

- BHB..... 5/8" Capped Iron Rod Marked "BHB INC" Found D.R.T.C.T..... Deed Records, Tarrant County, Texas
- IRF..... Iron Rod Found
- IRS..... 5/8" Capped Iron Rod Marked "BHB INC" Set O.P.R.T.C.T. Official Public Records, Tarrant County, Texas
- P.R.T.C.T..... Plat Records, Tarrant County, Texas

METES & BOUNDS

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, INDEPENDENT BAPTIST FELLOWSHIP INTERNATIONAL, is the owner of 8.025 acres of land situated in the Cyrus K. Gleason Survey, Abstract Number S59, City of Fort Worth, Tarrant County, Texas and being all of a tract of land described by deed to Independent Baptist Fellowship International, as recorded in Document Number D223153135, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch iron rod for the southeast corner of said Independent Baptist Fellowship International tract and being on the west right-of-way line of Chapel Creek Boulevard (a 120-foot public right-of-way), same being the northeast corner of Block 18, Chapel Creek Ranch Phase 1-B, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-211, Page 97, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 85°22'54" West, departing said west right-of-way line, and with the common line of said Independent Baptist Fellowship International tract and said Chapel Creek Ranch Phase 1-B, a distance of 1,050.61 feet to a 5/8-inch iron rod found for the southwest corner of said Independent Baptist Fellowship International tract, same being the northwest corner of Lot 23, Block 18, of said Chapel Creek Ranch Addition Phase 1-B;

THENCE North 06°22'55" West, with the common line of said Independent Baptist Fellowship International tract and said Chapel Creek Ranch Phase 1-B, passing a distance of 125.63 feet for the northeast corner of Lot 13 of said Chapel Creek Ranch Phase 1-B, same being the southeast corner of Lot 11R, of Chapel Creek Ranch Lots 5R-11R, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Volume 388-218, Page 84 (P.R.T.C.T.), and continuing for a total distance of 338.73 feet to a found 5/8-inch capped iron rod marked "BHB INC" for the southwest corner of a tract of land described to Longvue Baptist Church, as recorded in Document Number D223107084 (O.P.R.T.C.T.);

THENCE South 89°38'53" East, with the common line of said Independent Baptist Fellowship International tract and said Longvue Baptist Church tract, at 371.54 feet passing a found 1/2-inch iron rod for the southeast corner of said Longvue Baptist Church tract and also being the southwest corner of a tract of land described to Chapel Creek, LP, as recorded in Document Number D206035762, Deed Records, Tarrant County, Texas (D.R.D.C.T.), a now continuing with the common line of said Independent Baptist Fellowship International tract and said Chapel Creek LP tract, for a total distance of 762.00 feet to a found 5/8-inch iron rod for the southeast corner of said Chapel Creek LP tract;

THENCE North 00°21'07" East, with the common line of said Independent Baptist Fellowship International tract and said Chapel Creek LP tract, a distance of 118.99 feet to a found 5/8-inch capped iron rod marked "BHB INC" for the southwest corner of a tract of land described by deed to Westland Texas Investments, LLC, as recorded in Document Number D222152034 (O.P.R.T.C.T.);

THENCE South 89°38'53" East, with the common line of said Independent Baptist Fellowship International tract and said Westland tract, a distance of 323.40 feet to a found 5/8-inch capped iron rod marked "BHB INC" for corner and being on the west right-of-way line of aforementioned Chapel Creek Boulevard;

THENCE South 00°11'51" West, with the west right-of-way line of said Chapel Creek Boulevard, a distance of 364.36 feet to the POINT OF BEGINNING and containing 349,553 square feet or 8.025 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT INDEPENDENT BAPTIST FELLOWSHIP INTERNATIONAL, does hereby adopt this plat as:

Lot 2, Block A
OLD WEATHERFORD RD. COMMERCIAL

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this 13 day of May, 2025.

By: Eric Crawford
SIGNATURE

Eric Crawford
PRINT NAME

President
TITLE

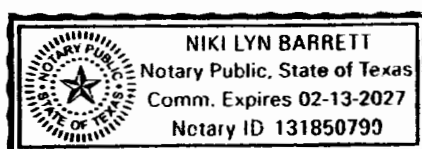
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Eric Crawford, 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 purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13 day of May, 2025.

Notary Public in and for
the State of Texas

2-13-2027
My commission expires



GENERAL NOTES

- All bearings and coordinates refer to the Texas Coordinate System, NAD83, North Central Zone - 4202, as established the AllTerra RTKNet Cooperative Network.
- Vertical Datum established using GPS technology in conjunction with the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using the AllTerra RTKNet Cooperative Network.
- All distances shown are at ground.
- The use of the word "certify" or "certificate" used hereon constitutes and expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this 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 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.

P.R.V. Required

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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 I of me current impact fee ordinance. 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.

Flood Plain/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 Note

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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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.

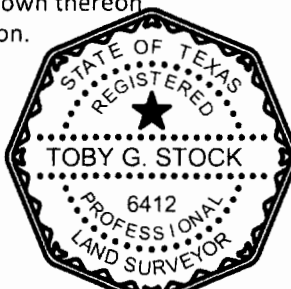
FLOOD ZONE NOTE

By scale location of FEMA Firm Map No. 48439C0260K, revised date September 25, 2009, the subject property lies within Zone X (Unshaded) - Areas Determined to be Outside the 0.2% Annual Chance Floodplain.

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property set under my personal supervision.

Toby G. Stock
State of Texas Registered Professional Land Surveyor
No. 6412
Date: May 7, 2025



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

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.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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.

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".

Transportation Impact Fee

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 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.

Line Table		
Line #	Direction	Length
L1	N5°50'05"W	45.06
L2	N82°07'25"E	181.02
L3	N57°55'20"E	19.47
L4	N33°50'51"E	37.45
L5	N25°19'39"E	55.74
L6	N16°35'56"E	33.03
L7	N7°48'55"E	51.48
L8	N4°23'55"E	26.08
L9	N2°23'09"E	24.02
L10	N6°20'25"E	18.11
L11	N4°53'06"E	11.74
L12	S89°38'53"E	54.00
L13	S0°00'00"E	23.65
L14	S3°43'53"W	46.10
L15	S5°29'59"W	83.47
L16	S14°02'10"W	5.74

Line Table		
Line #	Direction	Length
L17	S16°51'50"W	11.53
L18	S19°48'17"W	35.36
L19	S19°58'59"W	11.70
L20	S23°11'55"W	22.85
L21	S25°40'16"W	6.76
L22	S79°32'54"E	95.34
L23	S9°13'53"E	36.20
L24	N89°38'53"W	11.33
L25	S3°38'31"W	159.76
L26	S24°21'38"W	140.67
L27	N87°27'33"E	131.51
L28	S0°40'38"W	12.39
L29	S85°22'54"W	72.49
L30	S87°27'33"W	82.80
L31	N24°21'38"E	162.36
L32	N3°38'31"E	156.16

Line Table		
Line #	Direction	Length
L33	S89°38'53"E	15.02
L34	S89°38'53"E	88.97
L35	S6°48'36"W	15.10
L36	N89°38'53"W	91.30
L37	N59°38'53"W	30.00
L38	N89°38'53"W	30.00
L39	N89°38'53"W	21.92
L40	S71°23'54"E	71.41
L41	N6°56'56"E	4.25
L42	S83°03'04"E	70.08
L43	S6°48'36"W	30.00
L44	N83°03'04"W	70.15
L45	N6°56'56"E	10.44
L46	N71°23'54"W	98.60
L47	N51°00'57"W	10.73
L48	S89°38'53"E	35.96

LOT 2, BLOCK A
349553 Sq.Ft.
8.025 Ac

INDEPENDENT BAPTIST FELLOWSHIP INTERNATIONAL
DOC. NO. D223153135
O.P.R.T.C.T.

MIN. FF. = 848.45'

A REMAINDER OF
WESTLAND TEXAS INVESTMENTS, LLC.,
DOC. NO. D222152034
O.R.T.C.T.

2032

CHAPEL CREEK BLVD.
(A 120' PUBLIC RIGHT-OF-WAY)

POB

COOL SPRING DR.
(A 50' PUBLIC RIGHT-OF-WAY)

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 06/25/2025

By: Dutton Harrell for Don Beren

Chairman

By: Dutton Harrell for Don Beren

Secretary



Eng. D. Hood & Co., Inc.

FS-24-046

FINAL PLAT

LOT 2, BLOCK A

OLD WEATHERFORD RD. COMMERCIAL

A 8.025 ACRE ADDITION TO THE CITY OF FORT WORTH,

TARRANT COUNTY, TEXAS

SITUATED IN THE CYRUS GLEASON SURVEY,

ABSTRACT NO. S59

DATE OF PREPARATION:

MAY 2025

This address is assigned to the lot. Due to the size of the lot, it may or may not be appropriate as a building address. For building addresses, please submit a site plan to addressing@fortworthtexas.gov

FINAL PLAT CASE NUMBER FS-24-046

THIS PLAT RECORDED IN DOCUMENT NUMBER

DATE