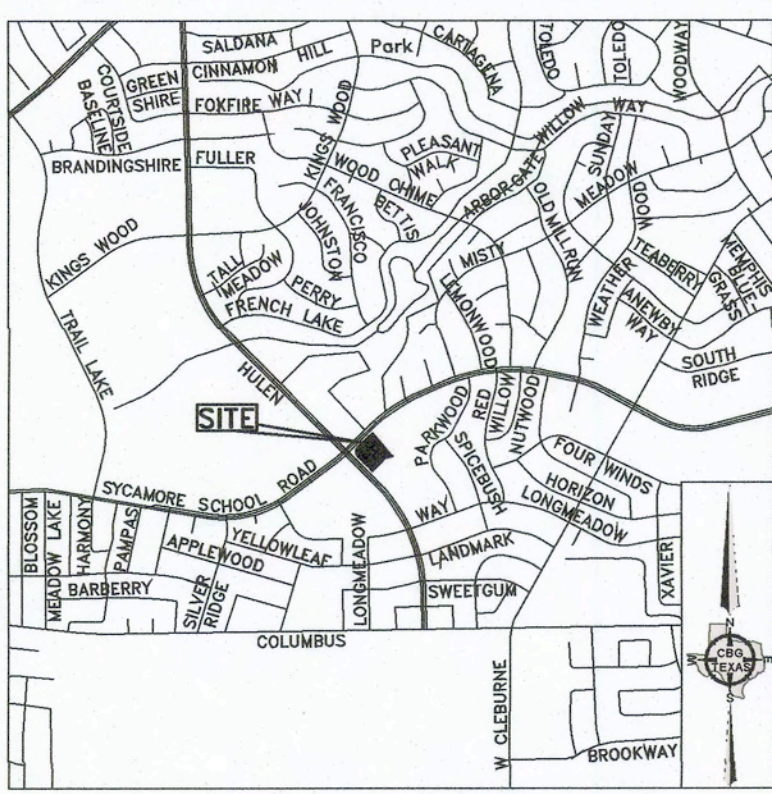
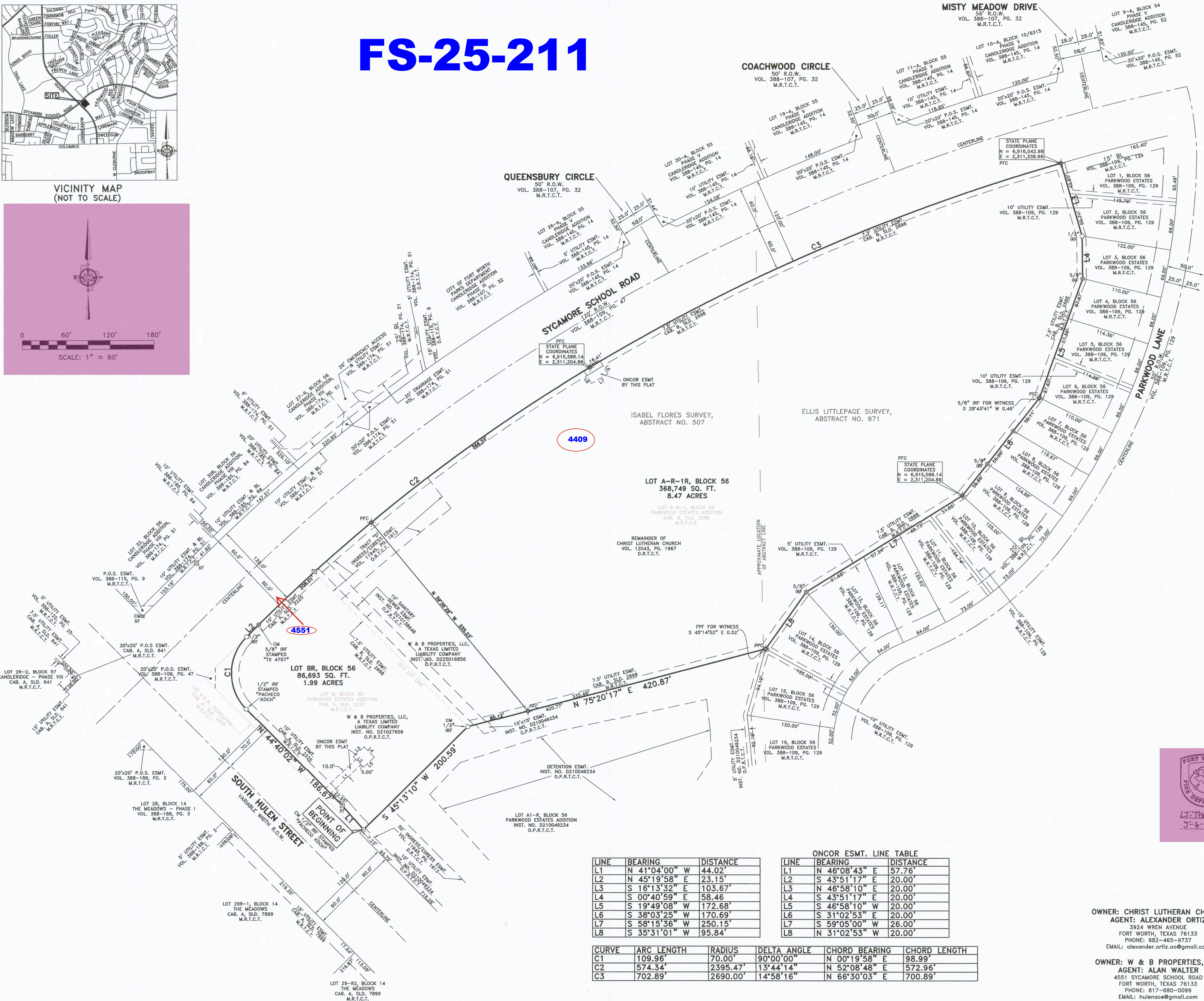
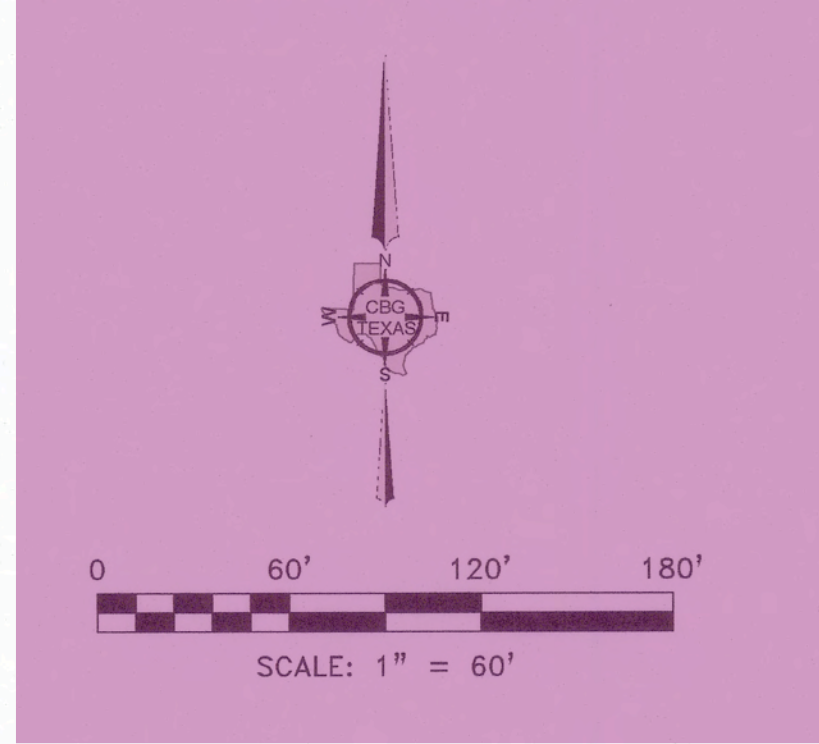


FS-25-211



VICINITY MAP
(NOT TO SCALE)



LEGEND

CM	CONTROL MONUMENT
IRF	1/2 INCH IRON ROD FOUND
XF	"X" FOUND IN CONCRETE
PFC	POINT FOR CORNER
FFC	FENCE POST FOUND
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
ESMT.	EASEMENT
P.O.S.	PUBLIC OPEN SPACE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB., SLD.	CABINET, SLIDE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
 - 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
 - 3) 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.
 - 4) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM A PLATTED LOT AND A PART OF A LOT.
 - 5) 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.
 - 6) ZONING: F (GENERAL COMMERCIAL)
 - 7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 6366, PG. 7, VOL. 10492, PG. 1908, VOL. 1328, PG. 315

4409

4551

LOT A-R-1R, BLOCK 56
368,749 SQ. FT.
8.47 ACRES

LOT BR, BLOCK 56
86,693 SQ. FT.
1.99 ACRES

ONCOR ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°04'00" W	44.02'
L2	N 45°19'58" E	23.15'
L3	S 16°13'32" E	103.67'
L4	S 00°40'59" E	58.46'
L5	S 19°49'08" W	172.68'
L6	S 38°03'25" W	170.69'
L7	S 58°15'36" W	250.15'
L8	S 35°31'01" W	95.84'

LINE	BEARING	DISTANCE
L1	N 46°08'43" E	57.76'
L2	S 43°51'17" E	20.00'
L3	N 46°58'10" E	20.00'
L4	S 43°51'17" E	20.00'
L5	S 46°58'10" W	20.00'
L6	S 31°02'53" E	20.00'
L7	S 59°05'00" W	26.00'
L8	N 31°02'53" W	20.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.96'	70.00'	90°00'00"	N 00°19'58" E	98.99'
C2	574.34'	2395.47'	13°44'14"	N 52°08'48" E	572.96'
C3	702.89'	2690.00'	14°58'16"	N 66°30'03" E	700.89'

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: 5/7/2026

By: [Signature] Chairman

By: [Signature] Secretary

PAGE 1 OF 2
FINAL PLAT
LOT A-R-1R AND LOT BR, BLOCK 56
PARKWOOD ESTATES ADDITION
455,442 SQ. FT. / 10.46 ACRES
BEING A REPLAT OF LOT A-R-1, BLOCK 56,
PARKWOOD ESTATES, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN CABINET B, SLIDE 2698, M.R.T.C.T.
AND LOT B, BLOCK 56,
PARKWOOD ESTATES ADDITION, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN CABINET A, SLIDE 2225, M.R.T.C.T.
ISABEL FLORES SURVEY, ABSTRACT NUMBER 507 &
ELLIS LITTLEPAGE SURVEY, ABSTRACT NUMBER 971

CASE NUMBER: FS-25-211

OWNER: CHRIST LUTHERAN CHURCH
AGENT: ALEXANDER ORTIZ
3924 WREN AVENUE
FORT WORTH, TEXAS 76133
PHONE: 682-465-9737
EMAIL: alexander.ortiz.ao@gmail.com

OWNER: W & B PROPERTIES, LLC
AGENT: ALAN WALTER
4551 SYCAMORE SCHOOL ROAD
FORT WORTH, TEXAS 76133
PHONE: 817-680-0099
EMAIL: hulenace@gmail.com

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=60' / DATE: 04-20-2026 / JOB NO. 2420416-01 / DRAWN BY: CAJ
Document No. _____ Date _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS W & B Properties, LLC and Christ Lutheran Church are the owners of a 10.46 acre tract of land situated in the Isabel Flores Survey, Abstract Number 507 and Ellis Littlepage Survey, Abstract Number 971, City of Fort Worth, Tarrant County, Texas, and being a Lot A-R-1, Block 56, of Parkwood Estates Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 2698, Map Records, Tarrant County, Texas, and being Lot B, Block 56, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 2225, Map Records, Tarrant County, Texas, same being those tracts of land conveyed to W & B Properties, LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument Number D225016856, and by Limited Warranty Deed recorded in Instrument Number D210276556, Official Public Records, Tarrant County, Texas, and being a portion of a tract of land conveyed to Christ Lutheran Church, by Warranty Deed recorded in Volume 12043, Page 1967, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a plastic yellow cap stamped "Pacheco Koch" found for corner, said corner lying on the Northwest line of Lot A1-R, Block 56, of Parkwood Estates Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D210049234, Official Public Records, Tarrant County, Texas, and lying on the Northeast right-of-way line of South Hulén Street (variable width right-of-way);

THENCE North 41 degrees 04 minutes 00 seconds West, along the Northeast right-of-way line of said South Hulén Street, a distance of 44.02 feet to an "X" cut in concrete found for corner;

THENCE North 44 degrees 40 minutes 02 seconds West, along the Northeast right-of-way line of said South Hulén Street, a distance of 186.67 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "Pacheco Koch" found for corner, and being the beginning of a tangent curve turning to the right, with a radius of 70.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 00 degrees 19 minutes 58 seconds East, and a chord length of 98.99 feet;

THENCE along said curve to the right, an arc length of 109.96 feet to a 1/2 inch iron rod found for corner, said corner lying on the Southeast right-of-way line of Sycamore School Road (120 foot right-of-way);

THENCE North 45 degrees 19 minutes 58 seconds East, along the Southeast right-of-way line of said Sycamore School Road, a distance of 23.15 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "TX 4707" found for corner, and being the beginning of a tangent curve turning to the right, with a radius of 2395.47 feet, a delta angle of 13 degrees 44 minutes 14 seconds, a chord bearing of North 52 degrees 08 minutes 48 seconds East, and a chord length of 572.96 feet;

THENCE along said curve to the right, along the Southeast right-of-way line of said Sycamore School Road, an arc length of 574.34 feet to a point for corner, and being the beginning of a non-tangent curve turning to the right, with a radius of 2690.00 feet, a delta angle of 14 degrees 58 minutes 16 seconds, a chord bearing of North 66 degrees 30 minutes 03 seconds East, and a chord length of 700.89 feet;

THENCE along said curve to the right, along the Southeast right-of-way line of said Sycamore School Road, an arc length of 702.89 feet to a point for corner, said corner being the Northwest corner of Lot 1, Block 56, of Parkwood Estates (388-109/129), an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-109, Page 129, Map Records, Tarrant County, Texas;

THENCE South 16 degrees 13 minutes 32 seconds East, along the Southwest line of said Lot 1, Block 56, of Parkwood Estates (388-109/129), a distance of 103.67 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 2, Block 56, of said Parkwood Estates (388-109/129), and being the Northwest corner of Lot 3, Block 56, of said Parkwood Estates (388-109/129);

THENCE South 00 degrees 40 minutes 59 seconds East, along the West line of said Lot 3, Block 56, of Parkwood Estates (388-109/129), a distance of 58.46 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 3, Block 56, of said Parkwood Estates (388-109/129), and being the Northwest corner of Lot 4, Block 56, of said Parkwood Estates (388-109/129);

THENCE South 19 degrees 49 minutes 08 seconds West, along the Northwest line of said Lot 4, Block 56, of Parkwood Estates (388-109/129), a distance of 172.68 feet to a point for corner, said corner being the West corner of Lot 6, Block 56, of said Parkwood Estates, and being the North corner of Lot 7, Block 56, of Parkwood Estates (388-109/129), from which a 5/8 inch iron rod found bears South 28 degrees 43 minutes 41 seconds West a distance of 0.46 feet for witness;

THENCE South 38 degrees 03 minutes 25 seconds West, along the Northwest line of said Lot 7, Block 56, of Parkwood Estates (388-109/129), passing at a distance of 58.11 feet to a 5/8 inch iron rod found for corner, said corner being the West corner said Lot 7, Block 56, of Parkwood Estates (388-109/129), and being the North corner of Lot 8, Block 56, of said Parkwood Estates (388-109/129), continuing a distance of 56.98 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of Lot 8, Block 56, of said Parkwood Estates (388-109/129), and being the North corner of Lot 9, Block 56, of Parkwood Estates (388-109/129), and continuing a total distance of 170.69 feet to a point for corner, said corner being the West corner of said Lot 9, Block 56, of Parkwood Estates (388-109/129), and being the North corner of Lot 10, Block 56, of Parkwood Estates (388-109/129);

THENCE South 58 degrees 15 minutes 36 seconds West, along the Northwest line of said Lot 10, Block 56, of Parkwood Estates (388-109/129), a distance of 250.15 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of Lot 13, Block 56, of said Parkwood Estates (388-109/129), and being the North corner of Lot 14, Block 56, of said Parkwood Estates (388-109/129);

THENCE South 35 degrees 31 minutes 01 second West, along the Northwest line of said Lot 14, Block 56, of Parkwood Estates (388-109/129), a distance of 95.84 feet to a point for corner, said corner being the West corner said Lot 14, Block 56, of Parkwood Estates (388-109/129), and being the North corner of Lot 15, Block 56, of said Parkwood Estates (388-109/129), same being the Northeast corner of said Lot A1-R, Block 56, of Parkwood Estates Addition (D210049234), from which a fence post found bears South 45 degrees 14 minutes 52 seconds East a distance of 0.52 feet for witness;

THENCE South 75 degrees 20 minutes 17 seconds West, along the Northerly line of said Lot A1-R, Block 56, of Parkwood Estates Addition (D210049234), a distance of 420.87 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 13 minutes 10 seconds West, along the Northwesterly line of said Lot A1-R, Block 56, of Parkwood Estates Addition (D210049234), a distance of 200.59 feet to the POINT OF BEGINNING and containing 455,442 square feet or 10.46 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, W & B Properties, LLC, acting by and through their duly authorized agent, Alan Walter, and Christ Lutheran Church, acting by and through their duly authorized agent, Alexander Ortiz, do hereby adopt this plat as LOT A-R-1R AND LOT BR, BLOCK 56, PARKWOOD ESTATES ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 23rd day of April, 2026

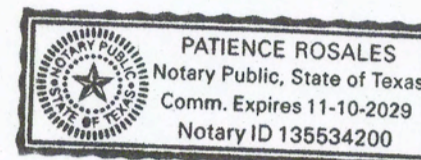
W & B Properties, LLC (Owner)
By: Alan Walter (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alan Walter, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of April, 2026

Notary Public in and for the State of Texas



WITNESS, my hand this the 28th day of April, 2026

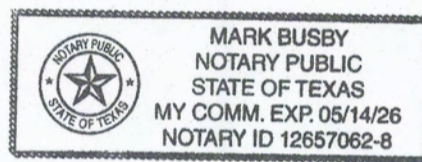
Christ Lutheran Church (Owner)
By: Alexander Ortiz (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alexander Ortiz, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of April, 2026

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally 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 of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

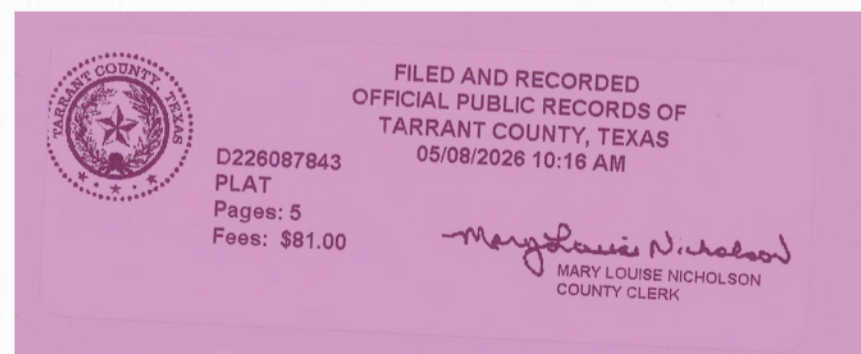
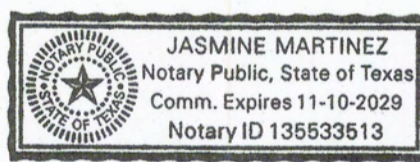


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of April, 2026

Notary Public in and for the State of Texas



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 and Streetlight:

Sidewalks and streetlights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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.

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.

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 necessary 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.

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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0295K, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Private Maintenance Note:

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.

Land Use Table

LOT TYPE: COMMERCIAL
TOTAL NUMBER: 2
10.46 Commercial Acres
GROSS SITE AREA: 10.46 Acres

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: 5/7/2026. Chairman: [Signature], Secretary: [Signature]

PAGE 2 OF 2
FINAL PLAT
LOT A-R-1R AND LOT BR, BLOCK 56
PARKWOOD ESTATES ADDITION
455,442 SQ. FT. / 10.46 ACRES
BEING A REPLAT OF LOT A-R-1, BLOCK 56, PARKWOOD ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET B, SLIDE 2698, M.R.T.C.T. AND LOT B, BLOCK 56, PARKWOOD ESTATES ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 2225, M.R.T.C.T. ISABEL FLORES SURVEY, ABSTRACT NUMBER 507 & ELLIS LITTLEPAGE SURVEY, ABSTRACT NUMBER 971
CASE NUMBER: FS-25-211

CBG SURVEYING TEXAS LLC. Planning & Surveying Main Office 1413 East I-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214.481.8716 Firm No. 10168800 www.cbgtllc.com

OWNER: CHRIST LUTHERAN CHURCH
AGENT: ALEXANDER ORTIZ
3924 WREN AVENUE
FORT WORTH, TEXAS 76133
PHONE: 682-465-9737
EMAIL: alexander.ortiz.ao@gmail.com
OWNER: W & B PROPERTIES, LLC
AGENT: ALAN WALTER
4551 SYCAMORE SCHOOL ROAD
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PHONE: 817-680-0099
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