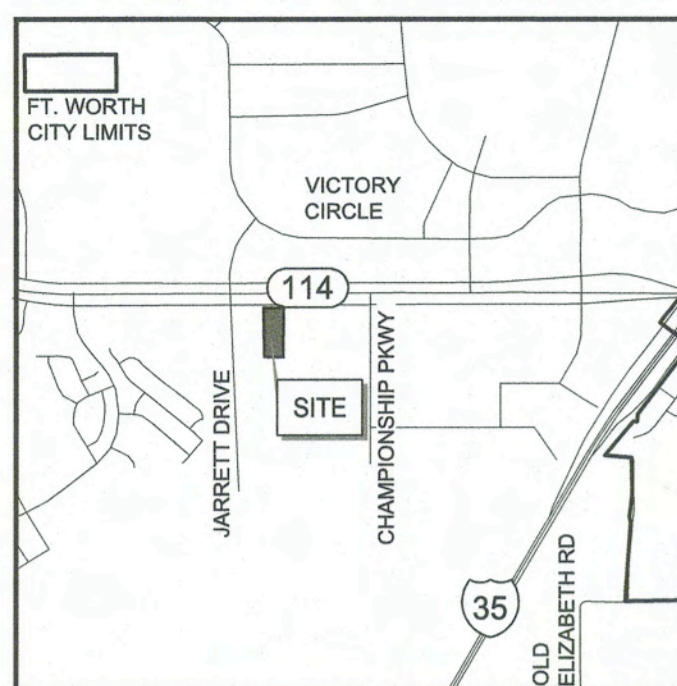
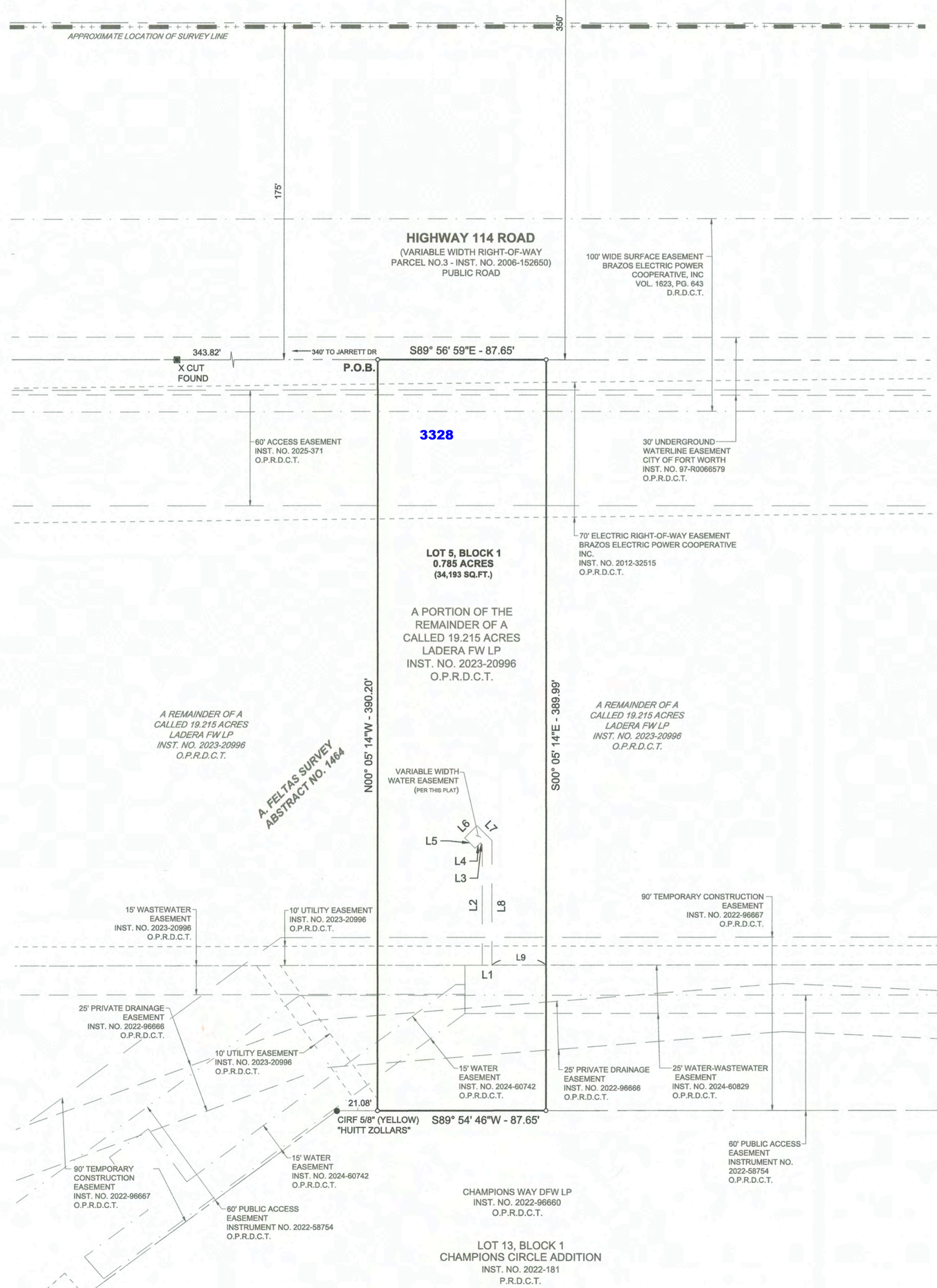


FP-25-099



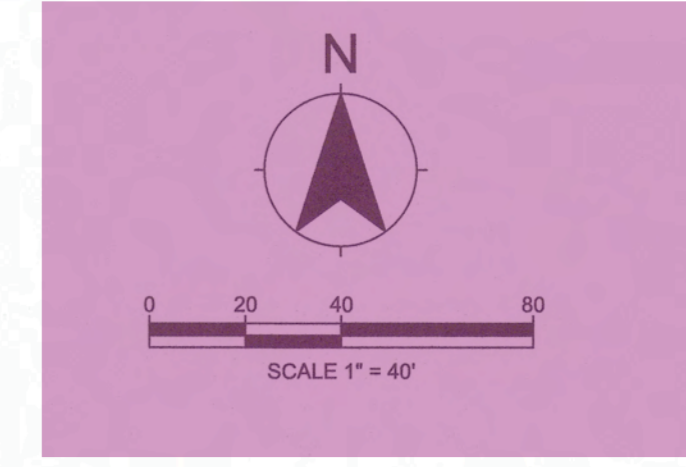
VICINITY MAP
NTS



GENERAL NOTES

- BEARINGS BASED ON GPS OBSERVATIONS: TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83-US.
- ALL LOT CORNERS ARE 5/8-INCH REBAR WITH A CAP STAMPED "KFM" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF FORT WORTH DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- THE SURVEYED PROPERTY HAS DIRECT ACCESS TO HIGHWAY 114.
- 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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 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.
- 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 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 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.
- 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. REFERENCE: SECTION 31-108 SUBDIVISION ORDINANCE, CITY OF FORT WORTH.
- FLOODPLAIN/DRAINAGE-WAY 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 STORM WATER 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 STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- 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 SECURITIES, 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 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 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 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.
- 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.
- 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".
- FLOOD STATEMENT - THIS SITE IS SITUATED IN NON-SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) IN THE CITY OF FORT WORTH, IN DENTON COUNTY, TEXAS ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 481202080, DATED APRIL 16, 2011. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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.
- DIRECT ACCESS TO SH 114 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
- PARKWAY IMPROVEMENTS SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- P.R.V. - PRIVATE P.R.V. WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LINE #	BEARING	LENGTH
L1	S89° 54' 39"W	5.00
L2	N00° 05' 14"W	62.76
L3	N45° 05' 19"W	1.28
L4	S44° 54' 43"W	4.00
L5	N45° 05' 17"W	7.82
L6	N44° 37' 46"E	9.00
L7	S45° 05' 00"E	11.02
L8	S00° 05' 14"E	64.83
L9	N89° 55' 11"E	28.17



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- "X" CUT FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF Dallas §

WE, LADERA FW LP, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE A. FELTAS SURVEY, ABSTRACT NO. 1464, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED REMAINDER OF 19.215 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LADERA FW LP, RECORDED IN INSTRUMENT NO. 2023-20996, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8-INCH CAPPED IRON ROD SET STAMPED "KFM" (HEREIN CALLED CAPPED IRON ROD SET) IN THE SOUTH LINE OF A CALLED 12.245 ACRE TRACT OF LAND DESCRIBED AS PARCEL NO. 3 (HIGHWAY 114 VARIABLE WIDTH RIGHT-OF-WAY) IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2023-20996, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH AN "X" CUT FOUND BEARS SOUTH 89°55'11" WEST, A DISTANCE OF 28.17 FEET;

THENCE NORTH 89° 55' 11" EAST, WITH THE NORTH LINE OF SAID REMAINDER OF 19.215 ACRE TRACT, SAME BEING WITH THE SOUTH LINE OF SAID 12.241 ACRE TRACT, A DISTANCE OF 67.65 FEET TO A CAPPED IRON ROD SET;

THENCE SOUTH 00° 05' 14" EAST, CROSSING SAID REMAINDER OF 19.215 ACRE TRACT, A DISTANCE OF 389.89 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF SAID 19.215 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID REMAINDER OF 19.215 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 13, BLOCK ONE, CHAMPIONS CIRCLE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2022-181, PLAT RECORDS DENTON COUNTY, TEXAS;

THENCE SOUTH 89° 54' 46" WEST, WITH SOUTH LINE OF SAID REMAINDER OF 19.215 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 13, BLOCK ONE, A DISTANCE OF 87.65 FEET TO A CAPPED IRON ROD SET, FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "HUIT ZOLLARS" BEARS, SOUTH 89°54'46" WEST, A DISTANCE OF 21.08 FEET FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID REMAINDER OF 19.215 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 13, BLOCK ONE;

THENCE NORTH 00° 05' 14" WEST, CROSSING SAID REMAINDER OF 19.215 ACRE TRACT, A DISTANCE OF 390.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.785 ACRES (34,193 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Justin Clinkscapes, REPRESENTATIVE OF LADERA FW LP, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS THE FINAL PLAT OF CHAMPIONS CIRCLE ADDITION, LOT 5, BLOCK 1, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON

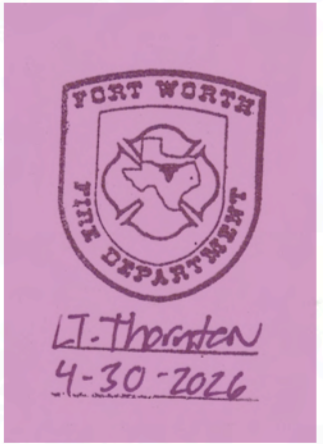
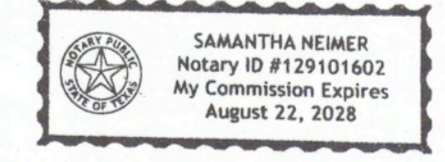
BY: Justin Clinkscapes
JUSTIN CLINKSCAPES,
REPRESENTATIVE OF LADERA FW LP

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Clinkscapes, 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 CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 02 DAY OF April, 2026.

Samantha Neimer
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS
Samantha Neimer
NOTARY'S NAME
MY COMMISSION EXPIRES: 08/22/2028



LAND USE TABLE

1 COMMERCIAL LOT	LOT 5 - 0.785 ACRES/34,193 SQ. FT.
TOTAL ACRES / SQ. FT.	0.785 ACRES / 34,193 SQ. FT.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND AND CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, AND THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF FORT WORTH.

Robert Glen Maloy 04-22-2026
ROBERT GLEN MALOY, R.P.L.S. 6028

STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Maloy, 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 CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 02 DAY OF April, 2026.

Samantha Neimer
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS
Samantha Neimer
NOTARY'S NAME
MY COMMISSION EXPIRES: 08/22/2028



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: 5/11/2026

By: [Signature] Chairman

By: [Signature] Secretary

**FINAL PLAT OF
CHAMPIONS CIRCLE ADDITION
LOT 5, BLOCK 1**
AN ADDITION TO THE CITY OF FORT WORTH,
DENTON COUNTY, TEXAS
SITUATED IN THE A. FELTAS SURVEY, ABSTRACT NUMBER, 1464
ONE COMMERCIAL LOT

THIS PLAT RECORDED IN DOCUMENT NUMBER _____
DATE: _____
PLAT CASE NO: FP-25-099
DATE OF PREPARATION: 4/22/2026

Filed for Record in the Official Records of: Denton County
On: 5/11/2026 9:14:36 AM
In the PLAT RECORDS
FINAL CHAMPIONS CIRCLE ADDN
Doc Number: 2026-172
Number of Pages: 1
Amount: 50.00
Order#: 2026051100155
By: KH

OWNER:
LADERA FW LP
3530 PURDUE AVE.
DALLAS, TX 75209

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
RMALOY@KFM-LLC.COM
PHONE: (817) 771-4621
TBPELS #: 10194934

