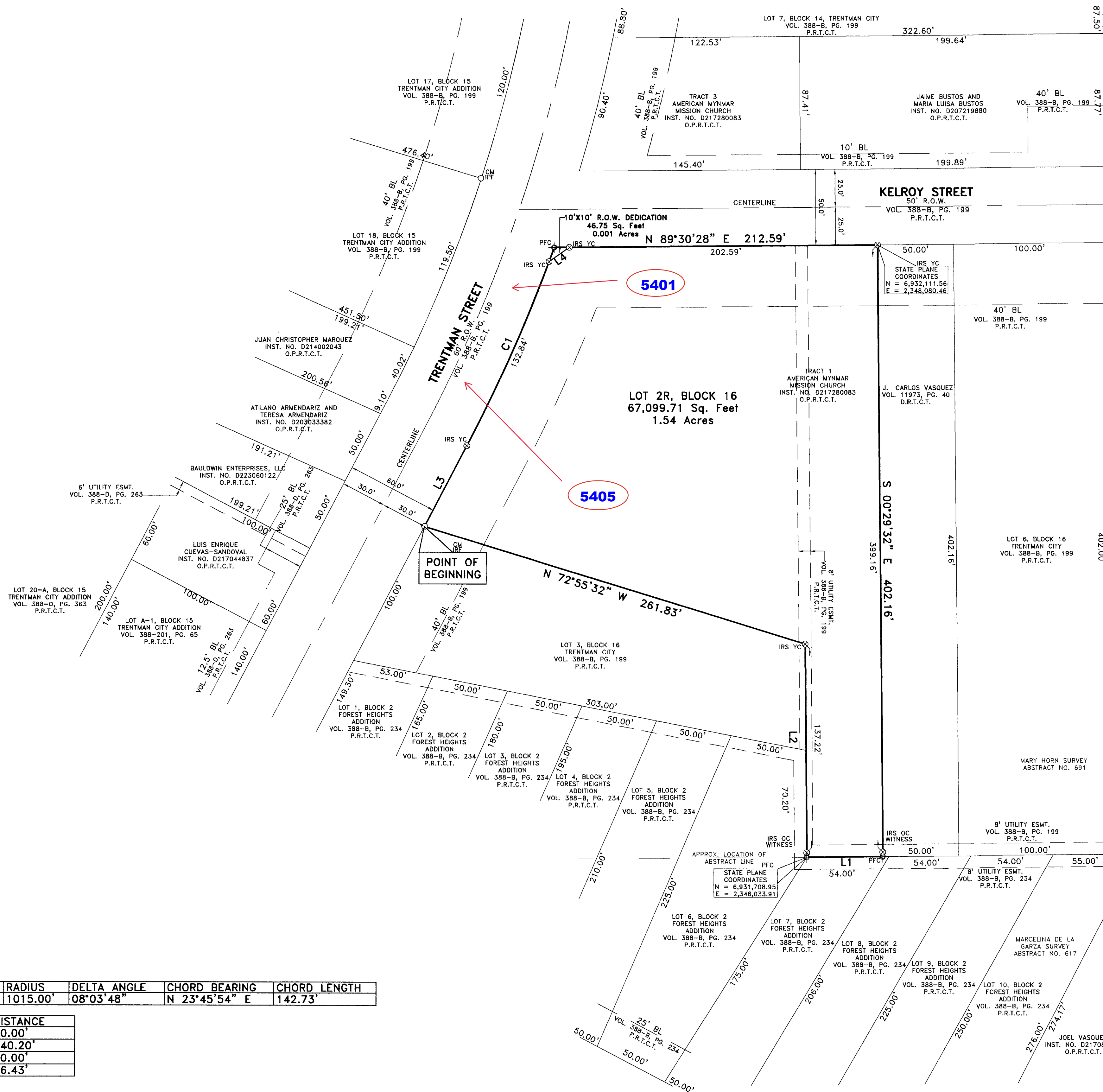
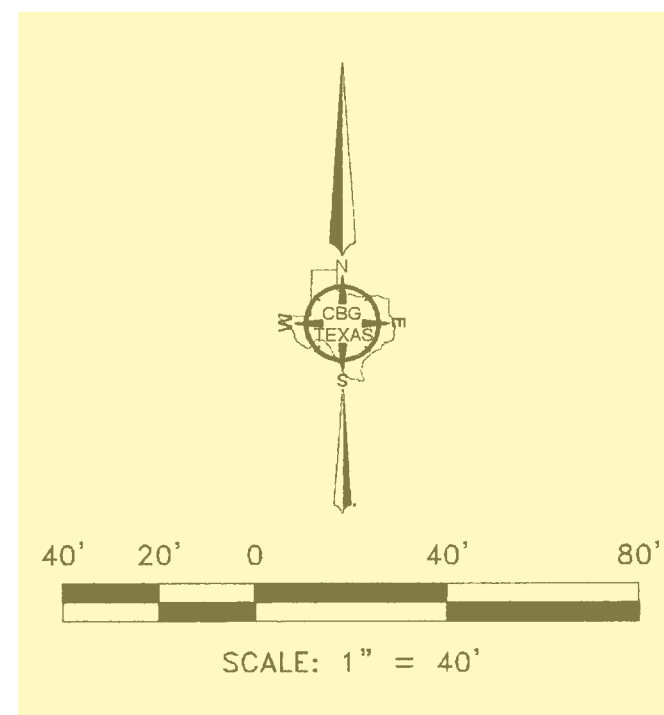


VICINITY MAP NOT TO SCALE

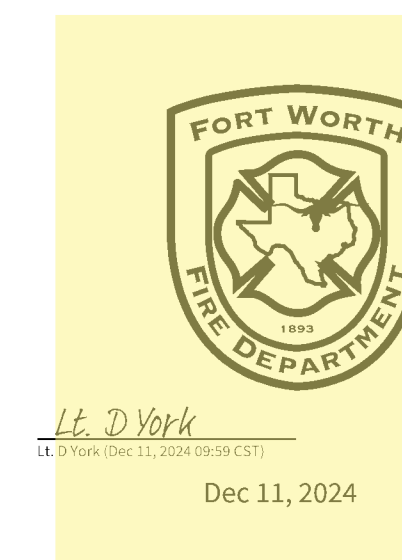


GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
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- 4) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM A PORTION OF A LOT AND 2 ENTIRE LOTS.
- 5) 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.
- 6) FY: NO WATER SERVICES CAN BE MADE OFF OF THE 2 INCH PUBLIC WATER MAIN IN THE ROW OF TRENTMAN.

LEGEND

- CM CONTROL MONUMENT
- IRF 1/2 INCH IRON ROD FOUND
- IRS 1/2 INCH IRON ROD SET WITH YELLOW CAP
- STAMPED "CBG SURVEYING"
- IRS OC 1/2 INCH IRON ROD SET ORANGE CAP
- IPF 1/2 INCH IRON PIPE FOUND
- PFC POINT FOR CORNER
- R.O.W. RIGHT-OF-WAY
- BL BUILDING LINE
- ESMT EASEMENT
- APPROX. APPROXIMATE
- SQ. SQUARE
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS



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:

By: Donald R. Boren Dec 10, 2024
Board Member (Dec 10, 2024 11:01 AM CST) Chairman

By: Deak Hall
Surveyor (Dec 10, 2024 11:01 AM CST) Secretary

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	142.84'	1015.00'	08°03'48"	N 23°45'54" E	142.73'

LINE	BEARING	DISTANCE
L1	S 89°27'36" W	50.00'
L2	N 00°29'32" W	140.20'
L3	N 27°45'28" E	60.00'
L4	N 54°45'42" E	16.43'

SHEET 1 OF 2
FINAL SHORT PLAT
LOT 2R, BLOCK 16
TRENTMAN CITY
67,146.46 SQ. FT. 1.54 ACRES
BEING A REPLAT OF LOTS 1 AND 2, AND A PORTION OF LOT
5, BLOCK 16, TRENTMAN CITY, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 388-B, PAGE 199, P.R.T.C.T.
MARY HORN SURVEY, ABSTRACT NUMBER 691

CASE NUMBER: FS-24-150



OWNER: AMERICAN MYANMAR MISSION CHURCH
AGENT: JAMES SANG
5401 TRENTMAN STREET
FORT WORTH, TEXAS 76119
PHONE: 817-841-7432
EMAIL: JAMES.SANG18@GMAIL.COM

SCALE: 1"=40' / DATE: 10/22/2024 / JOB NO. 2404504 / DRAWN BY: ANR

Document No. _____ Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS American Myanmar Mission Church is the owner of a 1.54 acre tract of land situated in the Mary Horn Survey, Abstract Number 691, City of Fort Worth, Tarrant County, Texas, same being Lots 1 and 2, and a portion of Lot 5, Block 16 of Trentman City Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 199, Plat Records, Tarrant County, Texas, same being tract 1 of that tract of land conveyed to American Myanmar Mission Church by deed recorded in Instrument Number D217280083, 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 for corner, said corner being the Northwest corner of Lot 3, Block 16, of said Trentman City Addition, same lying along the Southeast Right-of-Way line of Trentman Street (a 60 foot Right-of-Way);

THENCE North 27 degrees 45 minutes 28 seconds East, along the Southeast Right-of-Way line of said Trentman Street, a distance of 60.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the Southeast Right-of-Way line of said Trentman Street, said corner being the beginning of a tangent curve to the left having a radius of 1,015.00 feet, a delta angle of 08 degrees 03 minutes 48 seconds, a chord bearing and distance of North 23 degrees 45 minutes 54 seconds East 142.73 feet;

THENCE along the Southeast Right-of-Way line of said Trentman Street along said curve to the left, an arc length of 142.84 feet to a point for corner, said corner lying in the intersection of the East Right-of-Way line of said Trentman Street and the South Right-of-Way line of Kelroy Street (a 50 foot Right-of-Way);

THENCE North 89 degrees 30 minutes 28 seconds East, along the South Right-of-Way line of said Kelroy Street, a distance of 212.59 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the South Right-of-Way line of said Kelroy Street, same being the Northwest corner of a tract of land conveyed to J. Carlos Vasquez by deed recorded in Volume 11973, Page 40, Deed Records, Tarrant County, Texas;

THENCE South 00 degree 29 minutes 32 seconds East, along the West line of said Vasquez tract, passing a 1/2 inch iron rod set with an orange cap stamped "POL" at a distance of 399.16 feet, and continuing a total distance of 402.16 feet to a point for corner, said corner being the Southwest corner of said Vasquez tract, same lying along the North line of Lot 7, Block 2 of Forest Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 234, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 27 minutes 36 seconds West, along the North line of said Lot 7, a distance of 50.00 feet to a point for corner, said corner being the Northwest corner of said Lot 7, same being the East corner of Lot 6, Block 2 of said Forest Heights Addition;

THENCE North 00 degree 29 minutes 32 seconds West, along the East line of said Lot 3, passing a 1/2 inch iron rod set with an orange cap stamped "POL" at a distance of 2.98 feet, and continuing a total distance of 140.20 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Lot 3;

THENCE North 72 degrees 55 minutes 32 seconds West, along the North line of said Lot 3, a distance of 261.83 feet to the POINT OF BEGINNING and containing 67,146.46 square feet or 1.54 acres of land.

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 of 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.

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 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 necessary 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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0320L, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Land Use Table

LOT TYPE: COMMERCIAL
TOTAL NUMBER: 1
1.54 Commercial Acres
GROSS SITE AREA: 1.54 Acres

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- 6) FYI: NO WATER SERVICES CAN BE MADE OFF OF THE 2 INCH PUBLIC WATER MAIN IN THE ROW OF TRENTMAN.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, American Myanmar Mission Church, acting by and through their duly authorized agent, James Sang, does hereby adopt this plat as LOT 2R, BLOCK 16, TRENTMAN CITY, an addition to the City of Fort Worth, 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 6TH day of DECEMBER, 2024.

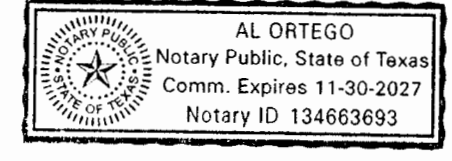
By: [Signature]
American Myanmar Mission Church (Owner)
James Sang (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears James Sang, 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 6TH day of DECEMBER, 2024.

[Signature]
Notary Public in and for the State of Texas



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 the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

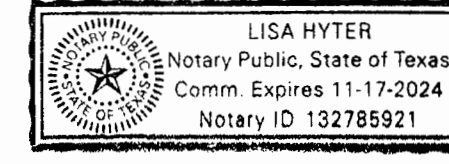
[Signature]
Bryan Connally

STATE OF TEXAS
COUNTY OF DALLAS

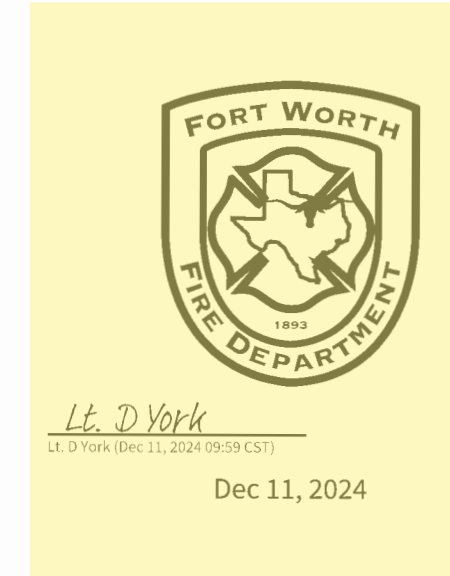
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of October, 2024.

[Signature]
Notary Public in and for the State of Texas



FS-24-150



FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. SHEET 2 OF 2. FINAL SHORT PLAT LOT 2R, BLOCK 16 TRENTMAN CITY 67,146.46 SQ. FT. 1.54 ACRES. BEING A REPLAT OF LOTS 1 AND 2, AND A PORTION OF LOT 5, BLOCK 16, TRENTMAN CITY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-B, PAGE 199, P.R.T.C.T. MARY HORN SURVEY, ABSTRACT NUMBER 691. CASE NUMBER: FS-24-150. Plat Approval Date: Dec 10, 2024. By: Donald R. Boren, Chairman. By: [Signature], Secretary.



OWNER: AMERICAN MYANMAR MISSION CHURCH
AGENT: JAMES SANG
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SCALE: 1"=40' / DATE: 10/22/2024 / JOB NO. 2404504 / DRAWN BY: ANR

Document No. _____, Date _____