



**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 filing 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 of the said ordinance, and becomes effective 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 easement 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 I 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.

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

**BUILDING PERMIT:**  
 No building permit 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 and paving improvements; and approval is 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.

**URBAN FORESTRY PLAT NOTE:**  
 Compliance with Tree Ordinance #17228-10-2006 will be required.

**Covenants or Restrictions are Un-altered:**  
 This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivisions, nor does it amend or remove any deed covenants or restrictions.

**FLOODPLAIN RESTRICTION:**  
 No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

**SURVEYORS CERTIFICATION**  
 I, Roy Rodriguez, 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.

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, 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 10th day of March, 2016.

Notary Public in and for Dallas County, Texas  
 My Commission Expires: \_\_\_\_\_

Note:  
 CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.  
 Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

CASE NO: FS-16-186

OWNER:  
 CHURCH AT PHILADELPHIA  
 4716 WICHITA STREET  
 FORT WORTH, TEXAS 76119  
 CONTACT PERSON:  
 PHONE: 817-905-7482

LAND USE TABLE	
GROSS SITE AREA	1.832 ACRES
TOTAL NUMBER OF LOTS	1
NON-RESIDENTIAL LOTS	1
ACREAGE	1.832 ACRES

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS THE CHURCH AT PHILADELPHIA, are the sole owner of a 1.832 acre tract of land situated in the Morton Watson Survey, Abstract No. 1657, Tarrant County, Texas and being all of Lot 3, and Lot 4, Block 9, Trueland Addition, an addition in the City of Fort Worth, according to the plat thereof recorded in Volume 711, Page 174, Deed Records, Tarrant County, Texas, and being described in a deed to The Church at Philadelphia, recorded in Volume 9417, Page 2070, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the common corner of a tract of land described in a deed to Living Christ Church Inc. tract, and a tract of land described in a deed to A1 Alarms Service Corporation, recorded in Document Number D215146988, Deed Records, Tarrant County, Texas, said point also being the northwest corner of Lot 1-A, Block 9, of Trueland Addition, A Revision of Lot 1, an addition in the City of Fort Worth, according to the plat thereof recorded in Volume 388-4, Page 477, Plat Records, Tarrant County, Texas, said point also being in the east right-of-way line of Wichita Street (a 100 foot right-of-way);

THENCE, N 00°24'27" W, along the east line of said Lot 2, Block 9, a distance of 100.00 feet to a 1/2 inch capped iron rod stamped "5596" set for the common corner of said Lot 2, Block 9, and Lot 3, Block 9, and THE POINT OF BEGINNING;

THENCE, S 89°35'33" W, along the common line of said Lot 2, Block 9, and Lot 3, Block 9, of said Trueland Addition, a distance of 380.00 feet to a 1/2 inch iron rod with plastic cap stamped "5596" set for the common corner of said Lot 2, Block 9, and said Lot 3, Block 9, of said Trueland Addition;

THENCE, N 00°24'27" W, along the common line of said Lot 3, Block 9, and Lot 17, Block 9, passing the common corner of said Lot 17, Block 9, and Lot 9, Block 9, and continuing a total distance of 210.00 feet to a 1/2 inch capped iron rod stamped "Areasurvey" found for the common corner of said Lot 4, Block 9, and Lot 5, Block 9, of said Trueland Addition;

THENCE, N 89°35'33" E, along the common line of said Lot 4, Block 9, and said Lot 5, Block 9, passing the common corner of said Lot 4, Block 9, and said Lot 5, Block 9, and continuing a total distance of 380.00 feet to a 1/2 inch iron rod found for the northeast corner of said The Church at Philadelphia tract, and being in the west right-of-way line of said Wichita Street;

THENCE S 00°24'27" E, along the east line of said Living Christ Church Inc. tract, and said The Church at Philadelphia tract, and along the west right-of-way line of said Wichita Street, a distance of 210.00 feet to the POINT OF BEGINNING and containing 79,800 square feet or 1.832 acre of land, more or less.

**OWNER'S DEDICATION**  
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT  
 We the CHURCH AT PHILADELPHIA, does hereby adopt this plat of LOT 3R, BLOCK 9, TRUFLAND ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.  
 Witness my hand this 10th day of Nov, 2016.

THE CHURCH AT PHILADELPHIA  
 By: General Whitfield  
 THE CHURCH AT PHILADELPHIA  
 AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared General Whitfield known to be 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 10th day of November, 2016.

Notary Public in and for the State of Texas  
 My Commission Expires: 01/25/2019

TEMPESTE WALLACE  
 Notary Public  
 STATE OF TEXAS  
 My Comm. Exp. 01-25-19

**FINAL PLAT**  
**TRUFLAND ADDITION**  
**LOT 3R, BLOCK 9**  
 BEING A REPLAT OF LOTS 3 AND 4, BLOCK 9 TRUFLAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 711, PAGE 174, PRTCT AND A 50 FOOT STRIP OF LAND IN THE MORTON WATSON SURVEY, ABSTRACT NUMBER 1657  
 1.832 ACRES  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 DOCUMENT NUMBER D2162160565  
11/11/16

BLUE STAR LAND SURVEYING  
 FIRM NUMBER 10147300  
 1013 CEDAR BREAK CT.  
 CLEBURNE, TEXAS 76033  
 817-659-9206  
 bluestarsurveying@att.net  
 JUN 16-195 GF # DATE: 08/02/16