RIGHT-OF-WAY AND IS OUTSIDE OF THE SUBJECT PROPERTY.

**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".

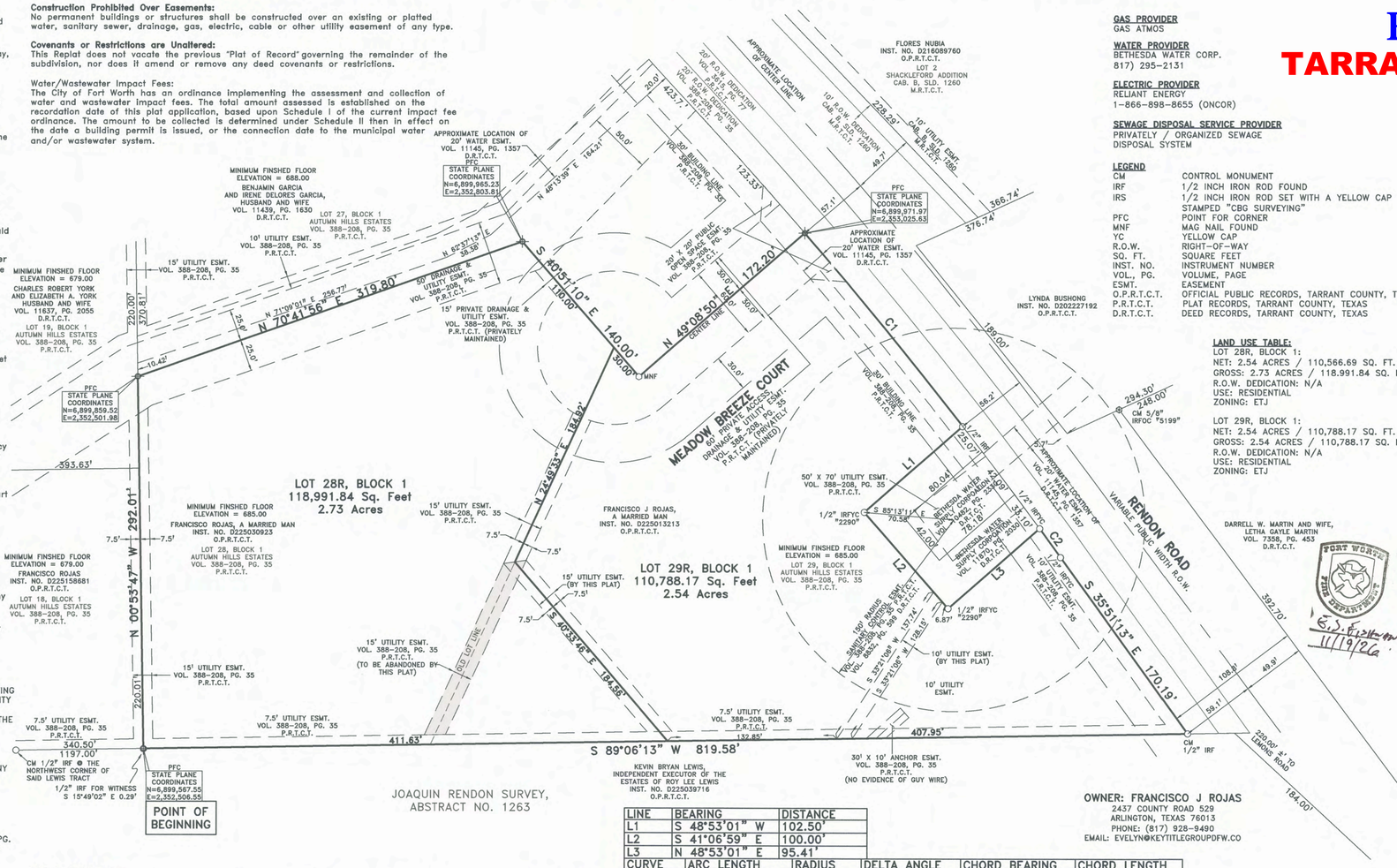
**Construction Prohibited Over Easements:**
No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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 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.

**OSSF NOTES**

1) CITY SEWER SERVICE IS CURRENTLY NOT AVAILABLE TO THIS PROPERTY.
2) NO ON-SITE SEWAGE FACILITY (OSSF) MAY BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF ENGINEERING SERVICES.
3) SOIL CONDITIONS ON THIS AREA MAY REQUIRE AS ALTERNATIVE SYSTEM.
4) DUE TO THE PRESENCE OF PUBLIC WATER WELL ON LOT 29R, CAREFUL PREPLANNING PRIOR TO CONSTRUCTION WILL BE IMPORTANT.
5) ANY NEW WATER WELL MUST COMPLY WITH THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT'S HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS, WHICH WERE NOT INCLUDED AS PART OF THIS REVIEW.
6) A SITE-SPECIFIC DEIGN HAS BEEN RECEIVE A PERMIT UPON INSPECTION BY TARRANT COUNTY ENGINEERING SERVICES.
7) FUTURE BUYERS SHOULD BE AWARE THAT ADEQUATE SPACE MUST BE RESERVED FOR THE FUTURE ON-SITE SEWAGE FACILITY (OSSF) SO THAT AN APPROPRIATELY SIZED SYSTEM WILL BE ABLE TO MEET ALL THE STATE'S MINIMUM STANDARDS.
8) BASED ON THE INFORMATION PROVIDED BY FRANCISCO J ROJAS, THE PROPOSED SUBDIVISION OF LAND WILL BE ACCEPTABLE TO ENGINEERING SERVICES. SHOULD THERE BE ANY PROBLEMS WITH EXISTING ON-SITE SEWAGE FACILITY (OSSF), OR IF THE PROVIDED LOCATION IS INCORRECT, A NEW OSSF MEETING CURRENT STANDARDS SHALL BE REQUIRED.




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 48°53'01" W | 102.50' |
| L2 | S 41°06'59" E | 100.00' |
| L3 | N 48°53'01" E | 95.41' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 195.41' | 3708.43' | 03°01'09" | S 39°20'36" E | 195.39' |
| C2 | 27.90' | 3708.43' | 00°25'52" | S 36°04'09" E | 27.90' |

**FLOOD PLAIN NOTE:**
ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0435K, DATED 09/25/2009, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

CCN NO 10889
BETHESDA WSC

**GAS PROVIDER**
GAS ATMOS

**WATER PROVIDER**
BETHESDA WATER CORP.
817) 295-2131

**ELECTRIC PROVIDER**
RELIANT ENERGY
1-866-898-8655 (ONCOR)

**SEWAGE DISPOSAL SERVICE PROVIDER**
PRIVATELY / ORGANIZED SEWAGE DISPOSAL SYSTEM

**LEGEND**

| | |
|---|---|
| CM | CONTROL MONUMENT |
| IRF | 1/2 INCH IRON ROD FOUND |
| IRS | 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING" |
| PFC | POINT FOR CORNER |
| MNF | MAG NAIL FOUND |
| YC | YELLOW CAP |
| R.O.W. | RIGHT-OF-WAY |
| SQ. FT. | SQUARE FEET |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| ESMT. | EASEMENT |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TEXAS |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |

**LAND USE TABLE:**
LOT 28R, BLOCK 1:
NET: 2.54 ACRES / 110,566.69 SQ. FT.
GROSS: 2.73 ACRES / 118.991.84 SQ. FT.
R.O.W. DEDICATION: N/A
USE: RESIDENTIAL
ZONING: ETJ

LOT 29R, BLOCK 1:
NET: 2.54 ACRES / 110,788.17 SQ. FT.
GROSS: 2.54 ACRES / 110,788.17 SQ. FT.
R.O.W. DEDICATION: N/A
USE: RESIDENTIAL
ZONING: ETJ

**OWNER: FRANCISCO J ROJAS**
2437 COUNTY ROAD 529
ARLINGTON, TEXAS 76013
PHONE: (817) 928-9490
EMAIL: EVELYN@KEYTITLEGROUPDFW.CO

**FS-26-073**
**TARRANT COUNTY PLAT**

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:** 11/19/2026

By: _____ Chairman

By: _____ Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: 11/23/2026

BY: _____

☐ CLERK OF COMMISSIONERS COURT
☒ ENGINEERING SERVICES DEPARTMENT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT TARRANT COUNTY DEVELOPMENT REGULATIONS AND ENGINEERING STANDARDS.

FORT WORTH FIRE DEPARTMENT
E.J. Fitzman 11/19/26

DATE OF PLAT REVISION: 08/12/2026

FINAL PLAT
# LOTS 28R & 29R, BLOCK 1 AUTUMN HILLS ESTATES

BEING A REPLAT OF LOTS 28 & 29, BLOCK 1, OF AUTUMN HILLS ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS RECORDED IN VOLUME 388-208, PAGE 35 P.R.T.C.T.

CASE NUMBER: FS-26-073

CBG SURVEYING TEXAS LLC
TBPELS FIRM NO. 10168800
DFW - Houston - East Texas - Austin - San Antonio
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"=50' / DATE: 04/29/2026 / JOB NO. 10818 / DRAWN BY: JLA

Document No._____, Date_____