

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS TEMPLE BETHESDA ASAMBLEAS DE DIOS, INC. is the sole owner of all that certain 0.592 acre tract of land situated in the Seburn Gilmore Survey, Abstract No. 580, City of Fort Worth, Tarrant County, Texas, and being all of that certain tract of land conveyed as Tracts 1 and 2 to Temple Bethesda Asambleas De Dios, Inc., by General Warranty Deed with Vendor's Lien recorded in Instrument Number D202363731, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for the southwest corner of said Temple tract, same being the northwest corner of Lot 18, Block 4, Diamond Hill Highlands, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, by plat recorded in Volume 388-B, Page 258, Plat Records, Tarrant County, Texas, same being in the east right-of-way line of Grover Avenue (a 60 foot right-of-way);

THENCE North 00 deg. 14 min. 04 sec. West, along the common line of said Temple tract and said Grover Avenue, a distance of 97.00 feet to a 1/2 inch iron rod set stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of said Temple tract, same being in the southeast intersection of said Grover Avenue and Diamond Road (a 60 foot right-of-way);

THENCE North 89 deg. 45 min. 56 sec. East, along the common line of said Temple tract and said Diamond Road, a distance of 266.00 feet to a 1/2 inch iron rod set for the northeast corner of said Temple tract, same being in the southwest intersection of said Diamond Road and Deen Road (a 60 foot right-of-way);

THENCE South 00 deg. 14 min. 04 sec. East, along the common line of said Temple tract and said Deen Road, a distance of 97.00 feet to a 1/2 inch iron rod set for the southeast corner of said Temple tract, same being the northeast corner of Lot 17, aforesaid Block 4, Diamond Hill Highlands, Second Filing;

THENCE South 89 deg. 45 min. 56 sec. West, along the common line of said Temple tract and said Lot 17, passing the northwest corner of said Lot 17, same being the northeast corner of aforesaid Lot 18, and continuing along the common line of said Temple tract and said Lot 18, a total distance of 266.00 feet to the POINT OF BEGINNING and containing 25,802 square feet or 0.592 acre of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, TEMPLE BETHESDA ASAMBLEAS DE DIOS, INC., does hereby adopt this plat, designating the herein above described property as **TEMPLE BETHESDA CHURCH ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this the 9th day of April, 2024.

TEMPLE BETHESDA ASAMBLEAS DE DIOS, INC.

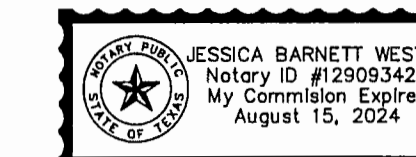
By: *Victor Munoz*
VICTOR MUNOZ, TRUSTEE OF TEMPLE BETHESDA ASAMBLEAS DE DIOS, INC.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Victor Munoz, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of April, 2024.

Jessica Barnett Wester
Notary Public in and for Tarrant County



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Timothy R. Mankin
Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

04/09/2024
Date



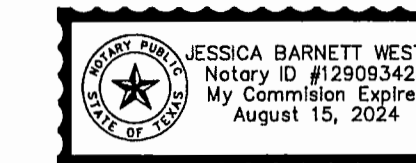
STATE OF TEXAS
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of April, 2024.

Jessica Barnett Wester
Notary Public in and for Tarrant County, Texas

My Commission Expires: 08-15-2024

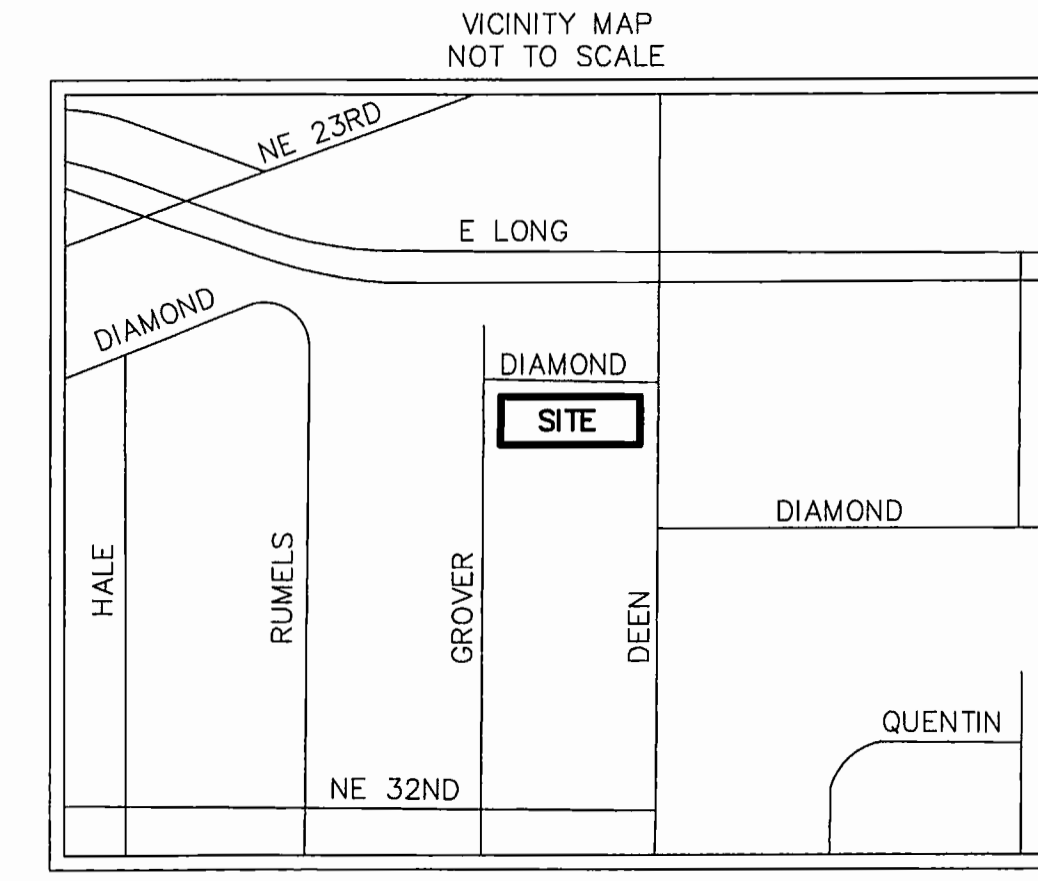


FINAL PLAT
TEMPLE BETHESDA CHURCH ADDITION
LOT 1, BLOCK 4

A 0.592 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
OUT OF THE SEBURN GILMORE SURVEY, ABSTRACT NO. 580
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

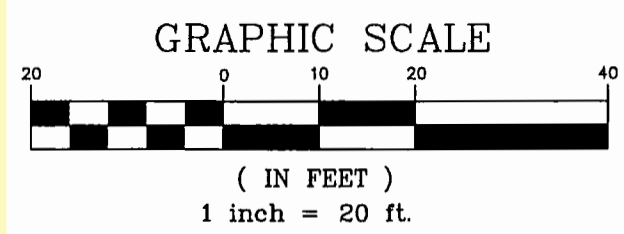
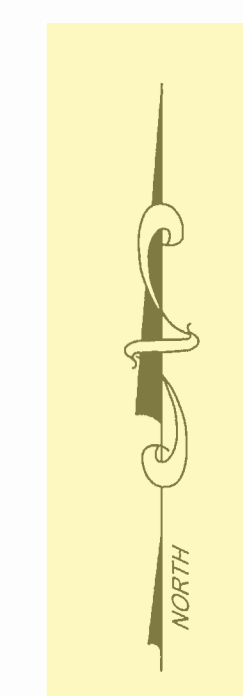
THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

Job No: 23-1101
DATE: 11/15/2023
FIELD DATE: 11/15/2023
SCALE: 1" = 20'
FIELD: J.W.
DRAWN: J.B.W.
CHECKED: T.R.M.
OWNER: TEMPLE BETHESDA ASAMBLEAS DE DIOS, INC. P.O. BOX 6826 FORT WORTH, TX 76115 CONTACT: VICTOR MUNOZ
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com
1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977



- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. O.P.R.T.C.T.-Official Public Records, Tarrant County, Texas
 4. P.R.T.C.T.-Plat Records, Tarrant County, Texas
 5. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00014358 was used to scale grid coordinates and distances to surface.
 6. All easements shown hereon without recording information are hereby dedicated by this plat.
 7. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
 8. Elevations shown hereon are based on City of Fort Worth Benchmarks:
1) Primary: City Monument 7454 set in the east end of a 10 foot inlet in the south line of curb at Long Avenue and Schwartz, elevation=617.95'
2) Secondary: City Monument 7449 in the north end of a 10 foot inlet in the east curb line at Brasswell Drive and Long Avenue, elevation=619.33'
 9. 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.
 10. 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.
 11. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

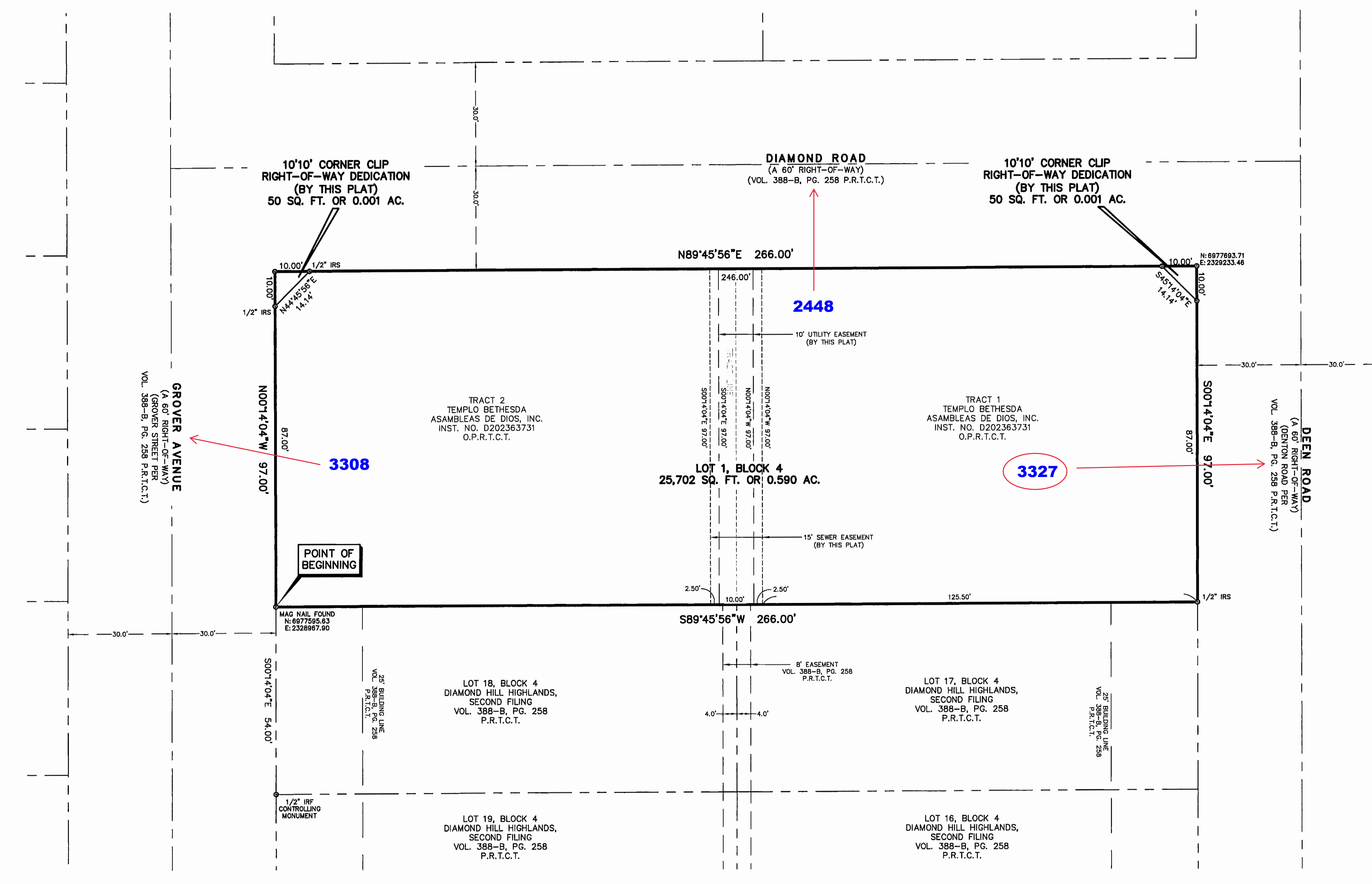


LINETYPE TABLE

—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
— · — · —	BUILDING LINE
- - - - -	STREET CENTERLINE

LAND USE SUMMARY

	EXISTING ZONING	NO. OF LOTS	TOTAL ACREAGE	TYPICAL LOT DIMENSION	MINIMUM LOT SIZE	AVERAGE LOT SIZE	POPULATION
ONE-FAMILY	A-5	1	0.592	N/A	5,000 SQ. FT.	0.592 ACRE	N/A



CITY OF FORT WORTH STANDARD PLAT NOTES

- 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.
- 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 confirm, 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.
- 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.
- CONSTRUCTION PROHIBITED OVER EASEMENTS**
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

FS-24-049