

State of Texas
County of Tarrant

Whereas Chapel Creek Fellowship, being the sole owner of a certain 6.070 acres tract of land, being all of Lot B, Block 1, Tejas Trail Addition, as recorded in Volume 388-69, Page 9, Plat Records, Tarrant County, Texas and being a portion of Lot A2, Block 1, Tejas Trail Addition, as recorded in Volume 388-137, Page 22, Plat Records, Tarrant County, Texas; being all of that certain tract conveyed to Folse in Volume 14629, Page 265, Real Property Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

(The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet)

BEGINNING at a found 1/2" iron rod, in the west line of Zuni Trail, at the easterly northeast corner of said Lot B, at the southeast corner of Lot 96, Block 1, Tejas Trails Addition, as recorded in D205205596, Plat Records, Tarrant County, Texas, for the easterly northeast and beginning corner of this tract.

THENCE S 40°48'25" W 274.52 feet, along the east line of said Lot B, to a found 5/8" capped iron rod, at the intersection of said west line of Zuni Trail and the north line of White Settlement Road, for the southeast corner of this tract.

THENCE along said north line of White Settlement Road as follows:
N 61°37'40" W 84.50 feet, to a found 5/8" iron rod, for a corner of this tract.
Along the arc of a curve to the left, having a radius of 3056.73 feet, an arc length of 532.45 feet, and whose chord bears N 66°45'43" W 531.77 feet, to a found 5/8" iron rod, for a corner of this tract.
N 71°41'25" W 13.45 feet, to a found 5/8" iron rod, for the southwest corner of this tract.

THENCE N 02°30'33" W 367.35 feet, to a 5/8" iron rod, at a corner of Lot A4, Block 1, Tejas Trail Addition, as recorded in Plat Cabinet B, Slide 3069, Plat Records, Tarrant County, Texas, for the westerly northwest corner of this tract.

THENCE N 69°06'46" E 139.49 feet, to a found 5/8" iron rod, at a corner of said Lot A4 and in the south line of Chuck Wagon Trail, for the northerly northwest corner of this tract.

THENCE along said south line of Chuck Wagon Trail as follows:
S 26°02'33" E 15.05 feet, to a found 5/8" capped iron rod, for a corner of this tract.
Along the arc of a curve to the left, having a radius of 256.76 feet, an arc length of 275.22 feet, and whose chord bears S 58°14'24" E 262.23 feet, to a found 5/8" capped iron rod, for a corner of this tract.
Along the arc of a curve to the left, having a radius of 120.22 feet, an arc length of 57.83 feet, and whose chord bears N 76°33'49" E 57.28 feet, to a found 5/8" iron rod, at a corner of that certain tract conveyed to Chancellor in D222243925, for the northerly northeast corner of this tract.

THENCE S 06°16'31" W 61.68 feet, along the west line of said Chancellor tract, to a found 5/8" capped iron rod, for a corner of this tract.

THENCE S 68°13'15" E 208.03 feet, along the south line of said Chancellor tract, to a set "X" cut, at the southeast corner of said Chancellor tract, same being a corner of said Lot B, and in the west line of said Lot 96, for a corner of this tract.

THENCE S 40°46'43" W 31.20 feet, to a found "X" cut, at the southwest corner of said Lot 96.

THENCE S 49°20'55" E 249.85 feet, along the south line of said Lot 96, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2212029-RP
Field Date: March 28, 2023
Revised Date: November 22, 2024



Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
- Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
- according to the F.I.R.M. Community Panel 48439C045K, dated 9/24/2009, for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.
- 2) All property corners are found 5/8" iron rods, and all drainage easement corners are set 60D nails, unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
- 5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e., architectural control committees, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
- 6) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.
- 7) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 8) P.O.S.E. = Public Open Space Easement
- 9) Minimum Finished Floor Elevation of 794.40 feet (as shown) and 0.621 acres drainage easement (as shown), were provided by MB Engineering, LLC (Texas Registered Firm No. F-23480).

FS-23-234

Land Use Table	
Total Gross Acreage:	6.070 Acres
Number of Residential Lots:	N/A
Number of Non-Residential Lots:	1
Non-Residential Acreage:	6.070 Acres
Residential Acreage:	N/A
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	N/A

FORT WORTH
FIRE DEPARTMENT

L.T.A. Thornton
L.T.A. Thornton (No. 11, 2025, 26360 CST)
Feb 12, 2025

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St.
Weatherford, TX 76086
weatherford@txsurveying.com

Owner:
Chapel Creek Fellowship
(Keith Day - Executive Pastor)
501 Academy Blvd, Suite A
Fort Worth, TX 76108

1" = 80'

City of Fort Worth Case No. FS-23-234

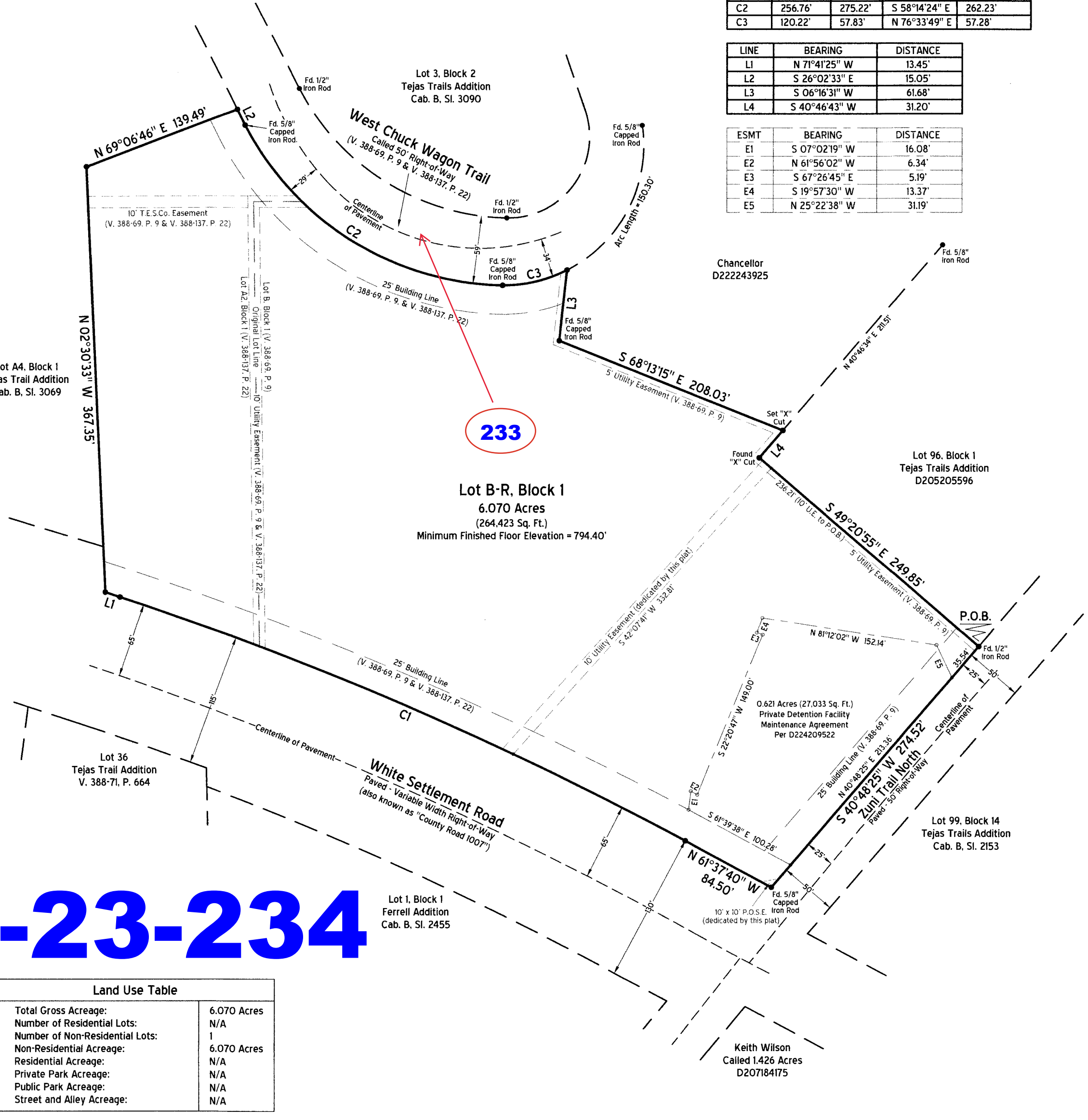
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: _____

Donald R. Bovee
Donald R. Bovee (Feb 11, 2025, 26360 CST) Feb 11, 2025
CHAIRMAN

Derek Hull
Derek Hull (Feb 12, 2025, 09:29 CST)
SECRETARY



CURVE	RADIUS	ARC	CHORD	CHORD
C1	3056.73'	532.45'	N 66°45'43" W	531.77'
C2	256.76'	275.22'	S 58°14'24" E	262.23'
C3	120.22'	57.83'	N 76°33'49" E	57.28'

LINE	BEARING	DISTANCE
L1	N 71°41'25" W	13.45'
L2	S 26°02'33" E	15.05'
L3	S 06°16'31" W	61.68'
L4	S 40°46'43" W	31.20'

ESMT	BEARING	DISTANCE
E1	S 07°02'19" W	16.08'
E2	N 61°56'02" W	6.34'
E3	S 67°26'45" E	5.19'
E4	S 19°57'30" W	13.37'
E5	N 25°22'38" W	31.19'

City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat. 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 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 their respective systems without the necessity 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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II 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.

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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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 approved 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, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Parkway Improvements:
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Water and Sewer:
Private pressure release valves will be required; water pressure exceeds 80 P.S.I. Water to be provided by the City of Fort Worth. Sewer to be served by Private Individual Disposal System.

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 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 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 floor elevation resulting from ultimate development of the watershed.

Now, Therefore, Know All Men By These Presents:

that Chapel Creek Fellowship, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot B-R, Block 1, Tejas Trail Addition, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness my hand, this 24 day of January, 2025.

By: *Keith Day*
Chapel Creek Fellowship
Keith Day (Executive Pastor)

State of Texas
County of Parker

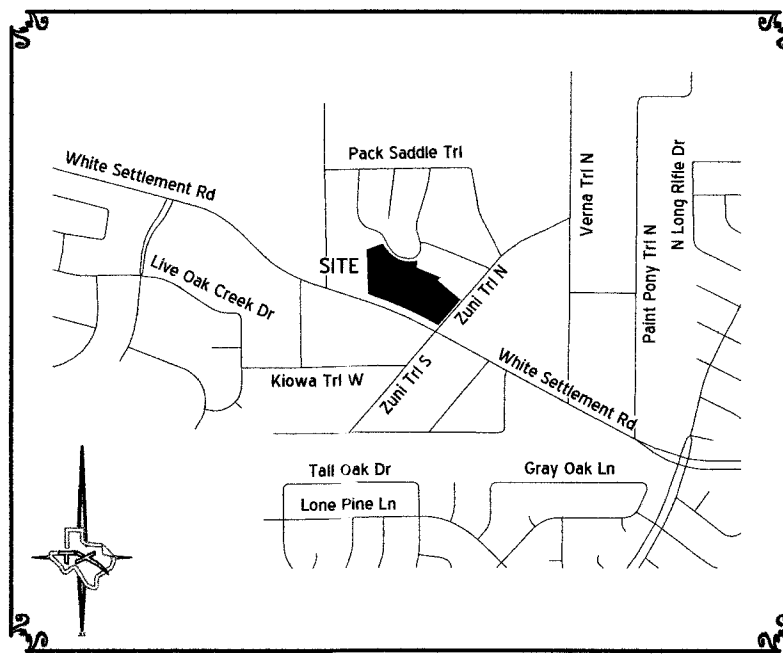
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Keith Day*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of January, 2025.

Jaime Godi
Notary Public in and for the State of Texas

JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773

Vicinity Map (not to scale)



Final Plat
Lot B-R, Block 1
Tejas Trail Addition
an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 6.070 acres replat of a portion of Lot A2, Block 1 and all of Lot B, Block 1, Tejas Trail Addition, according to the plats recorded in Volume 388-69, Page 9 and Volume 388-137, Page 22, Plat Records, Tarrant County, Texas

January 2025

TEXAS SURVEYING & ENGINEERING
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586