

FS-24-303

Sheet 1 of 1
Arch C (18" x 24")

State of Texas
County of Tarrant

Whereas Mario Silva and Gabriela Silva, being the sole owners of that certain 1.435 acre tract, being all of Lots 6 and 7, Block 11, Trueland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, plat of said subdivision recorded in Volume 711, Page 174, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), and being that same tract described in instrument to said Mario and Gabriela Silva, recorded under Clerk's File Number D223219341, Official Public Records, Tarrant County, Texas, said 1.435 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid).

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south right-of-way of Gardenia Street, (50 feet wide) for the northwest corner of said Lot 7, said Silva tract and the herein described tract:

THENCE N 89°33'02" E, with the south right-of-way of said Gardenia Street, at 66.70 feet pass a 1/2" capped iron rod found for the common north corner of said Lot 7 and Lot 6, in all a total distance of 176.70 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of Lot 5 of said Block 11, being the northeast corner of said Lot 6, said Silva tract, and the herein described tract, from which a 1/2" capped iron rod found bears N 17°33'41" W, 0.64 feet;

THENCE S 00°36'05" E, 355.00 feet, to a 2" steel fence post found for the common south corner of said Lot 6 and Lot 5, being the common north corner of Lot 9 and Lot 10, of said Block 11, and being the southeast corner of said Silva tract and the herein described tract:

THENCE S 89°33'02" W, with the common line of said Lot 6 and said Lot 9, at 110.00 feet pass a 1/2" capped iron rod found for the common south corner of said Lot 6 and said Lot 7, being the common north corner of said Lot 9 and Lot 8 of said Block 11, in all a total distance of 175.40 feet, to a 1/2" capped iron rod found in the east end of the right-of-way of Sarah Jane Lane, (50 feet wide), as shown on plat of Peaceful Acres, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-X, Page 68, P.R.T.C.T., being the common west corner of said Lot 7 and said Lot 8, and being the southwest corner of said Silva tract and the herein described tract:

THENCE N 00°48'40" W, with the west line of said Lot 7, at 353.76 feet pass a 3/8" iron rod found for the northeast corner of Lot 10-A, of said Peaceful Acres, in all a total distance of 353.01 feet, to the POINT OF BEGINNING, and containing 1.435 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: AN06295-RP
Field Date: January 6, 2026
Revised Date: January 9, 2026



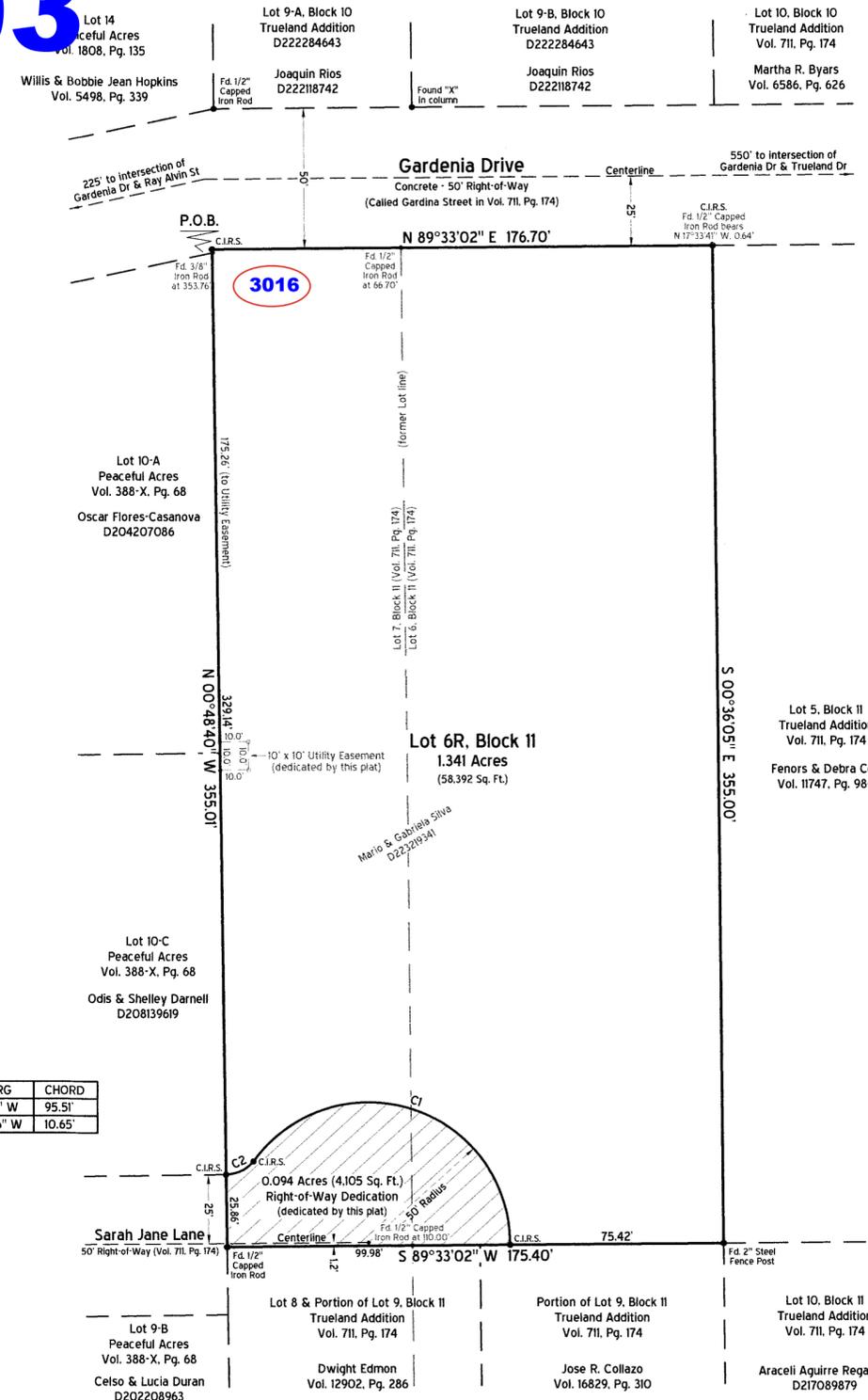
- Surveyor's Notes:**
- 1) According to Flood Insurance Rate Map (FIRM) No. 48439C0310L, dated March 21, 2019, prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, all of this property lies within Zone X.
 - 2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the continuous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
 - 3) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.
 - 4) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
 - 5) Special Notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines and withholding of utilities and building permits.
 - 6) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
 - 7) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

Land Use Table	
Total Gross Acreage:	1.435 Acres
Number of Residential Lots:	1
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	1.341 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Right-of-Way Dedication:	0.094 Acres

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	50.00'	127.00'	N 71°51'56" W	95.51'
C2	12.55'	11.00'	S 64°05'16" W	10.65'



Eng D Hood 3/5/2026
Exp 03/05/2028 (Mar 5, 2026 15:55:09 CST)



City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II therein 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 their 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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II 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 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.

Private Common Areas and Facilities:
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits:
No building permits shall be issued for any lot in this subdivision until an approved 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, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

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.

Parkway Improvements:
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Private Maintenance:
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, and drainage facilities; and owners agree to indemnify and save harmless the City of Fort Worth, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Now, Therefore, Know All Men By These Presents:

That Mario Silva and Gabriela Silva, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 6R, Block 11, Trueland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication. The City of Fort Worth and Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness, my hand, this the 24th day of February, 2026.

By: *Mario Silva*
Mario Silva (Owner)

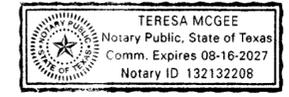
Gabriela Silva
Gabriela Silva (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mario Silva known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24th day of February, 2026.

Teressa McGee
Notary Public in and for the State of Texas

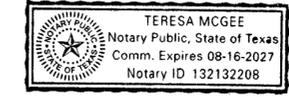


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Gabriela Silva known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24th day of February, 2026.

Teressa McGee
Notary Public in and for the State of Texas



Final Plat
Lot 6R, Block 11
Trueland Addition
an addition to the City of
Fort Worth, Tarrant County, Texas

Being a replat of Lots 6 and 7, Block 11, Trueland Addition, according to the plat recorded in Volume 711, Page 174, Plat Records, Tarrant County, Texas

January 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
817-594-0400
weatherford@txsurveying.com

Owner(s):
Mario & Gabriela Silva
3103 Lomita St
Fort Worth, TX 76119

1" = 40'

The purpose of this replat is to combine
Lots 6 and 7, Block 11 into a single lot.

City of Fort Worth Case No. FS-24-303

Vicinity Map (1" = 4,000')

This Plat Recorded in

Doc. No. _____

Date _____

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: 03/06/2025

Caroline Cranz
CHAIRMAN

Stephen Murray
SECRETARY

