

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, RIVERA CUSTOM HOMES LLC, being the owner of a 0.164 acre tract of land situated in the David Strickland Survey, Abstract No. 1376, being the east half of Lot 9, Block 3, 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, being all that certain tract of land conveyed in deed to Rivera Custom Homes LLC, as recorded in Instrument No. D226089933, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found at the northeast corner of said Lot 9 and said Rivera tract and the northwest corner of Lot 10, said Block, and that certain tract of land conveyed in deed to Serafin Rico, as recorded in Instrument No. D208138621, said Official Public Records, said iron rod being on the south line of Vesta Farley Road (60 foot right-of-way);

Thence South 00° 01' 00" East, a distance of 119.00 feet along the common line of said Lots 9 and 10 and said Rivera and Rico tracts to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southeast corner of said Lot 9 and said Rivera tract, the southwest corner of said Lot 10 and said Rico tract, the northwest corner of Lot 13, Block 3, of Sun Valley Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-V, Page 92, aforesaid Plat Records, and that certain tract of land conveyed in deed to Jose Cruz Moreno, as recorded in Instrument No. D198152389, Official Records, Tarrant County, Texas, and the northeast corner of Lot 14, said Block (388-V/92), and that certain tract of land conveyed in deed to Cadelario Villegas-Jaramillo, as recorded in Instrument No. D208128640, said Official Records;

Thence South 89° 59' 00" West, a distance of 60.00 feet along the common line of said Lots 9 and 14 and said Rivera and Jaramillo tracts to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Lot 9 and said Rivera tract, the northwest corner of said Lot 14 and said Jaramillo tract, the northeast corner of that certain tract of land conveyed in deed to J. Able Moreno and Ericka Olalde Hernandez, as recorded in Instrument No. D212243106, said Official Records, and the southeast corner of that certain tract of land conveyed in deed to A & M Heritage Holdings, Ltd., dba A & M Investment, as recorded in Instrument No. D219147201, said Official Records;

Thence North 00° 01' 00" West, a distance of 119.00 feet along the common line of said Rivera and A & M tracts to a 1/2-inch iron rod found at the northwest corner of said Rivera tract and the northeast corner of said A & M tract, said iron rod being on the aforesaid south line of Vesta Farley Road;

Thence North 89° 59' 00" East, a distance of 60.00 feet along said south line to the POINT OF BEGINNING and containing 7,140 square feet or 0.164 of one acre of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **KEYLA RIVERA**, on behalf of **RIVERA CUSTOM HOMES LLC**, owner, does hereby adopt this plat designating the hereinabove described property as

LOT 9-R, BLOCK 3, SUN VALLEY ADDITION,

an addition to the City of Fort Worth, Tarrant County, Texas, being a replat of the east half of Lot 9, Block 3, of SUN VALLEY ADDITION, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-T, Page 76, Plat Records, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon.

Witness, my hand; this the 22 day of September, 2026.

Keyla Rivera
KEYLA RIVERA, on behalf of **RIVERA CUSTOM HOMES LLC**

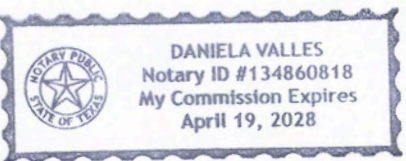
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said County and State, on this date appeared **KEYLA RIVERA**, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they execute the same on behalf of **RIVERA CUSTOM HOMES LLC** for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of September, 2026.

Daniela Valles

Notary Public in and for the State of Texas



LEGEND:
IRF = IRON ROD FOUND.
IRS = IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING."
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
O.R.T.C.T. = OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

GENERAL NOTES:

- 1) The bearings for this survey were based on the plat of Sun Valley Addition, as recorded in Vol. 388-T, Pg. 76, Plat Records, Tarrant County, Texas.
- 2) Selling a portion of this addition by metes and bounds is a violation of State platting statutes and is subject to fines and withholding of utilities and building permits.
- 3) The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48439C0340 K, dated September 25, 2009.
- 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) The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easement, 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.
- 6) Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.

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.

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 issues 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:

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

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:

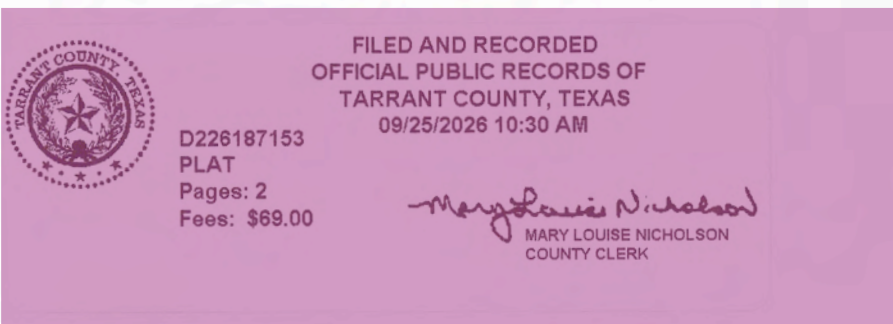
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

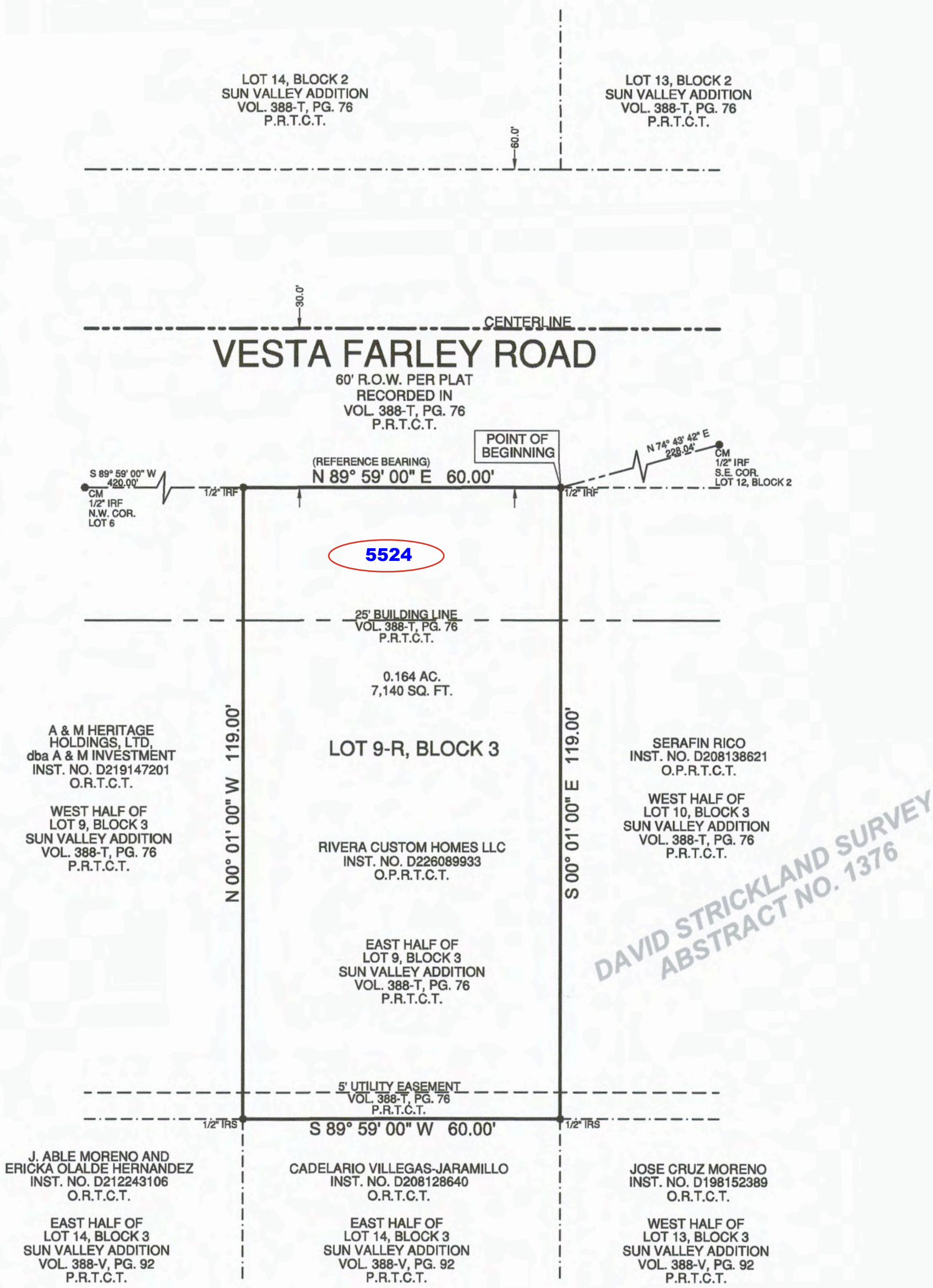
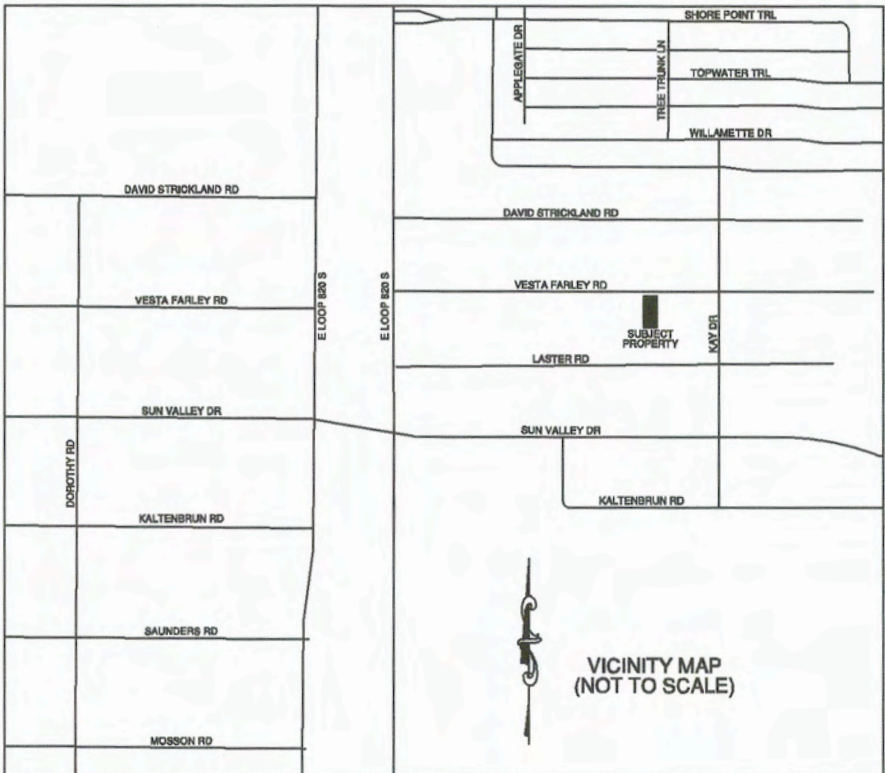
SURVEYOR'S CERTIFICATE

That I, David Apple, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

David Apple 9/17/2026
David Apple, R.P.L.S.
Texas Registration No. 5932
Premier Surveying LLC
5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093



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: <u>9/25/2026</u>	
BY: <u>Ch</u>	CHAIRMAN
BY: <u>St-j</u>	SECRETARY



FS-26-171

LAND USE TABLE GROSS & NET ACREAGE 7,140 SQ. FT.; 0.164 AC.	This plat recorded in Document Number _____, dated _____. The purpose of this plat is to create one lot of the east half of a previously platted lot.	CASE NO: FS-26-171 FINAL PLAT LOT 9-R, BLOCK 3 SUN VALLEY ADDITION BEING A REPLAT OF THE EAST HALF OF LOT 9, BLOCK 3, OF SUN VALLEY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOL. 388-T, PG. 76, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING A 0.164 ACRE TRACT OF LAND SITUATED IN THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376 1 LOT PREPARED: JULY, 2026
SURVEYOR: PREMIER SURVEYING, LLC DAVID APPLE, RPLS 5700 W. PLANO PARKWAY, SUITE 1200 PLANO, TEXAS 75093 PHONE: 972-612-3601 FAX: 855-892-0468 PREMIER JOB NO.: 26-01244PLAT		