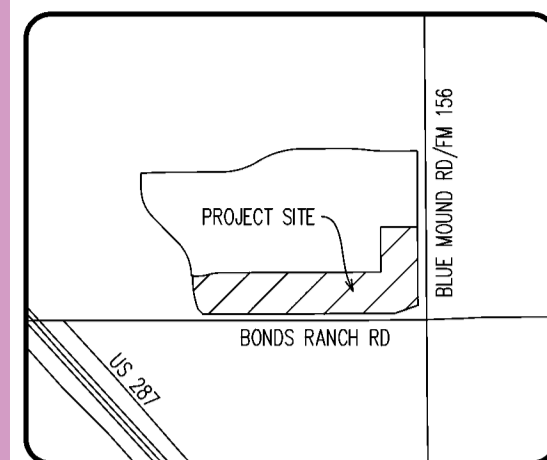
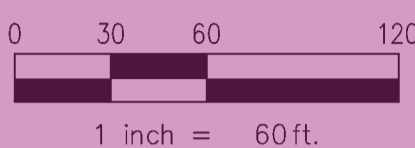
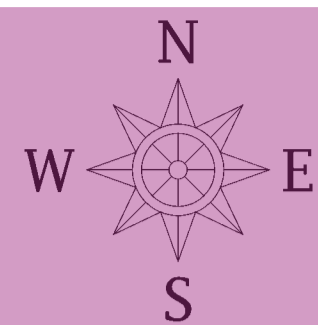


FP-25-023



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.87	130.00	161.748	S87°33'29" W	31.87
C2	108.82	330.00	174.041	S87°32'22" W	108.82
C3	38.68	25.00	99.526	S42°43'29" W	38.68
C4	38.28	25.00	99.017	S42°43'22" E	38.28
C5	38.27	25.00	99.007	S44°43'07" W	38.27
C6	38.27	25.00	99.007	S44°43'10" W	38.27
C7	38.27	25.00	99.007	S44°43'07" W	38.27
C8	3.87	25.00	133.007	N87°01'07" E	3.87
C9	38.27	25.00	99.007	S44°43'10" W	38.27
C10	78.54	300.00	153.007	S87°43'07" W	78.54
C11	78.57	300.00	144.007	S87°52'24" W	78.57
C12	38.74	25.00	88.493	S44°37'21" E	38.74
C13	44.90	300.00	175.709	N87°00'30" E	44.90
C14	46.67	160.00	184.497	N87°23'21" E	46.67

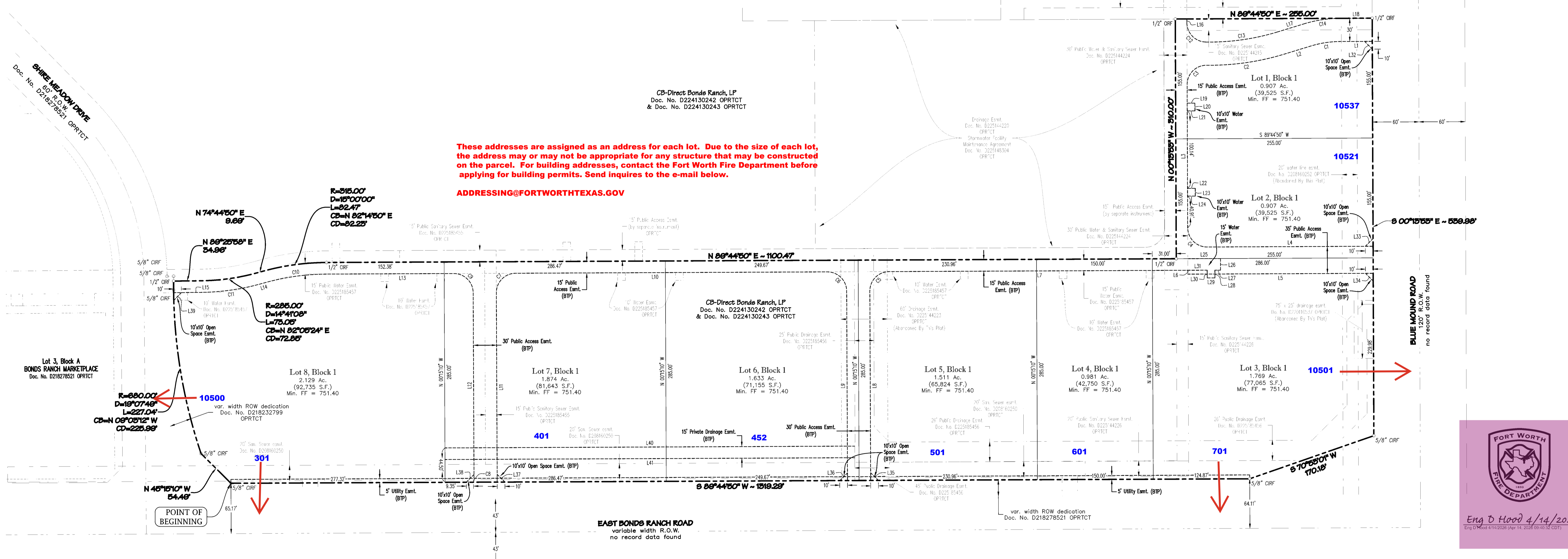
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S89°43'07" W	41.64	L21	S89°43'07" W	10.00
L2	S73°52'01" W	36.86	L22	S89°43'07" W	10.00
L3	S20°13'31" E	185.07	L23	S20°13'31" E	10.00
L4	N89°43'07" E	314.99	L24	S89°43'07" W	10.00
L5	S89°43'07" W	340.00	L25	S89°43'07" W	42.38
L6	N07°13'31" E	5.07	L26	S20°13'31" E	10.00
L7	S89°43'07" W	386.85	L27	S89°43'07" W	7.30
L8	S07°13'31" E	345.00	L28	S20°13'31" E	10.00
L9	N07°13'31" E	345.00	L29	S89°43'07" W	10.00
L10	S89°43'07" W	403.67	L30	N07°13'31" E	10.00
L11	S07°13'31" E	245.00	L31	S89°43'07" W	24.99
L12	N07°13'31" E	239.30	L32	S45°13'22" E	14.84
L13	S89°43'07" W	164.85	L33	N44°43'28" E	14.84
L14	S14°43'07" W	9.69	L34	S45°13'22" E	14.84
L15	S89°25'38" W	35.07	L35	N44°43'07" W	14.84
L16	S07°13'31" E	4.87	L36	N44°43'07" W	14.84
L17	N73°52'01" E	36.86	L37	S45°13'22" E	14.84
L18	N89°43'07" W	41.65	L38	S44°43'07" W	14.84
L19	N89°43'07" W	10.00	L39	S44°43'07" W	14.07
L20	S07°13'31" E	10.00			

Lot 1, Block 1
 EARLY CHILDHOOD ADDITION
 Doc. No. D225155004
 OPRCT

Northwest Independent
 School District
 Doc. No. D224132195 OPRCT

These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below.

ADDRESSING@FORTWORTHTEXAS.GOV



Lot	FL Depth Below Pavement	No. of Pipes	Pipe Size	Distance from Pavement
1	3.2	2	18"	16.1

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P/C"
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
OPRCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 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.
- 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 area, 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 obligation of said owners set forth in this paragraph.
- Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
- Direct access to the FM 156/Blue Mound Road is restricted to those locations that have been reviewed and approved by TDDOT.
- None of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0065L. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).
- Private P.R.V.'s will be required; water pressure exceeds 80 psi.

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 Approved Date: **04/14/2026**

BY: **Caroline Cranz**
Caroline Cranz (Apr 14, 2026 09:42:25 CDT) CHAIRMAN

BY: **Stephen McInry**
Stephen McInry (Apr 14, 2026 09:42:44 CDT) SECRETARY

FINAL PLAT
COPPER RANCH
 ADDITION
 LOTS 1 - 8, BLOCK 1
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 SITUATED IN THE HENRY ROBERTSON SURVEY,
 ABSTRACT NO. 1259
 11.713 Acres

OWNER
 CB-Direct Bonds Ranch, LP
 12221 Merit Drive, Suite 1220
 Dallas, TX 75251
 Telephone: (214) 979-3346
 Contact: Chris Hipps

OWNER
 CB-Direct CFA Bonds Ranch, LP
 12221 Merit Drive, Suite 1220
 Dallas, TX 75251
 Telephone: (214) 979-3346
 Contact: Chris Hipps

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 3575 Lone Star Circle, Suite 434
 Fort Worth, TX 76177
 Telephone: (972) 422-0077
 TBPELS No. F-2121 and No. F-10043100
 Contact: Tyler Barnett



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, CB-DIRECT BONDS RANCH, LP and CB-Direct CFA Bonds Ranch, LP are the owners of a tract of land situated in the H. Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being part of a tract conveyed to CB-Direct Bonds Ranch, LP, by deed recorded in Document No. D224130242 of the Official Public Records, Tarrant County, Texas (OPR/CT), and to CB-Direct CFA Bonds Ranch, LP, by deed recorded in Document No. D224130243 OPR/CT, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the intersection of the north line of East Bonds Ranch Road, a variable width right-of-way, and the east line of Shire Meadow Drive, a variable width right-of-way at this point, being the southeast corner of a right-of-way dedication thereof recorded in Document No. D218232799 OPR/CT;

THENCE along the east line of said dedication, the following:

N 45°15'10" W, 54.49 feet to a 5/8" iron rod with plastic cap found;

And around a non-tangent curve to the right having a central angle of 19°07'49", a radius of 680.00 feet, a chord of N 09°03'12" W - 225.99 feet, an arc length of 227.04 feet to a 1/2" capped iron rod found;

THENCE N 89°25'58" E, 34.96 feet;

THENCE around a tangent curve to the left having a central angle of 14°41'08", a radius of 285.00 feet, a chord of N 82°05'24" E - 72.85 feet, an arc length of 73.05 feet;

THENCE N 74°44'50" E, 9.69 feet;

THENCE around a tangent curve to the right having a central angle of 15°00'00", a radius of 315.00 feet, a chord of N 82°14'50" E - 82.23 feet, an arc length of 82.47 feet a 1/2" capped iron rod found;

THENCE N 89°44'50" E, 1100.47 feet a 1/2" capped iron rod found;

THENCE N 00°13'53" W, 310.00 feet a 1/2" capped iron rod found;

THENCE N 89°44'50" E, 255.00 feet to a 1/2" capped iron rod found in the west line of Farm to Market Road 156, a 120 foot wide right-of-way (also known as Blue Mound Road);

THENCE S 00°13'53" E, 539.98 feet along the west line of said road to a 5/8" iron rod with plastic cap found for the intersection thereof with the north line of East Bonds Ranch Road, and being the northeast corner of the right-of-way dedication thereof created by plat recorded in Document No. D218278521 OPR/CT;

THENCE S 70°53'01" W, 170.18 feet along the north line thereof to a 5/8" iron rod with plastic cap found;

THENCE S 89°44'50" W, 1319.29 feet continuing along the north line of said dedication to the POINT OF BEGINNING with the subject tract containing 510,222 square feet or 11.713 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CB-DIRECT BONDS RANCH, LP and CB-Direct CFA Bonds Ranch, LP, do hereby adopt this plat designating the hereinabove described property as Copper Ranch Addition, Lots 1-8, Block 1, an Addition to the City of Fort Worth, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Witness our hands at Collin County, Texas, this 13th day of April, 2026.

CB-DIRECT BONDS RANCH, LP

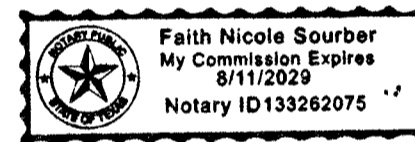
By: [Signature]
Name: David Watson
Title: President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David Watson known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of April, 2026.

[Signature]
Notary Public, State of Texas



Witness our hands at Collin County, Texas, this 13th day of April, 2026.

CB-DIRECT CFA BONDS RANCH, LP

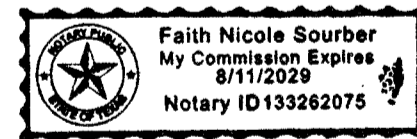
By: [Signature]
Name: David Watson
Title: President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David Watson known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of April, 2026.

[Signature]
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiors Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Dated this the 13 day of APRIL, 2026.

[Signature]
DARREN K. BROWN, R.P.L.S. NO. 5252



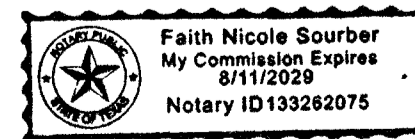
darren.brown@spiorsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of April, 2026.

[Signature]
Notary Public, State of Texas



NOTES:

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 easement 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 on 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 the ordinance, and is due on the date a building permit is issued.

Building Permits

No Building Permits shall be issued for any 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.

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 gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to identify 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.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, cable, or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Floodplain/Drainageway Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and the 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Parkways

Parkways (The strip between the sidewalk and the curb) will be maintained by adjacent landowner.

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.

Building Construction Distance Limitation to an Oil or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.



Eng D Hood 4/14/2026
City of Fort Worth Notary Public

FINAL PLAT
COPPER RANCH ADDITION
LOTS 1 - 8, BLOCK 1
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE HENRY ROBERTSON SURVEY,
ABSTRACT NO. 1259
11.713 Acres

OWNER: CB-Direct Bonds Ranch, LP
OWNER: CB-Direct CFA Bonds Ranch, LP
ENGINEER / SURVEYOR: Spiors Engineering, Inc.