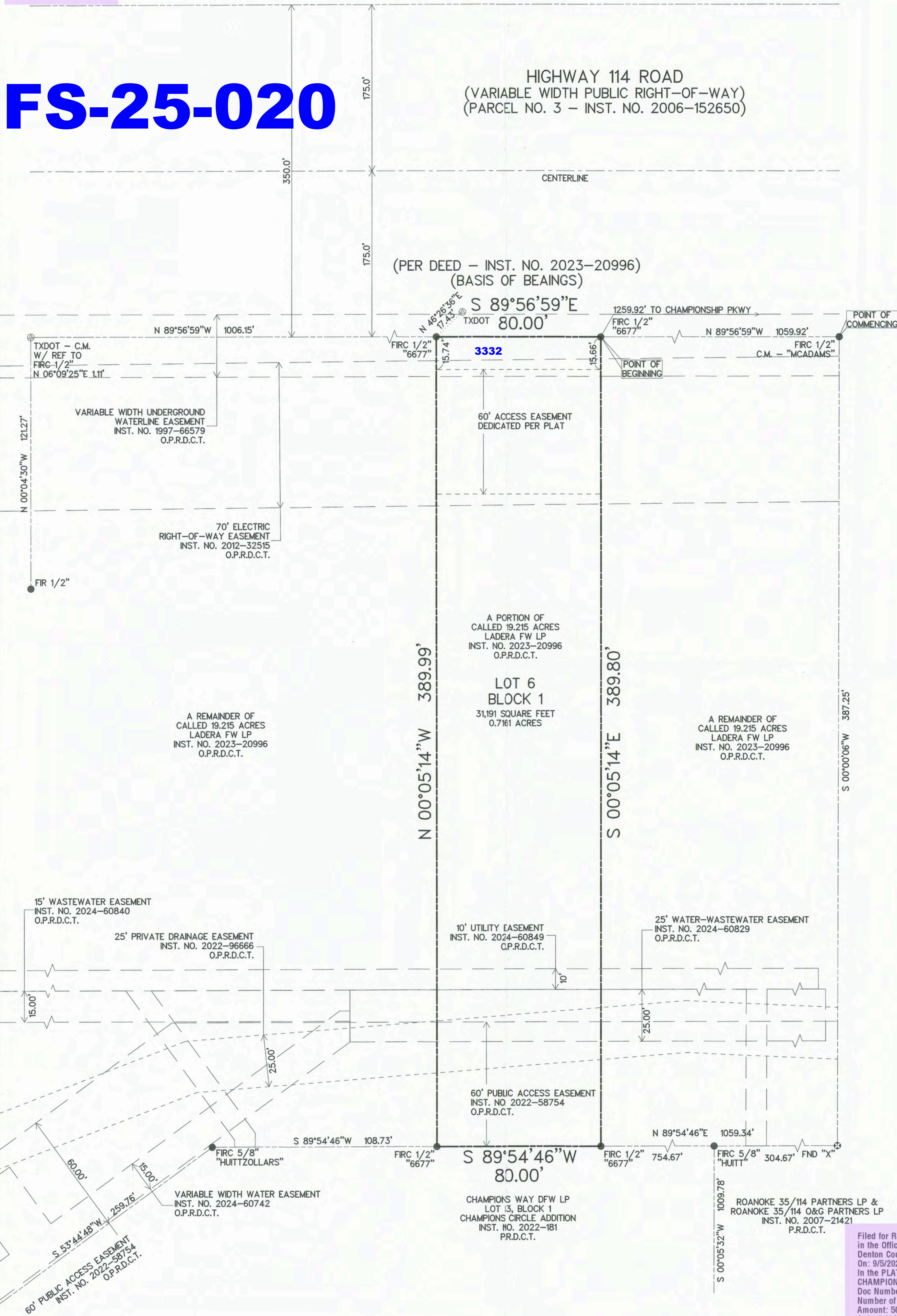


FS-25-020

HIGHWAY 114 ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(PARCEL NO. 3 - INST. NO. 2006-152650)

THIS PLAT FILE IN COUNTY CLERK'S DOCUMENT NO. _____ DATE _____

NOTES

COORDINATES

Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 5351, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection.

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.

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".

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.

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

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 the 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.

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.

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.

PRESSURE REDUCING VALVE'S

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

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 CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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 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.

CITY NOTES

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, recreational 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.

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.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Austin Chial-Scalas, representative of LADERA FW LP, does hereby adopt this final plat designating the herein described property as the FINAL PLAT of TAKE 5 CHAMPIONS ADDITION, BLOCK 1, LOT 7, an addition to the City of Fort Worth, Denton County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 30th DAY OF September, 2025.

Ladera FW LP, - Austin Chial-Scalas - Manager

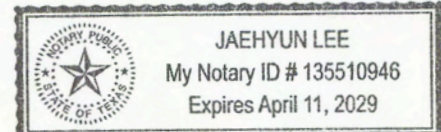
NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Austin Chial-Scalas KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF September, 2025.

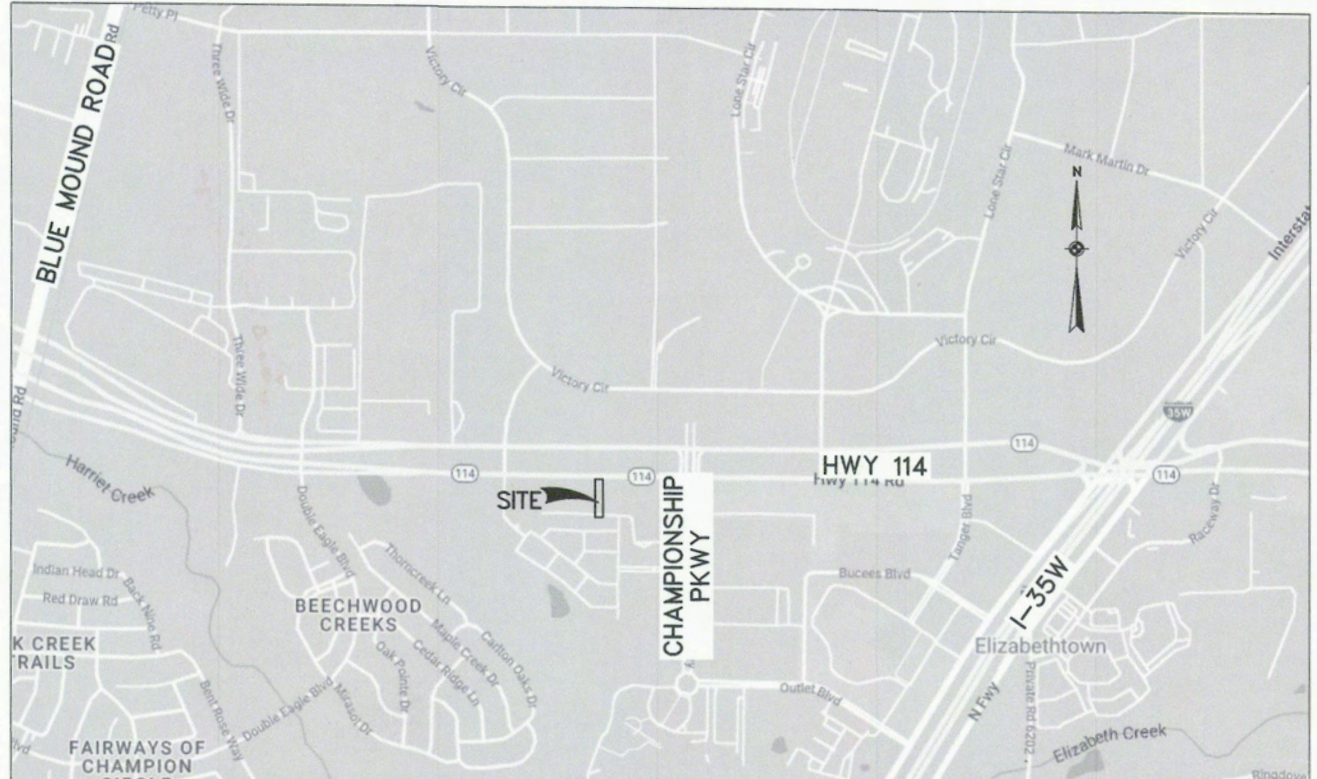
NOTARY'S SIGNATURE

Filed for Record
in the Official Records Of:
Denton County
On: 9/5/2025 3:09:20 PM
In the Plat Records
CHAMPIONS CIRCLE ADDITION F1
Doc Number: 2025-371
Number of Pages: 1
Amount: 50.00
Order#: 20250905000538
By: KH



LOT TABULATION

1 LOT (COMMERCIAL)
31,191 SQ. FT. AND/OR 0.7161 ACRES



VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LADERA FW LP, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

Being a tract of land situated in the A. Fellas Survey, Abstract No. 1464, Denton County, Texas, and being a portion of a called 19.215 acre tract of land described in a deed to Ladera FW LP, recorded in Instrument No. 2023 -20996, Official Public Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "MCADAMS" found at the Northeast corner of said 19.215 acre tract and being the in the south line of State Highway 114, a variable width public right-of-way, also being the Northwest corner of Lot 1, Block 5, Beechwood Business Park, an addition to the City of Fort Worth, Denton County, Texas, according to the plat thereof recorded in Volume U, Page 235, Plat Records, Denton County, Texas;

THENCE North 89°56'59" West, along the South right-of-way line of said State Highway 114, a distance of 1059.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 6677" found for the POINT OF BEGINNING, being the Northeast corner of this;

THENCE South 00°05'14" East, leaving the south line of State Highway 114, across said 19.215 acre tract, a distance of 389.80 feet to a 1/2-inch iron rod with cap stamped "RPLS 6677" found for the southeast corner of this, being in the South line of said 19.215 acre tract, also being in the north line of said Lot 13, Block 1, Champions Circle Addition, an addition to the City of Fort Worth, Denton County, Texas, according to the plat thereof recorded in Instrument No. 2022-181, Plat Records, Denton County, Texas;

THENCE South 89°54'46" West, along the south line of said 19.215 acre tract and the north line of Lot 13, Block 1, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 6677" found for the southeast corner of this, from which a 5/8-inch iron rod with cap stamped "HUITZOLLARS" found at the northwest corner of said Lot 13, Block 1, bears South 89°54'46" West 108.73 feet;

THENCE North 00°05'14" West, across said 19.215 acre tract, a distance of 389.99 feet to a 1/2-inch iron rod with cap stamped "RPLS 6677" found in the north line of said 19.215 acre tract being the northwest corner of this, and being in the south line of State Highway 114, from which a TXDOT monument bears North 46°26'36" East, 17.43';

THENCE South 89°56'59" East, with the North line of said 19.215 acre tract and the south line of State Highway 114, a distance of 80.00 feet to the POINT OF BEGINNING and containing 31,191 square feet or 0.7161 acres of land, more or less.

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 4812IC04956, which bears an effective date of April 18, 2011 and IS NOT in a Special Flood Hazard area. On rare occasions, greater flooding can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER	OWNER	SURVEYOR
Mike Muniz, P.E. Associate Project Manager ATWELL, LLC 407.743.3524 Office 561.414.7048 Mobile	LADERA FW LP 5530 PURDUE AVE., DALLAS, TX 75209	BENCHMARK GROUP OF TEXAS, INC. 1222 E Arapaho Road Suite #314 RICHARDSON, TX 75081 PHONE: (972) 680-3037 TBPLS FIRM #10120700

SURVEYOR'S CERTIFICATE

I, David M. Henderson, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision in January, 2025, and that all corners are as shown,

David M. Henderson
Registered Public Land Surveyor No. 4489

FINAL PLAT
LOT 6, BLOCK 1,
CHAMPIONS CIRCLE ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
BEING 0.7161 ACRES (31,191 SQUARE FEET)
IN THE A. FELLAS SURVEY, ABSTRACT NO. 1464
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

Date of Preparation: 01/09/2025 Checked By: BB/MC/CC SHEET 1 OF 1
Job Number: 24300116 Drawn By: WP/AH Date of Revision: 06/12/2025



1222 E Arapaho Road Suite 314
Richardson, Texas 75081
Phone (972) 680-3037 Fax (972) 680-3052
License No. 10120700