



VICINITY MAP  
(NOT TO SCALE)  
MAPSCO 643-T

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROANOKE 35/114 PARTNERS, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE RUFUS DANIEL SURVEY, ABSTRACT NUMBER 362, AND THE JESSE DANIEL SURVEY, ABSTRACT NUMBER 349, CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 187.34 ACRE TRACT OF LAND (TRACT 3) DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ROANOKE 35/114 PARTNERS, L.P., RECORDED IN INSTRUMENT NUMBER 2007-21421 AND AN AFFIDAVIT TO CORRECT SCRIVENER'S ERROR RECORDED IN INSTRUMENT NUMBER 2014-96174, OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF ASSOC. INC." FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF BEECHWOOD BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS RECORDED IN CABINET R, PAGE 152, PLAT RECORDS DENTON COUNTY, TEXAS (P.R.D.C.T.) SAID CORNER BEING IN THE WEST LINE OF SAID 187.34 ACRE TRACT OF LAND AND THE SOUTH LINE OF A 100-FOOT RIGHT-OF-WAY DEDICATED BY SAID BEECHWOOD BUSINESS PARK ADDITION AND FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF ASSOC. INC." FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, BEARS SOUTH 00°00'13" EAST, A DISTANCE OF 693.43 FEET;

THENCE, SOUTH 89°54'13" EAST, ALONG THE SOUTH LINE OF SAID 100-FOOT RIGHT-OF-WAY, A DISTANCE OF 26.10 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF ASSOC. INC." FOUND FOR THE POINT OF BEGINNING, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID RIGHT-OF-WAY;

THENCE, NORTH 00°00'13" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF ASSOC. INC." FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 89°54'13" EAST, A DISTANCE OF 366.26 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 00°00'13" EAST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 89°54'13" WEST, A DISTANCE OF 14.17 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 45°05'47" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 00°05'47" WEST, A DISTANCE OF 707.30 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN A SOUTHERLY LINE OF SAID 187.34 ACRE TRACT OF LAND AND BEING IN A NORTHERLY LINE OF LOT 1, BLOCK 1 OF SAID BEECHWOOD BUSINESS PARK ADDITION AND FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF ASSOC. INC." FOUND FOR AN ANGLE POINT IN A SOUTHERLY LINE OF SAID 187.34 ACRE TRACT BEARS SOUTH 78°07'44" EAST, A DISTANCE OF 276.14 FEET;

THENCE, NORTH 78°07'44" WEST ALONG THE COMMON LINE OF SAID 187.34 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK 1, A DISTANCE OF 51.07 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER AND FROM WHICH A 1/2-INCH IRON ROD FOUND WITH A PLASTIC CAP (ILLEGIBLE) FOUND BEARS NORTH 78°07'44" WEST, A DISTANCE OF 165.78 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND THE FOLLOWING:

NORTH 00°05'47" EAST, A DISTANCE OF 696.88 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 44°54'13" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 89°54'13" WEST, A DISTANCE OF 282.08 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1.661 ACRES OR 72,330 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROANOKE 35/114 PARTNERS, L.P. BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS OUTLET BOULEVARD & GOLF VIEW DRIVE RIGHT-OF-WAY, CHAMPIONS CIRCLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE RIGHT-OF-WAY AND EASEMENTS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 7th DAY OF APRIL, 2015.

BY: ROANOKE 35/114 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: ROANOKE 35/114 GENPAR, LLC, ITS GENERAL PARTNER

*William V. Boecker*  
WILLIAM V. BOECKER, MANAGER

STATE OF TEXAS §  
COUNTY OF TARRANT §

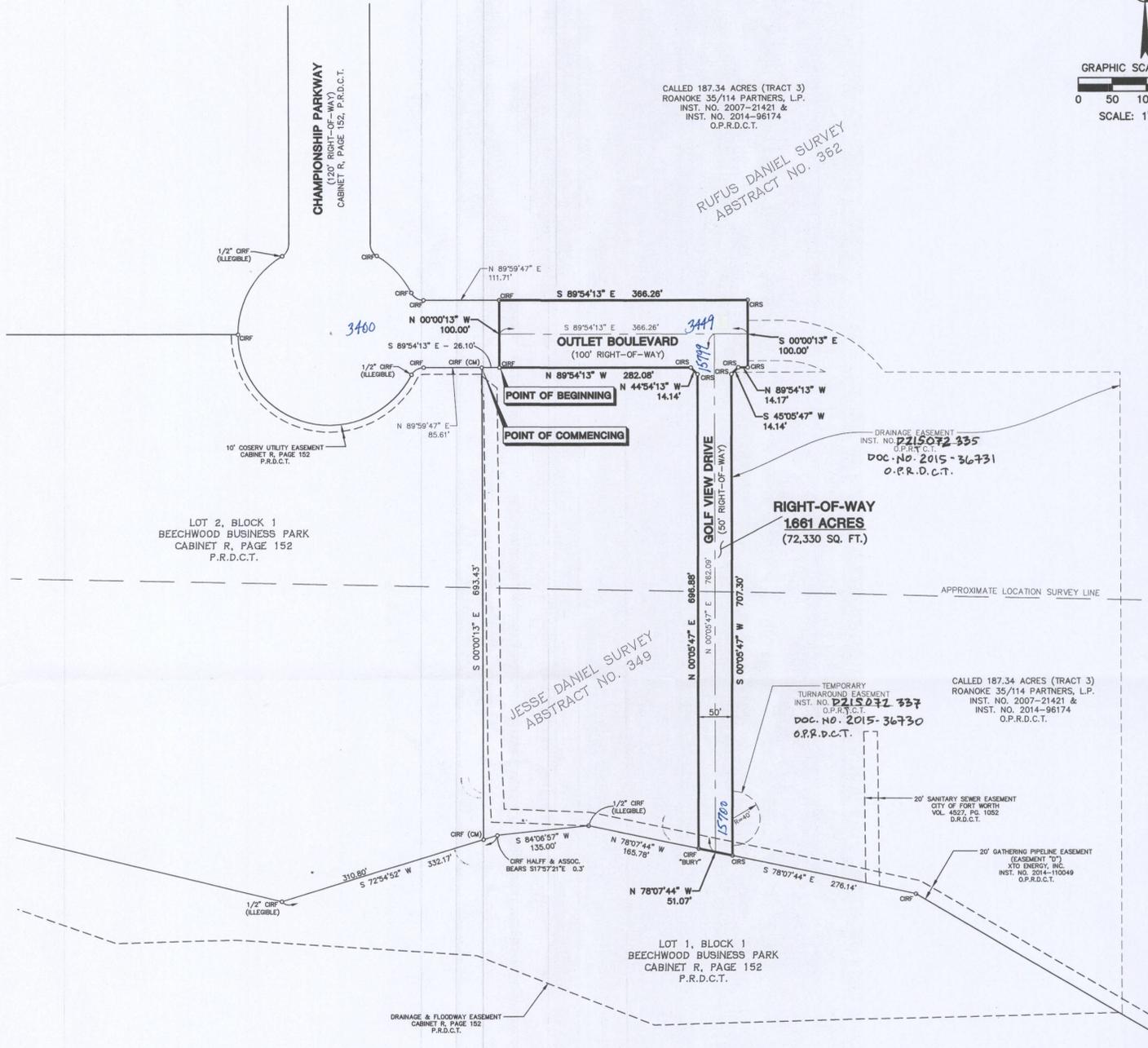
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM V. BOECKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 7th DAY OF April, 2015.

*Janet R. Addy*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 02-27-2018



**LEGEND**

IRF	IRON ROD FOUND
CRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
CRF	1/2-INCH CAPPED IRON ROD FOUND STAMPED "HALF ASSOC. INC." UNLESS OTHERWISE NOTED
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

**LAND USE TABLE**

TOTAL GROSS ACREAGE	1.661 AC.
RIGHT-OF-WAY DEDICATION	1.661 AC.
NET ACREAGE	0.000 AC.
NUMBER OF COMMERCIAL LOTS	0
NUMBER OF NON-COMMERCIAL LOTS	0
NON-COMMERCIAL ACREAGE	0.000 AC.
PRIVATE PARK ACREAGE	0.000 AC.
PUBLIC PARK ACREAGE	0.000 AC.

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

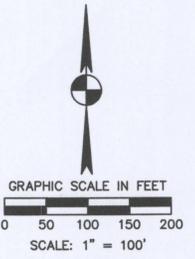
Plat Approval Date: 4/14/2015

By: *Charles P. Roof* Chairman  
By: *Daniel S. Murphy* Secretary



L.T. RSC  
4-14-2015

PRELIMINARY PLAT NO: PP-14-029  
FINAL PLAT NO: FP-14-089



**CITY OF FORT WORTH STANDARD PLAT 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 FILING 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
  - 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.
  - 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.
  - 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.
  - 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."
  - 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 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.
- 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.
  - 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.
- PRIVATE (P.R.V.S) REQUIRED - PRIVATE P.R.V.S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 60 P.S.I.
- PARKWAY PERMITS** - PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NORTH CENTRAL ZONE, NAD83), BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9996716473.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE "X", UNSHADOWED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48121C0095 G, DATED APRIL 18, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD 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.

**SURVEYOR'S CERTIFICATE**

I, MICHAEL J. MURPHY, 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 AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

*Michael J. Murphy*  
MICHAEL J. MURPHY, R.P.L.S.  
TEXAS REGISTRATION NO. 5724  
BURY-DWF, INC.  
5310 HARVEST HILL ROAD, SUITE 100  
DALLAS, TEXAS 75230  
MMURPHY@BURYINC.COM



Filed for Record  
in the official records of  
Denton County

On: Apr 14, 2015 at 03:35P  
in the  
Plat Records  
CHAMPIONS CIRCLE ADDITION  
Doc Number: 2015-139  
No of Pages: 1  
Amount: 50.00  
Receipt Number: 1275327  
By: Timothy Duvel

FPI4-089

**A FINAL PLAT OF  
OUTLET BOULEVARD &  
GOLF VIEW DRIVE RIGHT-OF-WAY  
CHAMPIONS CIRCLE ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
SITUATED IN THE RUFUS DANIEL SURVEY, ABSTRACT NUMBER 362 AND THE  
JESSE DANIEL SURVEY, ABSTRACT NUMBER 349

NOVEMBER 24, 2014

**OWNER/APPLICANT:**  
ROANOKE 35/114 PARTNERS, L.P.  
201 MAIN STREET, SUITE 3100  
FORT WORTH, TEXAS 76102  
(817) 255-5780  
CONTACT: WILLIAM V. BOECKER

**SURVEYOR:**  
BURY-DWF, INC.  
5310 HARVEST HILL  
SUITE 100  
DALLAS, TEXAS 75230  
(972) 991-0011  
CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
TBPLS FIRM NUMBER 10107502