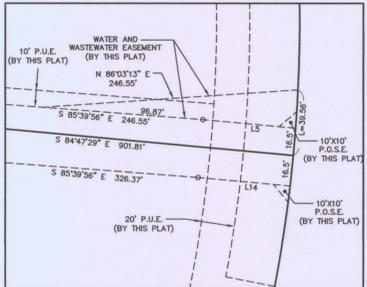


**ADDRESS ASSIGNMENTS**  
 MULTIPLE ADDRESSES ARE TENTATIVELY ASSIGNED DEPENDING ON WHICH WAY FUTURE STRUCTURES WILL FACE. YOU DO NOT SIMPLY CHOOSE THE ADDRESS YOU PREFER. YOU SHALL USE THE ONE ADDRESS ON THE STREET THE FRONT DOOR FACES AND DISREGARD THE OTHERS. DO NOT SELF-ASSIGN ANY ADDRESS OR SUITE NUMBER!! CONTACT THE FIRE DEPARTMENT FOR MORE INFO.



INSET DETAIL (NOT TO SCALE)



JAM  
08-0416

1612-080-1

FP15-080



VICINITY MAP (NOT TO SCALE) MAPSCO 643-Q

**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS  
 THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.  
 Plot Approval Date: 8/4/2016  
 By: Mary Elliott Chairman  
 By: \_\_\_\_\_ Secretary

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S46°09'12"E	14.07'	L12	S84°50'10"E	522.82'
L2	S74°54'35"W	14.62'	L13	S85°39'56"E	326.37'
L3	N89°57'57"W	17.50'	L14	S84°48'52"E	55.61'
L4	N0°00'00"E	23.50'	L15	S8°44'25"W	90.05'
L5	N84°47'29"W	56.02'	L16	S0°50'58"E	155.84'
L6	N85°39'56"W	326.38'	L17	S79°02'27"E	30.00'
L7	N84°50'10"W	524.14'	L18	N79°02'27"W	30.00'
L8	N89°57'57"W	462.93'	L19	S31°52'58"W	247.76'
L9	N0°00'00"W	207.30'	L20	N31°52'58"E	250.54'
L10	S0°00'00"E	259.66'	L21	N0°50'58"W	157.52'
L11	S89°57'57"E	496.33'	L22	N8°44'25"E	88.15'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	14.55'	27.48'	30°20'42"	14.38	S15°09'57"W
C2	27.48'	17.50'	89°57'57"	24.74	S44°58'59"E
C3	14.72'	27.50'	30°40'09"	14.55	N15°20'05"W
C4	168.12'	840.00'	11°28'03"	167.84	S04°53'04"W
C5	301.75'	840.00'	20°34'57"	300.13	S21°35'29"W
C6	468.45'	820.00'	32°43'56"	462.11	N15°31'00"E

- LEGEND**
- ORIS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
  - ORF 1/2-INCH CAPPED IRON ROD STAMPED "HALF ASSOC. INC" FOUND (UNLESS NOTED OTHERWISE)
  - 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
  - P.O.S.E. PUBLIC OPEN SPACE EASEMENT
  - W.E. WATER EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - APPROVED TxDOT DRIVEWAY LOCATIONS

Filed for Record in the Official Records of: Denton County  
 On: 8/5/2016 12:16:13 PM  
 In the PLAT RECORDS CHAMPIONS CIRCLE ADDITION  
 Doc Number: 2016-2082  
 Number of Pages: 2  
 Amount: 100.00  
 Order#: 20160805000343  
 By: SP

LAND USE TABLE		
LAND USE	LOTS	ACRES
RETAIL LOT	9	28.095
RIGHT-OF-WAY		0.000
<b>TOTAL</b>		<b>28.095</b>

PRELIMINARY PLAT NO: PP-14-029  
 FINAL PLAT NO: FP-15-080

**A FINAL PLAT OF LOTS 8-16, BLOCK 3 CHAMPIONS CIRCLE ADDITION**

BEING A PORTION OF A CALLED 54.738 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. SHAMBLIN SURVEY, ABSTRACT NO. 1191, AND THE RUFUS DANIEL SURVEY, ABSTRACT NO. 362 CITY OF FORT WORTH, DENTON COUNTY, TEXAS

2016-2082 AUGUST 4, 2015 08/05/16

**OWNER/APPLICANT:**  
 LRIC CHAMPIONS CENTER, LP  
 4311 OAK LAWN, SUITE 370  
 DALLAS, TEXAS 75219  
 (214) 307-1000  
 CONTACT: STEVE LIPSCOMB

**SURVEYOR:**  
 STANTEC CONSULTING SERVICES, INC.  
 5310 HARVEST HILL, SUITE 100  
 DALLAS, TEXAS 75230  
 (972) 991-0011  
 CONTACT: MICHAEL J. MURPHY,  
 R.P.L.S. TBPLS FIRM NUMBER 10194229

REVISED: JULY 14, 2016

SHEET 1 OF 2

S:\SUR\0111915 Roanoke 35\30002 LRIC\1191502-FPL.dwg modified by mmurphy on Jul 28, 16 8:23 AM

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **LRIC CHAMPIONS CENTER, LP**, IS THE OWNER OF A 28.095 ACRE 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 AND BEING A PORTION OF A CALLED 54.738 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH RESERVATION OF REPURCHASE OPTION TO LRIC CHAMPIONS CENTER, LP, RECORDED IN INSTRUMENT NUMBER 2016-48531, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.); SAID 28.095 ACRE TRACT 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 MOST NORTHERLY NORTHEAST CORNER OF SAID 54.738 ACRE TRACT OF LAND, SAME BEING THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114 (ALSO KNOWN AS HIGHWAY 114, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF TANGER BOULEVARD (100-FOOT WIDE PUBLIC RIGHT-OF-WAY) INSTRUMENT NUMBER 2015-188, O.P.R.D.C.T.;

THENCE, SOUTH 46°09'12" EAST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114 ALONG SAID CORNER CLIP, A DISTANCE OF 14.07 FEET TO A TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTH END OF SAID CORNER CLIP;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TANGER BOULEVARD THE FOLLOWING THREE (3) CALLS:

1. SOUTH 00°50'58" EAST, A DISTANCE OF 234.79 FEET TO A TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 870.00 FEET;
2. SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°43'56" FOR AN ARC LENGTH OF 497.02 FEET, A CHORD BEARING OF SOUTH 15°31'00" WEST AND A CHORD DISTANCE OF 490.29 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF TANGENCY;
3. SOUTH 31°52'58" WEST, A DISTANCE OF 235.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID TANGER BOULEVARD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BUCEES BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) INSTRUMENT NUMBER 2015-188 AND 2015-1, O.P.R.D.C.T.;

THENCE, SOUTH 74°54'35" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.62 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE WEST END OF SAID CORNER CLIP SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 54.738 ACRE TRACT OF LAND AND ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 27°22'30" WEST, A DISTANCE OF 510.00 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID 54.738 ACRE TRACT OF LAND AND THE NORTH RIGHT-OF-WAY LINE OF SAID BUCEES BOULEVARD, THE FOLLOWING TWO (2) CALLS:

1. NORTHWESTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°22'31" FOR AN ARC LENGTH OF 243.67 FEET, A CHORD BEARING OF NORTH 76°18'45" WEST AND A CHORD DISTANCE OF 241.36 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;
2. SOUTH 89°59'59" WEST, A DISTANCE OF 899.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BUCEES BOULEVARD, OVER AND ACROSS SAID 54.738 ACRES THE FOLLOWING FIVE (5) CALLS:

1. NORTH 00°00'00" EAST, A DISTANCE OF 582.95 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
2. NORTH 59°57'57" WEST, A DISTANCE OF 17.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
3. NORTH 00°00'00" EAST, A DISTANCE OF 4.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
4. NORTH 59°57'57" WEST, A DISTANCE OF 222.46 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
5. NORTH 00°00'00" WEST, A DISTANCE OF 250.25 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE NORTH LINE OF SAID 54.738 ACRES AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114;

THENCE, ALONG THE NORTH LINE OF SAID 54.738 ACRES AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114 THE FOLLOWING TWO (2) CALLS:

1. SOUTH 89°56'59" EAST A DISTANCE OF 1,028.56 FEET TO A 5/8-INCH IRON ROD WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MON. NO." FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 00°03'01" EAST, A DISTANCE OF 23,038.31 FEET;
2. NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°29'44" FOR AN ARC LENGTH OF 601.35 FEET, A CHORD BEARING OF NORTH 89°18'11" EAST AND A CHORD DISTANCE OF 601.33 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 28.095 ACRES OR 1,223,818 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **LRIC CHAMPIONS CENTER, LP**, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOTS 8-16, BLOCK 3, CHAMPIONS CIRCLE ADDITION**, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS UNDER MY HAND THIS THE 14<sup>th</sup> DAY OF July, 2016.

BY: **LRIC CHAMPIONS CENTER, LP**

*Steve Lipscomb*  
STEVE LIPSCOMB, PRINCIPAL

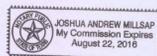
STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE LIPSCOMB, 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 THE 14<sup>th</sup> DAY OF July, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/22/16



**GENERAL NOTES**

1. 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 ~~0.9999716473~~ **0.999844395**
2. 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.

**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."
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.  
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.
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.V.S) REQUIRED** - PRIVATE P.R.V.S WILL BE REQUIRED, 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.

*Michael J. Murphy* 7/14/16 DATE  
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: 8/5/2016 12:16:13 PM  
In the PLAT Records  
CHAMPIONS CIRCLE ADDITION  
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**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:

By: *Annella Brown* 8/4/2016  
Chairman

By: *Mary Elliott*  
Secretary

**A FINAL PLAT OF  
LOTS 8-16, BLOCK 3  
CHAMPIONS CIRCLE ADDITION**  
BEING A PORTION OF A CALLED 54.738 ACRE TRACT OF LAND  
SITUATED IN THE GEORGE W. SHAMBLIN SURVEY, ABSTRACT NO. 1191,  
AND THE RUFUS DANIEL SURVEY, ABSTRACT NO. 362  
CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
AUGUST 4, 2015

**OWNER/APPLICANT:**  
LRIC CHAMPIONS CENTER, LP  
4311 OAK LAWN, SUITE 370  
DALLAS, TEXAS 75219  
(214) 307-1000  
CONTACT: STEVE LIPSCOMB

**SURVEYOR:**  
STANTEC CONSULTING SERVICES, INC.  
5310 HARVEST HILL, SUITE 100  
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CONTACT: MICHAEL J. MURPHY,  
R.P.L.S. TBPLS FIRM NUMBER 10194229

PRELIMINARY PLAT NO: PP-14-029  
FINAL PLAT NO: FP-15-080

REVISED: JULY 14, 2016

SHEET 2 OF 2