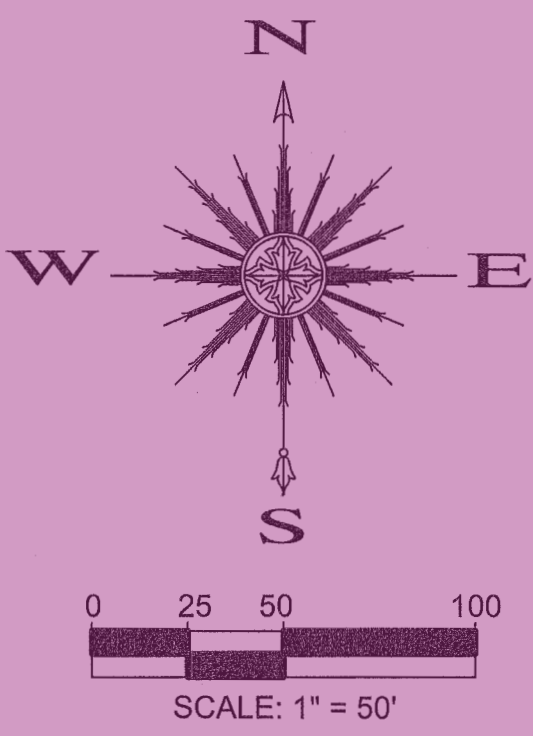
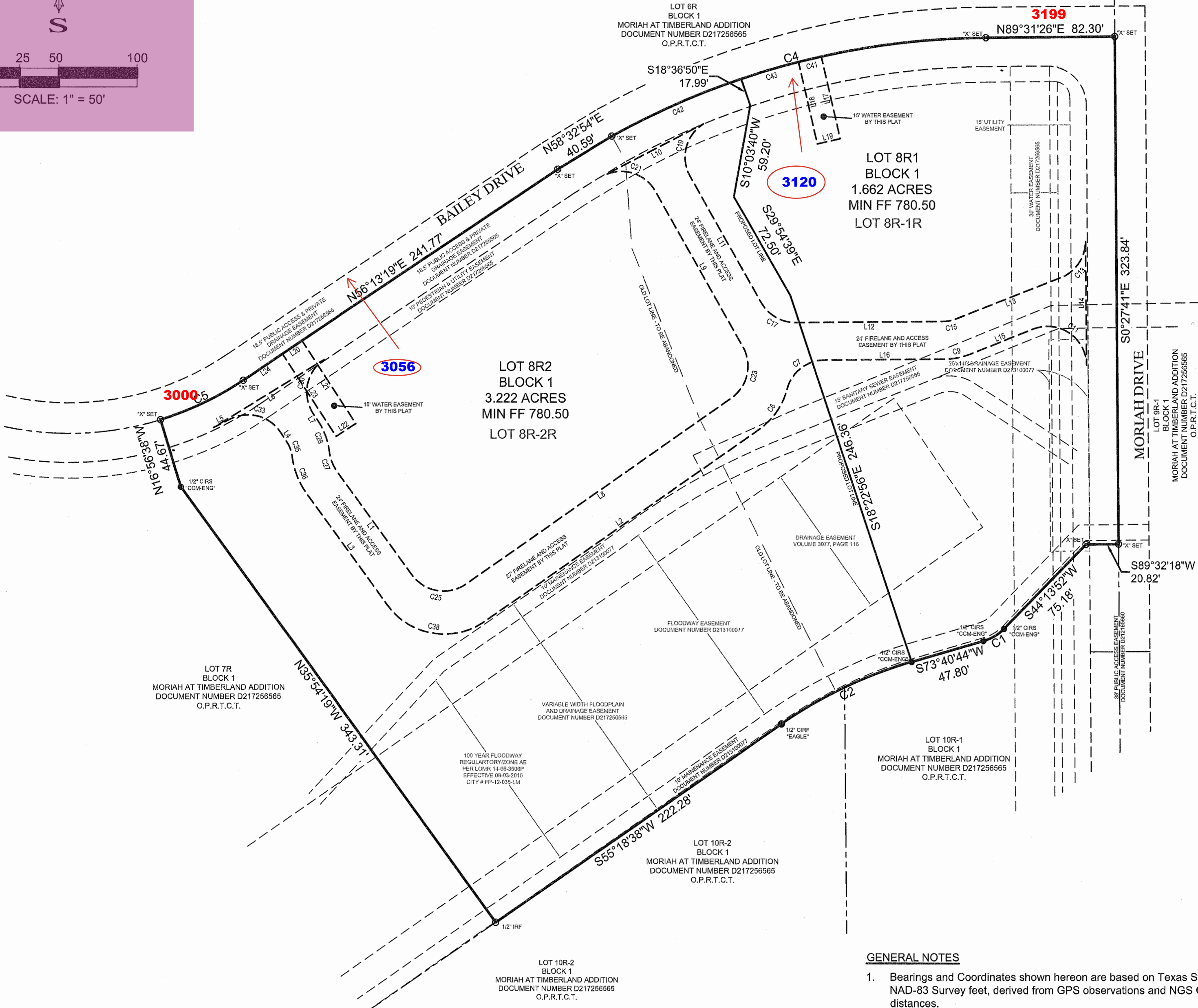




FS-24-216



VICINITY MAP
NOT TO SCALE

LEGEND

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
POB	POINT OF BEGINNING
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
---	CENTERLINE
●	IRON ROD FOUND
○	IRON ROD SET W/CAP STAMPED "CCM-ENG"

GENERAL NOTES

- Bearings and Coordinates shown hereon are based on Texas State Plane Coordinates, North Central Zone 4202, NAD-83 Survey feet, derived from GPS observations and NGS Opus solutions. All dimensions shown are ground distances.
- This tract does appear to lie within Zone AE (Base Flood Elevations determined) and Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as located by FEMA Flood Insurance Rate Panel - No. 48143C0393H - Dated: June 19, 2020
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of the City ordinance and State law and is subject to fines and withholding of utilities and building permits."
- "This plat does not alter or remove existing deed restrictions, if any, on this property".
- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.
- The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- Floodplain/drainageway 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 stormwater 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.
- 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.
- "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 the current impact fee ordinance. The amount to be collected is determined under schedule I then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."
- 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.

OWNER'S CERTIFICATE AND DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CANA CAPITAL SERIES 7, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the here in above described property as MORIAH AT TIMBERLAND ADDITION, an addition to the City of Fort Worth, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Fort Worth. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Fort Worth's use thereof. The City of Fort Worth and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Fort Worth and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this 3 day of Nov, 2025.

By:

Authorized Signature of Owner

Basem Nimr Manager

Printed Name and Title

STATE OF TEXAS

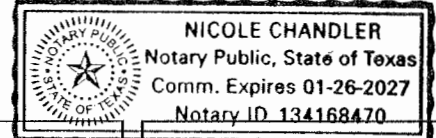
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Basem Nimr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF November, 2025.

Nicole Chandler

Notary Public in and for the State of Texas



Curve Table						Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C1	15.42	30.00	29°26'54"	S58°57'22"W	15.25	L1	81.13	N35°54'19"W
C2	92.68	280.00	18°18'26"	S64°30'40"W	92.27	L2	214.31	N55°02'24"E
C4	250.01	500.00	28°38'55"	N75°11'58"E	247.41	L3	87.49	S35°54'19"E
C5	58.77	200.00	16°50'12"	N64°38'23"E	58.56	L4	7.37	S33°46'25"E
C6	31.73	45.00	40°23'57"	N34°50'28"E	31.08	L5	11.91	N63°08'25"E
C7	32.68	25.00	74°53'52"	N52°05'23"E	30.40	L6	82.89	S58°32'04"W
C9	16.71	45.00	21°16'21"	N78°54'05"E	16.61	L7	5.29	N33°46'25"W
C11	48.51	25.00	111°10'27"	S58°08'49"E	41.25	L8	207.02	S55°02'24"W
C13	30.09	25.00	86°57'08"	S33°47'24"W	28.30	L9	113.79	S29°30'57"E
C15	9.24	25.00	21°10'03"	S78°57'17"W	9.18	L10	70.42	S82°36'39"W
C17	26.59	25.00	60°58'44"	N59°59'19"W	25.36	L11	92.52	N29°30'57"W
C19	38.19	25.00	87°31'09"	N14°14'37"E	34.58	L12	94.29	S89°32'19"W
C21	36.72	25.00	84°09'56"	S71°35'55"E	33.51	L16	76.96	N89°32'19"E
C23	36.89	25.00	84°33'21"	S12°45'44"W	33.64	L17	53.95	N12°59'33"W
C25	38.86	25.00	89°03'17"	N80°25'57"W	35.06	L18	53.82	S12°59'33"E
C27	14.14	27.79	29°09'01"	N21°30'50"W	13.99	L19	15.00	N77°00'27"E
C28	21.08	45.00	28°50'08"	N20°21'22"W	20.88	L20	15.00	N56°15'24"E
C30	39.27	25.00	90°09'19"	N11°13'44"E	35.36	L21	62.95	S33°07'14"E
C33	36.25	25.00	83°06'10"	S75°19'00"E	33.16	L22	15.00	S66°52'48"W
C35	9.84	21.00	28°50'08"	S20°21'22"E	9.75	L23	62.80	N33°07'14"W
C36	26.35	51.79	29°09'01"	S21°30'50"E	26.07	L24	30.24	S56°14'14"W
C38	69.94	45.00	89°03'17"	S80°25'57"E	63.11			
C41	15.00	500.00	1°43'08"	S78°29'36"W	15.00			
C42	90.56	500.00	10°22'39"	S66°03'50"W	90.44			
C43	38.23	500.00	4°22'52"	S73°29'36"W	38.22			

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 : 11/07/2025

By: Tim Tidwell Chairman

By: Secretary

OWNER:

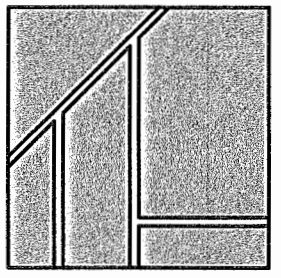
CANA CAPITAL SERIES 7, LLC
2061 S STEPHENS FREEWAY
LEWISVILLE, TX 75057
CONTACT: BASEM NIMR
ONAKOWEL@CANACAPITAL.COM
(972) 924-1278

SURVEYOR:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75057
CONTACT: CRYSTAL ROBERTSON
EMAIL: CCRY@CCM-ENG.COM
(972) 891-6633

ENGINEER:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75057
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 891-6633



CCM ENGINEERING

2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75057
(972) 891-6633
TBE FIRM #605
TBL FIRM #1019474

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:

COUNTY OF TARRANT:

WHEREAS CANA CAPITAL SERIES 7, LLC is the owner of a tract or parcel of land contained in William McCowen Survey, Abstract Number 999, in the City of Fort Worth, Tarrant County, Texas, and being all of Lots 8R-1R and 8R-2R of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D219164765 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), also being all of that certain tract of land as described in deed to Cana Capital Series 7, LLC as recorded in Instrument Number D224106504 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found for the southwest corner of the said Lot 8R-2R and the southeast corner of Lot 7, Block 1 of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217256565, (O.P.R.T.C.T.), said point also being in north line of Lot 10R-2, Block 1 of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217256565 (O.P.R.T.C.T.);

THENCE North 31 degrees 54 minutes 19 seconds West, with the common line of said Lot 8R-2R and Lot 7R, a distance of 343.31 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;

THENCE North 16 degrees 50 minutes 38 seconds West, continuing with the common line of said Lot 8R-2R and Lot 7R, a distance of 44.57 feet to an "X" found for the northwest corner of said Lot 8R-2R and the northeast corner of said Lot 7R, said point also being in the south line of Lot 6R, Block 1 of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217256565, (O.P.R.T.C.T.), and being in the center of Bailey Drive, (a public access easement), said point being a the beginning of a non-tangent curve to the left, having a radius of 200.00 feet;

THENCE with the common line of said Lots 8R-2R and 8R-1R and Lot 6R and the centerline of said Bailey Drive, the following five (5) courses to "X"'s in concrete for corners:

With the curve to the left, with a delta angle of 16 degrees 50 minutes 12 seconds, whose chord bears North 64 degrees 38 minutes 23 seconds East, a distance of 58.56 feet, having an arc distance of 58.77 feet;

North 56 degrees 13 minutes 19 seconds East, a distance of 241.77 feet;

North 58 degrees 32 minutes 54 seconds East, a distance of 40.59 feet, said point being at the beginning of a non-tangent curve to the right, having a radius of 500.00 feet;

With the curve to the right, with a delta angle of 28 degrees 38 minutes 55 seconds, whose chord bears North 75 degrees 11 minutes 58 seconds East, a distance of 247.41 feet, having an arc distance of 250.01 feet, said point being northeast corner of said Lot 8R-1R and in the center of Moriah Drive, (a public access easement) and in the west line of Lot 9R-1, Block 1 of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217256565, (O.P.R.T.C.T.);

THENCE South 00 degrees 27 minutes 41 seconds East, with the east line of said Lot 8R-1R and the west line of said Lot 9R-1 and the centerline of Moriah Drive, a distance of 323.84 feet to an "X" in concrete found the southeast corner of said Lot 8R-1R and the northeast corner of Lot 10R-1, Block 1 of Moriah at Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217256565, (O.P.R.T.C.T.);

THENCE with the common line of said Lots 8R-2R and 8R-1R and Lot 10R-1 and 10R-2, the following six (6) courses to "X"'s in concrete for corners:

South 89 degrees 32 minutes 18 seconds West, a distance of 20.82 feet to an "X" in concrete found for corner;

South 44 degrees 13 minutes 52 seconds West, a distance of 75.18 feet to 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner at the beginning of a non-tangent curve to the right, having a radius of 30.00 feet;

With the curve to the right, with a delta angle of 29 degrees 26 minutes 54 seconds, whose chord bears South 58 degrees 57 minutes 22 seconds West, a distance of 15.25 feet, having an arc distance of 15.42 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner;

South 73 degrees 40 minutes 44 seconds West, a distance of 47.80 feet to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner at the beginning of a non-tangent curve to the left, having a radius of 290.00 feet;

With the curve to the left, with a delta angle of 18 degrees 18 minutes 26 seconds, whose chord bears South 64 degrees 30 minutes 40 seconds West, a distance of 92.27 feet, having an arc distance of 92.68 feet to a 1/2 inch capped iron rod found for corner;

South 55 degrees 18 minutes 38 seconds West, a distance of 222.28 feet to the POINT OF BEGINNING and containing 4.884 acres of land.

SURVEYOR'S CERTIFICATE:

This is to certify that I, Crystal Robertson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners monuments shown thereon as set were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Fort Worth.

Crystal Robertson

Registered Professional Land Surveyor #5447



STATE OF TEXAS

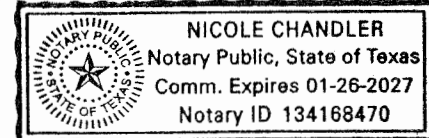
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF November, 2025.

Nicole Chandler

Notary Public in and for the State of Texas



REPLAT
LOTS 8R1 and 8R2, BLOCK 1
MORIAH AT TIMBERLAND ADDITION
BEING A REPLAT OF LOTS 8R-1R and 8R-2R,
BLOCK 1 OF MORIAH AT TIMBERLAND
ADDITION AS RECORDED IN INSTRUMENT
NUMBER D219164765 OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY TEXAS
BEING 4.884 ACRES SITUATED IN THE
WILLIAM MCCOWEN SURVEY, ABSTRACT
NUMBER 999

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
2 LOTS
OCTOBER 2025
Case No. FS-24-216