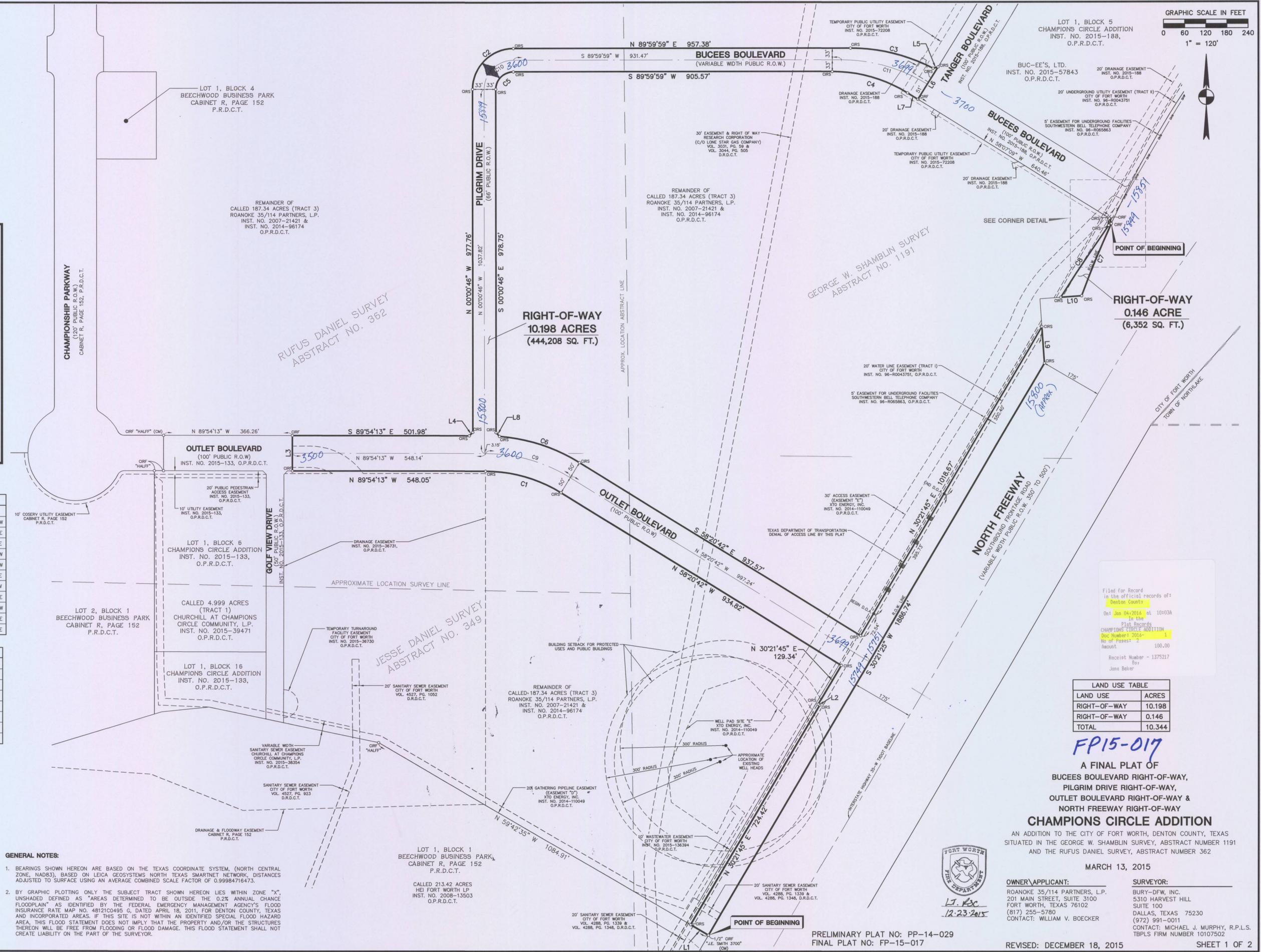


CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	225.83'	410.00'	31°33'31"	222.98'	N74°07'28"W
C2	182.24'	116.00'	90°00'45"	164.07'	N44°59'37"E
C3	243.67'	510.00'	27°22'31"	241.36'	S76°18'45"E
C4	225.43'	400.13'	32°16'48"	222.46'	N73°51'28"W
C5	78.55'	50.00'	90°00'45"	70.72'	S44°59'37"W
C6	241.13'	510.00'	27°05'25"	238.89'	S71°53'25"E
C7	223.06'	2864.79'	4°27'40"	223.01'	S22°17'11"W
C8	246.90'	6536.67'	2°09'51"	246.89'	N33°35'32"E
C9	253.37'	460.00'	31°33'31"	250.18'	N74°07'28"W
C10	130.39'	83.00'	90°00'45"	117.39'	N44°59'37"E
C11	256.89'	461.65'	31°52'58"	253.59'	S74°03'32"E

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N59°42'35"W	58.61'	L8	S43°00'18"E	14.63'
L2	N59°38'15"W	5.00'	L9	S3°58'30"E	103.58'
L3	N0°00'13"W	100.00'	L10	S86°00'37"W	59.57'
L4	N45°02'31"E	14.13'	L11	N1°34'25"W	16.89'
L5	N74°54'35"E	14.62'	L12	N35°06'29"E	3.85'
L6	S31°52'58"W	109.11'	L13	S58°07'09"E	1.56'
L7	N58°07'09"W	34.28'	L14	S16°45'04"E	15.01'

- LEGEND**
- IRF IRON ROD FOUND
  - CRS/CRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET/FOUND
  - CRF "HALFF" 1/2-INCH CAPPED IRON ROD FOUND STAMPED "BURY" 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
  - D.O.A. DENIAL OF ACCESS
  - Denial of Access Line

- 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 0.99984716473.
  - BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE "X", UNSHADED 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. 48121C0495 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.



Filed for Record in the official records of:  
Denton County  
On: Jan 04, 2016 at 10:03A  
In the  
Plat Records  
CHAMPIONS CIRCLE ADDITION  
Doc Number: 2016-1  
No of Pages: 2  
Amount: 100.00  
Receipt Number - 1375217  
By: Jana Baker

LAND USE	ACRES
RIGHT-OF-WAY	10.198
RIGHT-OF-WAY	0.146
<b>TOTAL</b>	<b>10.344</b>

**FP15-017**  
A FINAL PLAT OF  
BUCEES BOULEVARD RIGHT-OF-WAY,  
PILGRIM DRIVE RIGHT-OF-WAY,  
OUTLET BOULEVARD RIGHT-OF-WAY &  
NORTH FREEWAY RIGHT-OF-WAY  
**CHAMPIONS CIRCLE ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
SITUATED IN THE GEORGE W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191  
AND THE RUFUS DANIEL SURVEY, ABSTRACT NUMBER 362  
MARCH 13, 2015

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

PRELIMINARY PLAT NO: PP-14-029  
FINAL PLAT NO: FP-15-017

OWNER'S 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 GEORGE W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191 AND THE RUFUS DANIEL SURVEY, ABSTRACT NUMBER 362, CITY OF FORT WORTH, DENTON COUNTY, TEXAS...

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "J.E. SMITH 3700" FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 187.34 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1 OF BEECHWOOD BUSINESS PARK...

THENCE, NORTH 59'42'35" WEST, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35-W, ALONG THE COMMON LINE OF SAID 187.34 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK 1, A DISTANCE OF 58.61 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND THE FOLLOWING SIX (6) CALLS;

- 1. NORTH 30'21'45" EAST, A DISTANCE OF 724.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
2. NORTH 59'38'15" WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
3. NORTH 30'21'45" EAST, A DISTANCE OF 129.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
4. NORTH 58'20'42" WEST, A DISTANCE OF 934.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET;
5. NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31'33'31", FOR AN ARC LENGTH OF 225.83 FEET, A CHORD BEARING OF NORTH 74'07'28" WEST AND A CHORD DISTANCE OF 222.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;
6. NORTH 89'54'13" WEST, A DISTANCE OF 548.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" FOUND FOR THE SOUTH END OF THE EAST TERMINUS LINE OF OUTLET BOULEVARD (100-FOOT PUBLIC RIGHT-OF-WAY) DEDICATED BY PLAT RECORDED IN INSTRUMENT NUMBER 2015-133, O.P.R.D.C.T.;

THENCE, NORTH 00'00'13" WEST, ALONG SAID TERMINUS LINE A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID TERMINUS LINE AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALF" FOUND IN THE NORTH LINE OF A 100-FOOT RIGHT-OF-WAY DEDICATED BY BEECHWOOD BUSINESS PARK, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN CABINET R, PAGE 152, P.R.D.C.T., BEARS NORTH 89'54'13" WEST, A DISTANCE OF 366.26 FEET;

THENCE, DEPARTING SAID TERMINUS LINE, CONTINUING OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND THE FOLLOWING SEVEN (7) CALLS;

- 1. SOUTH 89'54'13" EAST, A DISTANCE OF 501.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
2. NORTH 45'02'31" EAST, A DISTANCE OF 14.13 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
3. NORTH 00'00'46" WEST, A DISTANCE OF 977.76 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 116.00 FEET;
4. NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90'00'45", FOR AN ARC LENGTH OF 182.24 FEET, A CHORD BEARING OF NORTH 44'59'37" EAST AND A CHORD DISTANCE OF 164.07 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;
5. NORTH 89'59'59" EAST, A DISTANCE OF 957.38 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET;
6. SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27'22'31", FOR AN ARC LENGTH OF 243.67 FEET, A CHORD BEARING OF SOUTH 76'18'45" EAST AND A CHORD DISTANCE OF 241.36 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
7. NORTH 74'54'35" EAST, A DISTANCE OF 14.62 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TANGER BOULEVARD (100-FOOT PUBLIC RIGHT-OF-WAY) DEDICATED BY CHAMPIONS CIRCLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2015-188, O.P.R.D.C.T.;

THENCE, SOUTH 31'52'58" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TANGER BOULEVARD, A DISTANCE OF 109.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" FOUND FOR THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TANGER BOULEVARD WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCEES BOULEVARD (100-FOOT PUBLIC RIGHT-OF-WAY) DEDICATED BY SAID CHAMPIONS CIRCLE ADDITION;

THENCE, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TANGER BOULEVARD, CONTINUING OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND THE FOLLOWING NINE (9) CALLS;

- 1. NORTH 58'07'09" WEST, A DISTANCE OF 34.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 32'16'56" WEST, A DISTANCE OF 400.13 FEET;
2. NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32'16'48", FOR AN ARC LENGTH OF 225.43 FEET, A CHORD BEARING OF NORTH 73'51'28" WEST AND A CHORD DISTANCE OF 222.46 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
3. SOUTH 89'59'59" WEST, A DISTANCE OF 905.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;
4. SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90'00'45", FOR AN ARC LENGTH OF 78.55 FEET, A CHORD BEARING OF SOUTH 44'59'37" WEST AND A CHORD DISTANCE OF 70.72 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;
5. SOUTH 00'00'46" EAST, A DISTANCE OF 978.75 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
6. SOUTH 43'00'18" EAST, A DISTANCE OF 14.63 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 04'33'53" WEST, A DISTANCE OF 510.00 FEET;
7. SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27'05'25", FOR AN ARC LENGTH OF 241.13 FEET, A CHORD BEARING OF SOUTH 71'53'25" EAST AND A CHORD DISTANCE OF 238.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;
8. SOUTH 58'20'42" EAST, A DISTANCE OF 937.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
9. NORTH 30'21'45" EAST, A DISTANCE OF 1,018.67 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER IN THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-W;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35-W, THE FOLLOWING TWO (2) CALLS;

- 1. SOUTH 03'58'30" EAST, A DISTANCE OF 103.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
2. SOUTH 30'21'25" WEST, A DISTANCE OF 1,886.74 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 10,198 ACRES OR 444,208 SQUARE FEET OF LAND.

OWNER'S 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 GEORGE W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191, CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER 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 INSTRUMENT NUMBER 2014-96174, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUCEES BOULEVARD (100-FOOT PUBLIC RIGHT-OF-WAY) DEDICATED BY CHAMPIONS CIRCLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2015-188, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-W (ALSO KNOWN AS NORTH FREEWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 65'28'59" EAST, A DISTANCE OF 2,864.79 FEET;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35-W THE FOLLOWING TWO (2) CALLS;

- 1. SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04'27'40", FOR AN ARC LENGTH OF 223.06 FEET, A CHORD BEARING OF SOUTH 22'17'11" WEST AND A CHORD DISTANCE OF 223.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR AN ANGLE POINT;
2. SOUTH 86'00'37" WEST, A DISTANCE OF 59.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 57'29'23" EAST, A DISTANCE OF 6,536.67 FEET;

THENCE, DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35-W, OVER AND ACROSS SAID 187.34 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) CALLS;

- 1. NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02'09'51", FOR AN ARC LENGTH OF 246.90 FEET, A CHORD BEARING OF NORTH 33'35'32" EAST AND A CHORD DISTANCE OF 246.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER;
2. NORTH 01'34'25" WEST, A DISTANCE OF 16.89 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR AN ANGLE POINT;
3. NORTH 35'06'29" EAST, A DISTANCE OF 3.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BURY" SET FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUCEES BOULEVARD;

THENCE, SOUTH 58'07'09" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BUCEES BOULEVARD, A DISTANCE OF 1.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

THENCE, SOUTH 16'45'04" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.146 ACRES OR 6,352 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 BUCEES BOULEVARD, PILGRIM DRIVE, OUTLET BOULEVARD & NORTH FREEWAY RIGHT-OF-WAY, CHAMPIONS CIRCLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE RIGHT-OF-WAY AND EASEMENTS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 18th DAY OF December, 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 18th DAY OF December, 2015.

Notary Public signature and name



CITY OF FORT WORTH STANDARD PLAT NOTES:

- 1. 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 II 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.
2. 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.
3. 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.
4. 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.
5. 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. 8-FOOT SIDEWALKS ARE REQUIRED ADJACENT TO THE 66-FOOT RIGHT-OF-WAY SECTIONS OF BUCEES BOULEVARD AND PILGRIM DRIVE.
6. 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.
7. 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.
8. 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.
9. PRIVATE (P.R.VS) REQUIRED - PRIVATE P.R.VS WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
10. 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

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 PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

Signature and date 12/18/15

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



Filed for Record in the official records of Denton County
On: Jan 04, 2016 at 10:10:38
In the Plat Records
CHAMPIONS CIRCLE ADDITION
Doc Number: 2016-1
No of Pages: 2
Amount: 100.00
Receipt Number - 1375217
By: Jana Baker



L.T. Bee
12-23-2015

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: 12/23/2015
By: Donald R. Brown, Chairman
By: Dana Bughoff, Secretary

PRELIMINARY PLAT NO: PP-14-029
FINAL PLAT NO: FP-15-017

A FINAL PLAT OF
BUCEES BOULEVARD RIGHT-OF-WAY,
PILGRIM DRIVE RIGHT-OF-WAY,
OUTLET BOULEVARD RIGHT-OF-WAY &
NORTH FREEWAY RIGHT-OF-WAY
CHAMPIONS CIRCLE ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS
SITUATED IN THE GEORGE W. SHAMBLIN SURVEY, ABSTRACT NUMBER 1191
AND THE RUFUS DANIEL SURVEY, ABSTRACT NUMBER 362
MARCH 13, 2015

OWNER/APPLICANT: ROANOKE 35/114 PARTNERS, L.P.
SURVEYOR: BURY-DFW, INC.
201 MAIN STREET, SUITE 3100
FORT WORTH, TEXAS 76102
(817) 255-5780
CONTACT: WILLIAM V. BOECKER
BURY-DFW, INC.
5310 HARVEST HILL
SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011
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TBPLS FIRM NUMBER 10107502

REVISED: DECEMBER 18, 2015 SHEET 2 OF 2