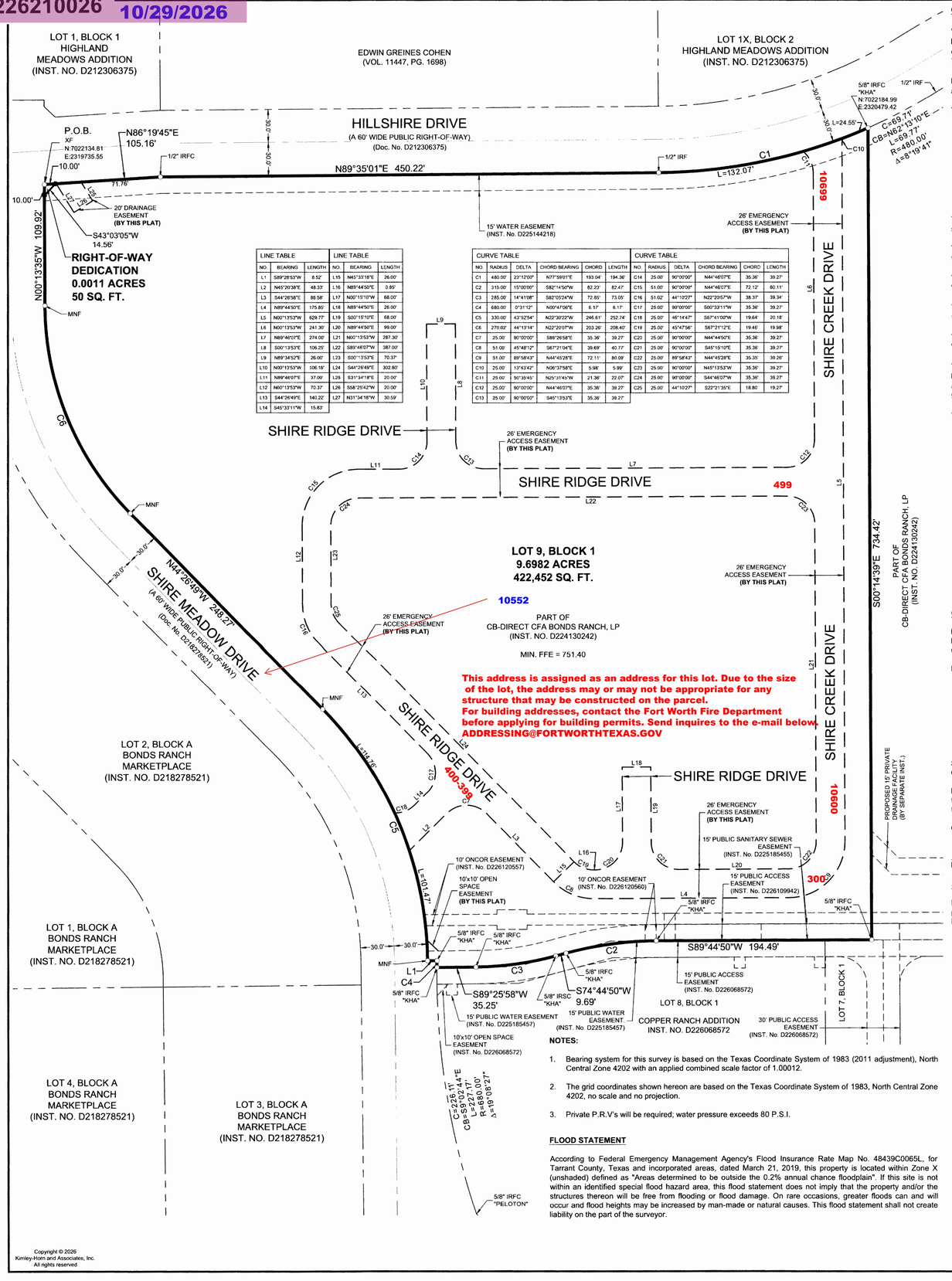


LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°28'53"W	8.52'	L15	N45°33'18"E	26.00'
L2	N45°20'38"E	48.33'	L16	N89°44'50"E	0.85'
L3	S44°26'58"E	88.58'	L17	N00°15'10"W	68.00'
L4	N89°44'50"E	175.80'	L18	N89°44'50"E	26.00'
L5	N00°13'53"W	629.77'	L19	S00°15'10"E	68.00'
L6	N00°13'53"W	241.30'	L20	N89°44'50"E	99.00'
L7	N89°46'07"E	274.00'	L21	N00°13'53"W	287.30'
L8	S00°13'53"E	106.25'	L22	S89°46'07"W	387.00'
L9	N89°34'52"E	26.00'	L23	S00°13'53"E	70.37'
L10	N00°13'53"W	106.16'	L24	S44°26'49"E	302.80'
L11	N89°46'07"E	37.06'	L25	S31°34'18"E	20.00'
L12	N00°13'53"W	70.37'	L26	S58°25'42"W	20.00'
L13	S44°26'49"E	140.22'	L27	N31°34'18"W	30.59'
L14	S45°33'11"W	15.83'			

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	23°12'00"	N77°59'01"E	193.04'	194.36'
C2	315.00'	15°00'00"	S82°14'50"W	82.23'	82.47'
C3	285.00'	14°41'08"	S82°05'24"W	72.80'	73.05'
C4	680.00'	0°31'12"	N00°47'06"E	6.17'	6.17'
C5	330.00'	43°52'54"	N22°20'22"W	246.61'	252.74'
C6	270.02'	44°13'14"	N22°20'07"W	203.29'	208.40'
C7	25.00'	90°00'00"	S89°26'58"E	35.36'	39.27'
C8	51.00'	45°48'12"	S67°21'04"E	39.69'	40.77'
C9	51.00'	89°58'43"	N44°45'28"E	72.11'	80.09'
C10	25.00'	13°43'42"	N06°37'58"E	5.98'	5.99'
C11	25.00'	50°35'45"	N25°31'45"W	21.36'	22.07'
C12	25.00'	90°00'00"	N44°46'07"E	35.36'	39.27'
C13	25.00'	90°00'00"	S45°13'53"E	35.36'	39.27'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C14	25.00'	90°00'00"	N44°46'07"E	35.36'	39.27'
C15	51.00'	90°00'00"	N44°46'07"E	72.12'	80.11'
C16	51.02'	44°10'27"	N22°23'57"W	38.37'	39.34'
C17	25.00'	90°00'00"	S00°33'11"W	35.36'	39.27'
C18	25.00'	46°14'47"	S67°41'00"W	19.64'	20.18'
C19	25.00'	43°47'56"	S67°21'12"E	19.46'	19.98'
C20	25.00'	90°00'00"	N44°44'50"E	35.36'	39.27'
C21	25.00'	90°00'00"	S45°15'10"E	35.36'	39.27'
C22	25.00'	89°58'43"	N44°45'28"E	35.35'	39.26'
C23	25.00'	90°00'00"	N45°13'53"W	35.36'	39.27'
C24	25.00'	90°00'00"	S44°46'07"W	35.36'	39.27'
C25	25.00'	44°10'27"	S22°21'35"E	18.80	19.27'

NOTES:

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0065L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods 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.

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OWNERS CERTIFICATION

WHEREAS CB-DIRECT CFA BONDS RANCH LP is the owner of a 9.6993 acre (422,502 square foot) tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas; said tract being part of that called 39.693 acre tract of land described in Special Warranty Deed to CB-Direct Bonds Ranch, LP recorded in Instrument No. D224130242 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a "+" cut in concrete found at the intersection of the south right-of-way line of Hillshire Drive (a 60-foot wide public right-of-way) and the east right-of-way line of Shire Meadow Drive (a 60-foot wide public right-of-way);

THENCE along the said south right-of-way line of Hillshire Drive, the following three (3) calls:

North 86°19'45" East, departing the said east line of Shire Meadow Drive, a distance of 105.16 feet to a 1/2" iron rod with cap found for corner;

North 89°35'01" East, a distance of 450.22 feet to a 1/2" iron rod found at the beginning of a tangent curve to the left with a radius of 480.00 feet, a central angle of 23°12'00", and a chord bearing and distance of North 77°59'01" East, 193.04 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 194.36 feet to a 5/8" iron rod found with a cap stamped "KHA"; from said iron rod a 1/2" iron rod found in the said south line of Hillshire Drive bears North 62°13'10" East, a distance of 69.71 feet;

THENCE South 00°14'39" East, departing the said south line of Hillshire Drive, a distance of 734.42 feet to a 5/8" iron rod found with a cap stamped "KHA";

THENCE South 89°44'50" West, a distance of 194.49 feet to a 5/8" iron rod found with a cap stamped "KHA" at the beginning of a tangent curve to the left with a radius of 315.00 feet, a central angle of 15°00'00", and a chord bearing and distance of South 82°14'50" West, 82.23 feet;

THENCE in a westerly direction, with said tangent curve to the left, an arc distance of 82.47 feet to a 5/8" iron rod found with a cap stamped "KHA";

THENCE South 74°44'50" West, a distance of 9.69 feet to a 5/8" iron rod set with a cap stamped "KHA" at the beginning of a tangent curve to the right with a radius of 285.00 feet, a central angle of 14°41'08", and a chord bearing and distance of South 82°05'24" West, 72.85 feet;

THENCE in a westerly direction, with said tangent curve to the right, an arc distance of 73.05 feet to a 5/8" iron rod found with a cap stamped "KHA";

THENCE South 89°25'58" West, a distance of 35.25 feet to a 5/8" iron rod found with a cap stamped "KHA" in the said east line of Shire Meadow Drive, said iron rod being the beginning of a non-tangent curve to the right with a radius of 680.00 feet, a central angle of 00°31'12", and a chord bearing and distance of North 00°47'06" East, 6.17 feet; from said iron rod a 5/8" iron rod with "PELOTON" cap found bears South 9°02'44" East, a distance of 226.11 feet;

THENCE along the said east line of Shire Meadow Drive, the following six (6) calls:

In a northerly direction, with said non-tangent curve to the right, an arc distance of 6.17 feet to a 5/8" iron rod found with a cap stamped "KHA";

South 89°28'53" West, a distance of 8.52 feet to a mag nail found; said mag nail being the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 43°52'54", and a chord bearing and distance of North 22°30'22" West, 246.61 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 252.74 feet to a mag nail found;

North 44°26'49" West, a distance of 248.27 feet to a mag nail found at the beginning of a non-tangent curve to the right with a radius of 270.02 feet, a central angle of 44°13'14", and a chord bearing and distance of North 22°20'07" West, 203.26 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 208.40 feet to a mag nail found;

North 00°13'35" West, a distance of 109.92 feet to the **POINT OF BEGINNING** and containing 422,502 square feet or 9.6993 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that CB-DIRECT CFA BONDS RANCH, LP does hereby adopt this plat as **LOT 9, BLOCK 1, COPPER RANCH ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 22nd day of October, 2026.

CB-DIRECT CFA BONDS RANCH, LP

By: _____

Name: David Watson

Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David Watson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of October, 2026.

_____
Notary Public, State of Texas

KELLIE ROSE DRAYOVITCH
Notary ID #133118883
My Commission Expires
April 21, 2030

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, 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 direct supervision on August 13, 2025 and that all corners are shown hereon.

STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

_____
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FS-25-259

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

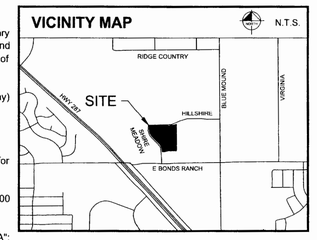
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

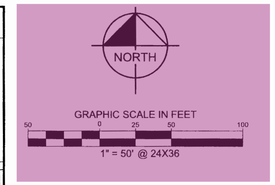
Plat Approval Date: 10/28/2026

By: Caroline Cranz (Oct 28, 2026 08:11:06 CDT)
Chairman

By: Stephen Murray (Oct 28, 2026 08:11:56 CDT)
Secretary

VICINITY MAP N.T.S.





WATER / WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water & 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.

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 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.

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.

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.

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".

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 owner 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.

PARKWAY IMPROVEMENTS
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.

PUBLIC OPEN SPACE EASEMENTS
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.

LAND USE

1 COMMERCIAL LOT
RIGHT-OF-WAY DEDICATION = 0.0011 ACRES
NET AREA = 9.6982 ACRES
GROSS AREA = 9.6993 ACRES

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	EASEMENT LINE
— · —	BUILDING LINE

FORT WORTH FIRE DEPARTMENT
Eng D Hood 10/27/2026
Eng D Hood 10/27/2026 (Oct 27, 2026 13:45:57 CDT)

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD FOUND WITH A CAP
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
MNF = MAG NAIL FOUND

FINAL PLAT FS-25-259

LOT 9, BLOCK 1, COPPER RANCH ADDITION

PART OF HENRY ROBERTSON SURVEY, ABSTRACT No. 1259 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER
CB-DIRECT CFA BONDS RANCH, LP
1221 MERIT DR, SUITE 1220
DALLAS, TEXAS 75251
TEL. NO. 214-979-3346
CONTACT: DAVID WATSON

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
FIRM # 10115500
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CDP	MCB	10/21/2026	064145081	1 OF 1

DWG NAME: K:\FTW_SURVEY\064145081-COPPER RANCH\FORT WORTH\064145081-COPPER RANCH FORT WORTH_FP.DWG PLOTTED BY: KENT MASON 10/21/2026 12:20 PM LAST SAVED: 10/21/2026 8:58 AM