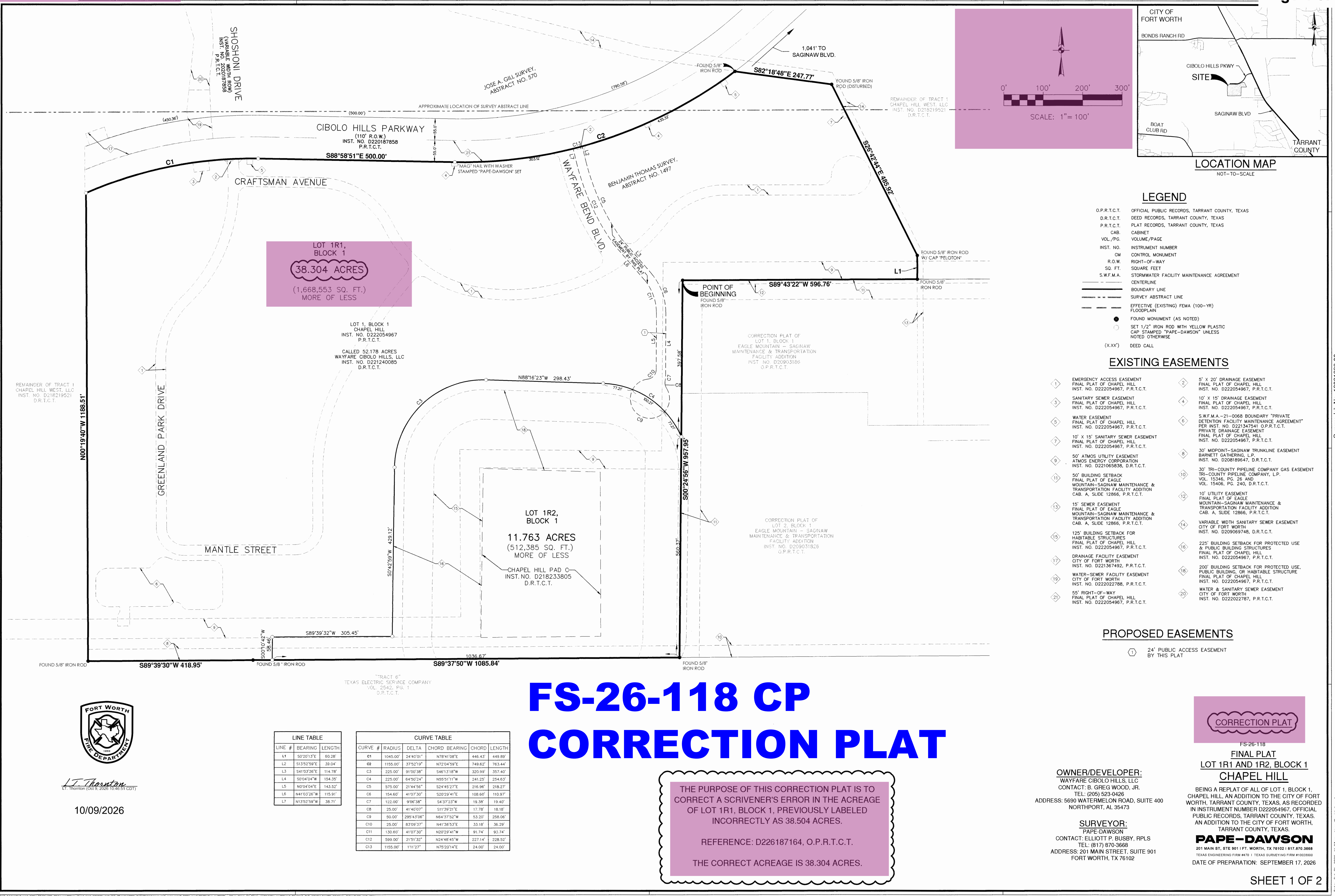


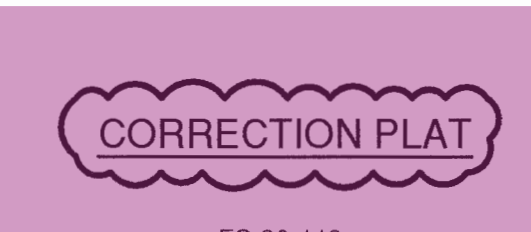


J. Thornton
L.T. Thornton (Oct 9, 2026 10:46:51 CDT)

10/09/2026

OWNER/DEVELOPER:
WAYFARE CIBOLO HILLS, LLC
CONTACT: B. GREG WOOD, JR.
TEL: (205) 523-0426
ADDRESS: 5690 WATERMELON ROAD, SUITE 400
NORTHPORT, AL 35473

SURVEYOR:
PAPE-DAWSON
CONTACT: ELLIOTT P. BUSBY, RPLS
TEL: (817) 870-3668
ADDRESS: 201 MAIN STREET, SUITE 901
FORT WORTH, TX 76102



FS-26-118
FINAL PLAT
LOT 1R1 AND 1R2, BLOCK 1
CHAPEL HILL

BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, CHAPEL HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER D222054967, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PAPE-DAWSON
201 MAIN ST., STE 901 | FT. WORTH, TX 76102 | (817) 870-3668
TEXAS ENGINEERING FIRM #4170 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: SEPTEMBER 17, 2026

SHEET 1 OF 2

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, WAYFARE CIBOLO HILLS, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE B. THOMAS SURVEY, ABSTRACT NUMBER 1497, AND THE J.A. GILL SURVEY, ABSTRACT NUMBER 570, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 52.178 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WAYFARE CIBOLO HILLS, LLC, RECORDED IN INSTRUMENT NUMBER D221240085 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF LOT 1, BLOCK 1 ACCORDING TO THE FINAL PLAT OF CHAPEL HILL, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D222054967 (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 ACCORDING TO THE CORRECTION PLAT OF EAGLE MOUNTAIN - SAGINAW MAINTENANCE & TRANSPORTATION FACILITY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D209031826 (O.P.R.T.C.T.), AND FOR AN EASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID CHAPEL HILL ADDITION:

THENCE SOUTH 00°24'56" WEST ALONG THE COMMON OF SAID EAGLE MOUNTAIN - SAGINAW MAINTENANCE & TRANSPORTATION FACILITY ADDITION AND SAID CHAPEL HILL ADDITION , A DISTANCE OF 957.95 FEET TO A 5/8-INCH IRON ROD FOUND IN THE NORTH LINE OF A CALLED 44.874 ACRE TRACT OF LAND DESCRIBED AS TRACT 6 IN DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 2542, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID EAGLE MOUNTAIN - SAGINAW MAINTENANCE & TRANSPORTATION FACILITY ADDITION AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID CHAPEL HILL ADDITION:

THENCE ALONG THE COMMON LINE OF SAID TRACT 6 AND SAID CHAPEL HILL ADDITION THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°37'50" WEST, A DISTANCE OF 1085.84 FEET TO A 5/8-INCH IRON ROD FOUND:
SOUTH 89°39'30" WEST, A DISTANCE OF 418.95 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID CHAPEL HILL ADDITION:

THENCE NORTH 00°19'40" WEST ALONG THE WEST LINE OF SAID CHAPEL HILL ADDITION, A DISTANCE OF 1188.51 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET IN THE SOUTH RIGHT-OF-WAY LINE OF CIBOLO HILLS PARKWAY (VARIABLE WIDTH) AS RECORDED IN INSTRUMENT NUMBER D 220187858 PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CIBOLO HILLS PARKWAY THE FOLLOWING BEARINGS AND DISTANCES:

IN A NORTHEASTERLY DIRECTION ALONG SAID NON-TANGENT CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 78°41'08" EAST FOR A DISTANCE OF 446.43 FEET, HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 24°40'01", AND AN AN ARC LENGTH OF 449.89 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" SET:
SOUTH 88°58'51" EAST, A DISTANCE OF 500.00 FEET TO A MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT:
IN A NORTHEASTERLY DIRECTION ALONG SAID TANGENT CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 72°04'59" EAST FOR A DISTANCE OF 749.62 FEET, HAVING A RADIUS OF 1155.00 FEET, A CENTRAL ANGLE OF 37°52'19", AND AN ARC LENGTH OF 763.44 FEET TO A 5/8-INCH IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 1 OF SAID CHAPEL HILL ADDITION:

THENCE ALONG THE EAST LINE OF SAID CHAPEL HILL ADDITION THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 82°18'48" EAST, A DISTANCE OF 247.77 FEET TO A 5/8-INCH DISTURBED IRON ROD FOUND:
SOUTH 26°42'44" EAST, A DISTANCE OF 485.92 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "PELOTON" FOUND:
SOUTH 00°20'13" EAST, A DISTANCE OF 60.28 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1, IN THE NORTH LINE OF LOT 1 BLOCK 1, OF SAID EAGLE MOUNTAIN - SAGINAW MAINTENANCE & TRANSPORTATION FACILITY ADDITION:

THENCE SOUTH 89°43'22" WEST, ALONG THE COMMON LINE OF SAID EAGLE MOUNTAIN - SAGINAW MAINTENANCE & TRANSPORTATION FACILITY ADDITION AND SAID CHAPEL HILL ADDITION, A DISTANCE OF 596.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.067 ACRES OR 2,180,938 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT WAYFARE CIBOLO HILLS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS **LOTS 1R1 AND 1R2, BLOCK 1, CHAPEL HILL**, 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.

B. GREG WOOD, JR.

10/11/2026
DATE

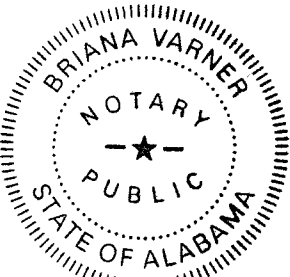
MEMBER
TITLE

STATE OF ALABAMA §
COUNTY OF Tuscaloosa §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, B. GREG WOOD, JR., 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1st DAY OF October, 2026.

Briana Varner
NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA



5/26/30
MY COMMISSION EXPIRES:

PLAT NOTES:

- 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 ON 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.
- 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.
- 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.
- 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 ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A 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 SAME 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.
- LOT 1, BLOCK 2 OF CHAPEL HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, DESIGNATED FOR GAS WELL PAD, IS NOT SERVED BY A PUBLIC WATER AND SEWER FACILITY AND NO PROVISION FOR THE INSTALLATIONS THERE OF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC WATER AND SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER AND WASTEWATER INSTALLATION POLICY OF THE CITY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY. IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY OR MAKES APPLICATION FOR BUILDING PERMIT THAT REQUIRES A PUBLIC WATER OR SEWER FACILITY, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER.

GENERAL NOTES:

- COVENANTS OR RESTRICTIONS ARE UN-ALTERED
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.
- THE SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0045L, EFFECTIVE DATE MARCH 21, 2019. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING ONLY. PAPE DAWSON DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM AND ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NA2011), EPOCH 2010.00.



L.T. Thornton
L.T. Thornton (Oct 9, 2026 10:10:51 CDT)

10/09/2026

LAND USE TABLE
GROSS ACRES = 50.067 AC.
NET ACRE = 50.067 AC.
ROW DEDICATION = 0 AC.
MULTI-FAMILY = 38.304 AC.
VACANT = 11.763 AC.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELLIOTT P. BUSBY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

FOR PAPE-DAWSON CONSULTING ENGINEERS, LLC:

ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561
FIRM REGISTRATION NO. 100228800
PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TELE. (817) 870-3668
EMAIL: EBUSBY@PAPE-DAWSON.COM



CERTIFICATION DATE: 10/01/26

THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT A SCRIVENER'S ERROR IN THE ACREAGE OF LOT 1R1, BLOCK 1, PREVIOUSLY LABELED INCORRECTLY AS 38.504 ACRES.

REFERENCE: D226187164, O.P.R.T.C.T.

THE CORRECT ACREAGE IS 38.304 ACRES.

CORRECTION PLAT

FS-26-118

FINAL PLAT
LOT 1R1 AND 1R2, BLOCK 1
CHAPEL HILL

BEING A REPLAT OF ALL OF LOT 1, BLOCK 1, CHAPEL HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER D222054967, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PAPE-DAWSON

201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100228800
DATE OF PREPARATION: MARCH 26, 2026

OWNER/DEVELOPER:

WAYFARE CIBOLO HILLS, LLC
CONTACT: B. GREG WOOD, JR.
TEL: (205) 523-0426
ADDRESS: 5690 WATERMELON ROAD, SUITE 400
NORTHPORT, AL 35473

SURVEYOR:

PAPE-DAWSON
CONTACT: ELLIOTT P. BUSBY, RPLS
TEL: (817) 870-3668
ADDRESS: 201 MAIN STREET, SUITE 901
FORT WORTH, TX 76102



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: 10/15/2026

BY: Caroline Cranz
CHAIRMAN

BY: Stephen Munn
SECRETARY