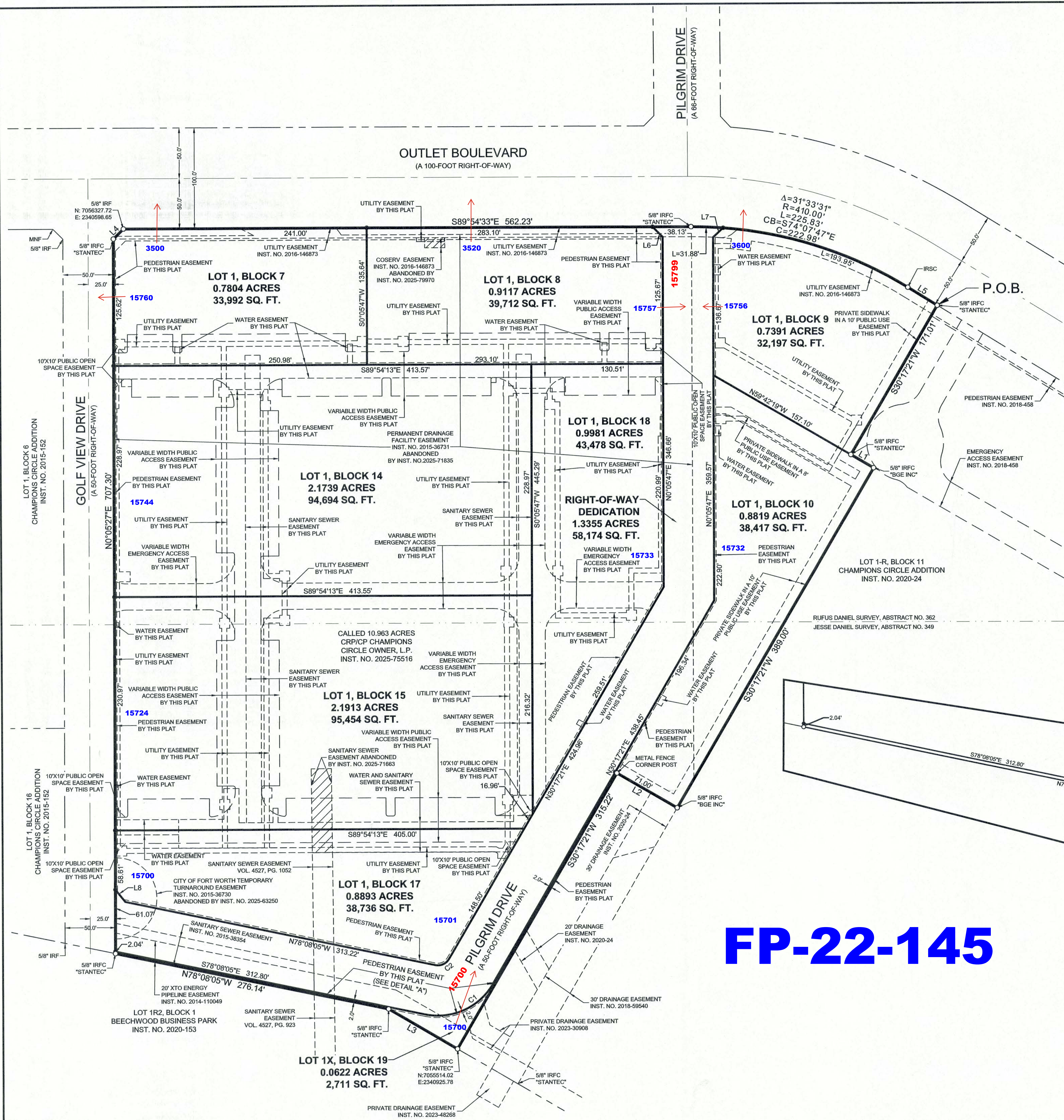




- NOTES:
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00015063.
 - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
 - According to Map No. 48121C04950, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. 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.
 - 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, tree, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
 - Perimeter boundary corners are as labeled hereon. 5/8-inch iron rods with cap stamped "KHA" (or mag nails with washer stamped "KHA" if lot corner is located on concrete) will be set for all internal lot corners after construction is complete.
 - See sheets 2-4 for easement detail.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S59°42'39"E	26.00'
L2	N59°42'15"W	69.00'
L3	N59°42'55"W	78.84'
L4	N45°05'27"E	14.14'
L5	S58°21'02"E	34.10'
L6	S44°54'23"E	14.14'
L7	N46°58'15"E	13.67'
L8	N39°01'19"W	15.52'

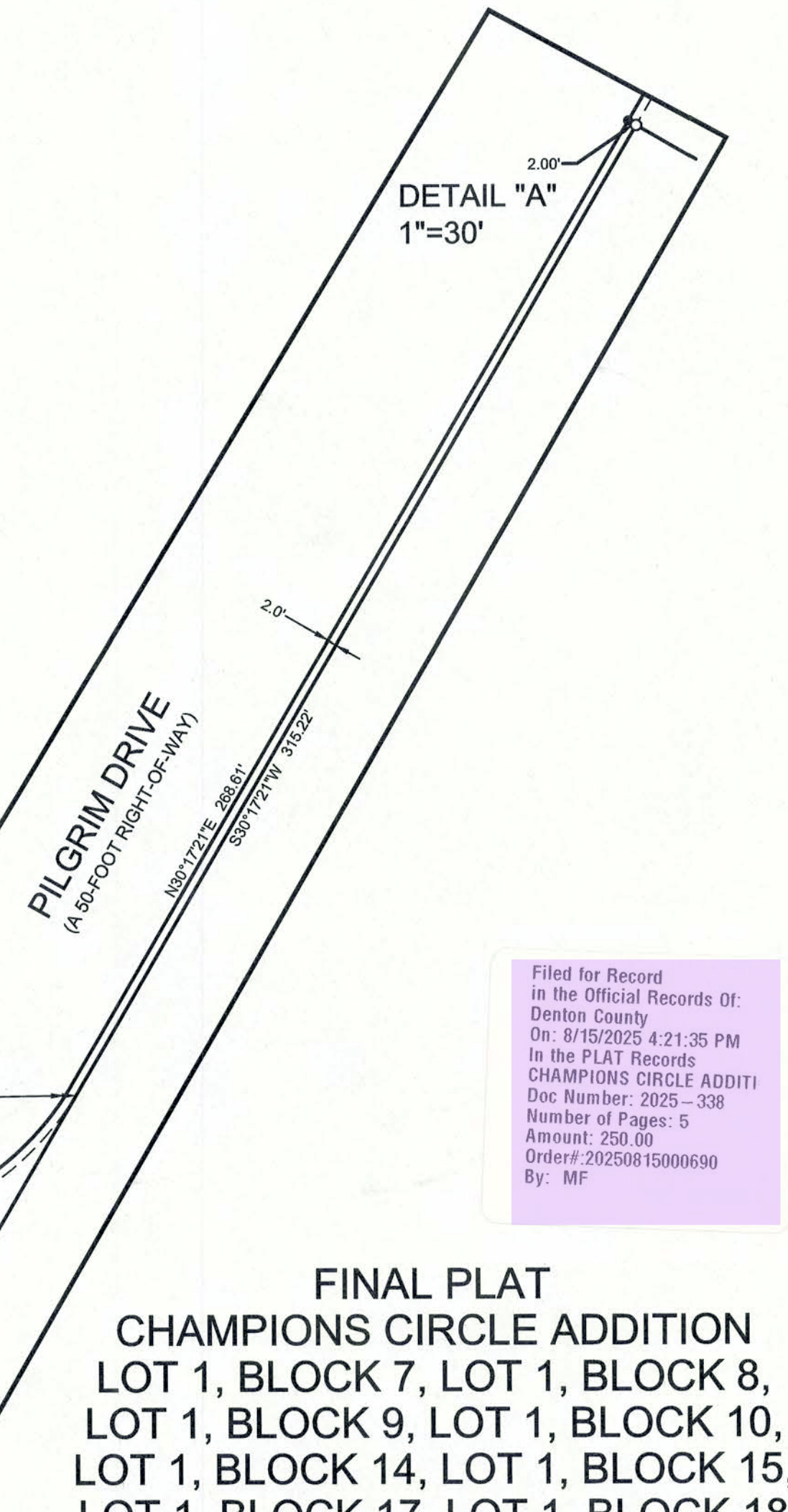
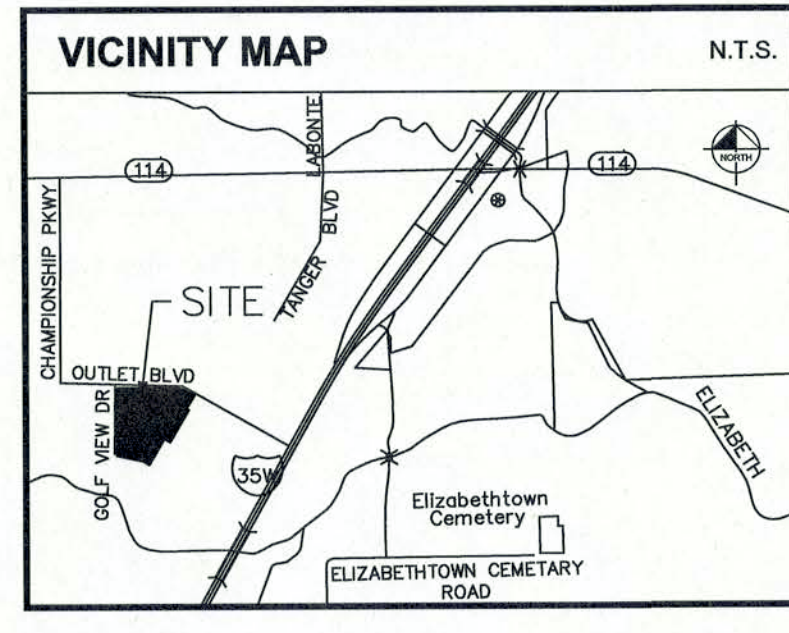
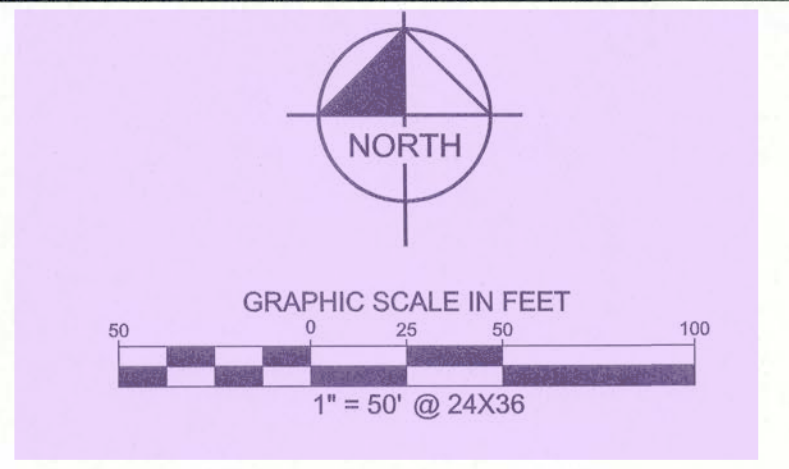
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	71°34'34"	63.00'	78.70'	N66°04'38"E
C2	71°34'34"	13.00'	16.24'	N66°04'38"E

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

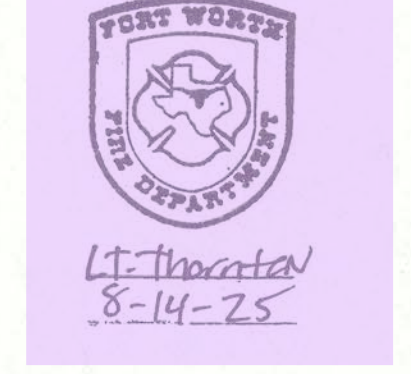
LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD FOUND WITH CAP
IRF = IRON ROD FOUND

LAND USE	
3 MULTI-FAMILY LOTS + 1 OPEN SPACE LOT	
GROSS AREA = 10.9634 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 1.3355 ACRES	
NET AREA = 9.6279 ACRES	



FINAL PLAT
CHAMPIONS CIRCLE ADDITION
LOT 1, BLOCK 7, LOT 1, BLOCK 8,
LOT 1, BLOCK 9, LOT 1, BLOCK 10,
LOT 1, BLOCK 14, LOT 1, BLOCK 15,
LOT 1, BLOCK 17, LOT 1, BLOCK 18
LOT 1X, BLOCK 19
10.9634 ACRES
RUFUS DANIEL SURVEY
ABSTRACT NO. 362
JESSE DANIEL SURVEY
ABSTRACT NO. 349
CITY OF FORT WORTH
DENTON COUNTY, TEXAS



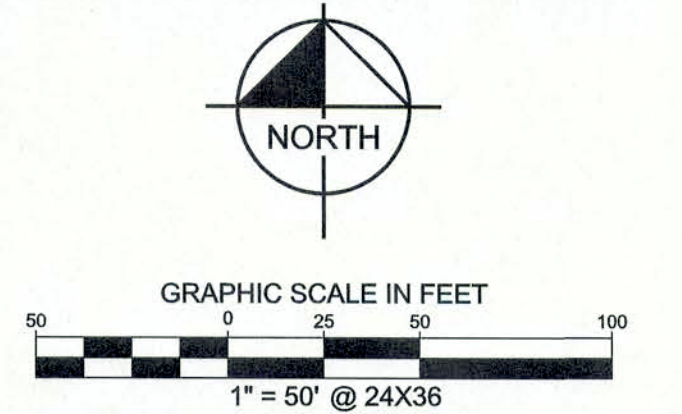
OWNER
CRP/CP Champions Circle Owner, L.P.
4925 Greenville Avenue, Suite 860
Dallas, Texas 75206

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511

Kimley»Horn

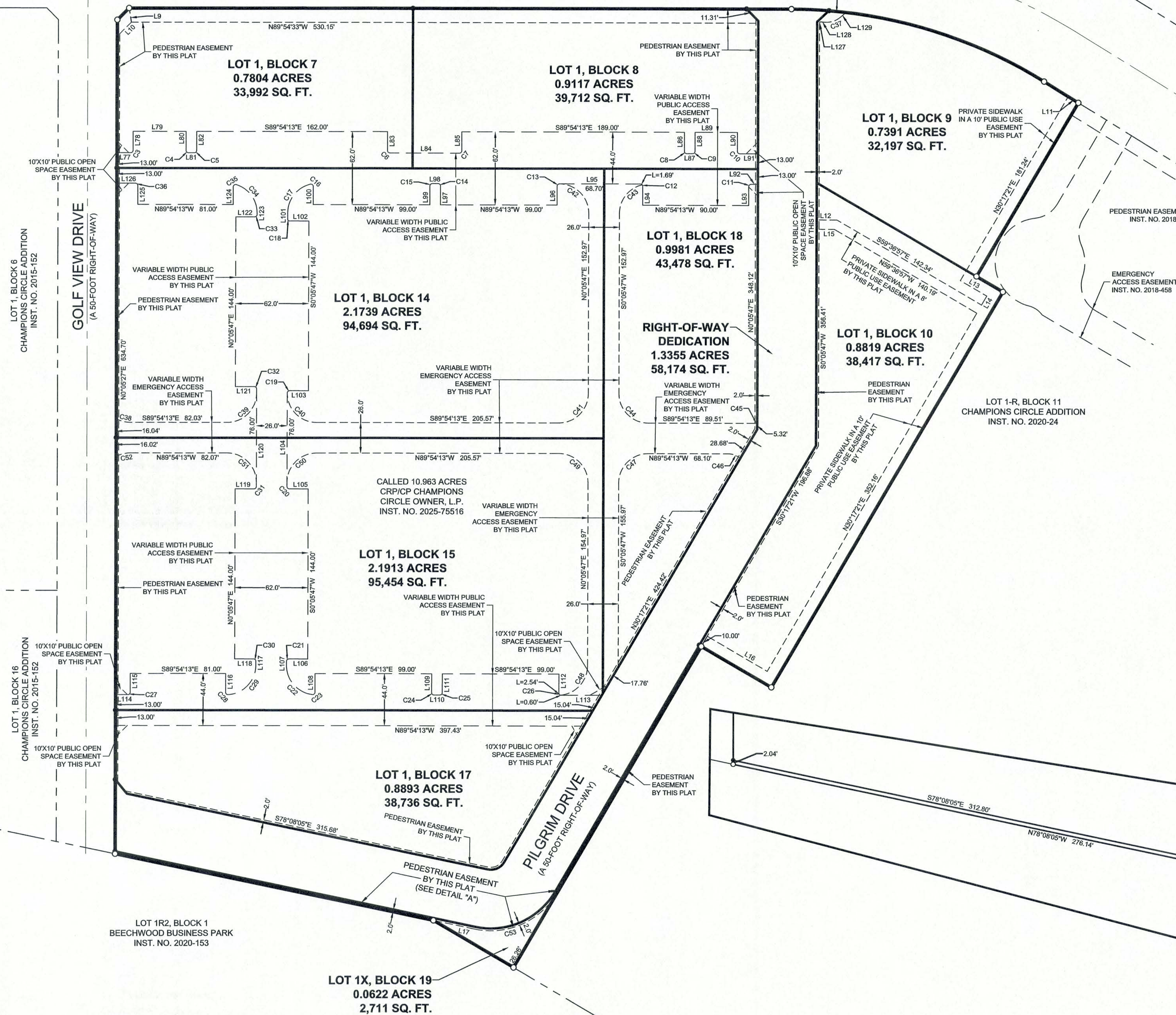
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102	FIRM # 10194040	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 50'	Drawn by DMD	Checked by JDW
Date 8/13/2025	Project No. 063970005	Sheet No. 1 OF 5

DETAIL FOR ACCESS, PEDESTRIAN
AND OPEN SPACE EASEMENTS



OUTLET BOULEVARD
(A 100-FOOT RIGHT-OF-WAY)

PILGRIM DRIVE
(A 66-FOOT RIGHT-OF-WAY)



LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L9	S09°08'15"E	12.16'	L99	S00°05'47"W	16.00'	C3	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'	C29	86°26'07"	25.00'	37.71'	N43°18'51"E	34.24'
L10	N45°06'13"E	14.07'	L100	N00°05'47"E	15.36'	C4	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C30	90°00'00"	2.00'	3.14'	N44°54'13"W	2.83'
L11	N58°21'02"W	10.00'	L101	S00°05'47"W	5.47'	C5	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'	C31	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'
L12	N89°54'13"W	15.23'	L102	S89°54'13"E	16.50'	C6	90°02'08"	2.00'	3.14'	S44°55'17"E	2.83'	C32	90°00'00"	2.00'	3.14'	N44°54'13"W	2.83'
L13	S59°42'39"E	26.00'	L103	N89°54'13"W	16.00'	C7	91°37'55"	2.00'	3.20'	N45°53'39"E	2.87'	C33	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'
L14	S30°17'21"W	8.84'	L104	S00°05'47"W	79.49'	C8	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C34	73°03'27"	25.00'	31.88'	N36°25'56"W	29.76'
L15	N89°54'13"W	13.06'	L105	S89°54'13"E	16.00'	C9	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'	C35	106°56'33"	2.00'	3.73'	S53°34'04"W	3.21'
L16	S59°42'15"E	59.00'	L106	N89°54'13"W	16.00'	C10	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C36	90°00'00"	2.00'	3.14'	N44°54'13"W	2.83'
L17	N78°08'05"W	36.24'	L107	S00°05'47"W	3.49'	C11	90°00'00"	2.00'	3.14'	S45°05'47"W	2.83'	C37	43°40'57"	18.00'	13.72'	S72°21'13"W	13.39'
L77	S89°54'13"E	11.63'	L108	N00°05'47"E	15.84'	C12	90°00'00"	2.00'	3.14'	N44°54'13"W	2.83'	C38	28°33'44"	25.00'	12.46'	S75°37'21"E	12.33'
L78	N00°05'47"E	16.00'	L109	S00°05'47"W	16.00'	C13	90°00'00"	2.00'	3.14'	S45°05'47"W	2.83'	C39	90°00'00"	25.00'	39.27'	N45°05'47"E	35.36'
L79	S89°54'13"E	45.00'	L110	S89°54'13"E	5.00'	C14	90°00'00"	2.00'	3.14'	N44°54'13"W	2.83'	C40	90°00'00"	25.00'	39.27'	S44°54'13"E	35.36'
L80	S00°05'47"W	16.00'	L111	N00°05'47"E	16.00'	C15	90°00'00"	2.00'	3.14'	S45°05'47"W	2.83'	C41	90°00'00"	25.00'	39.27'	N45°05'47"E	35.36'
L81	S89°54'13"E	5.00'	L112	S00°05'47"W	16.00'	C16	103°30'53"	2.00'	3.61'	N51°39'39"W	3.14'	C42	89°51'53"	25.00'	39.21'	N44°50'10"W	35.31'
L82	N00°05'47"E	16.00'	L113	S89°54'13"E	34.32'	C17	76°29'07"	25.00'	33.37'	S38°20'21"W	30.95'	C43	76°42'01"	25.00'	33.47'	S38°26'48"W	31.02'
L83	S00°05'47"W	16.00'	L114	S89°54'13"E	10.39'	C18	90°00'00"	1.50'	2.36'	S44°54'13"E	2.12'	C44	90°00'00"	25.00'	39.27'	S44°54'13"E	35.36'
L84	S89°54'13"E	58.94'	L115	N00°05'47"E	16.00'	C19	90°00'00"	2.00'	3.14'	S45°05'47"W	2.83'	C45	11°32'13"	15.00'	3.02'	N84°19'41"E	3.02'
L85	N00°05'47"E	16.00'	L116	S00°05'47"W	15.96'	C20	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C46	41°43'47"	15.00'	10.92'	N69°02'19"W	10.68'
L86	S00°05'47"W	16.00'	L117	N00°05'47"E	3.49'	C21	90°00'00"	2.00'	3.14'	S45°05'47"W	2.83'	C47	90°00'00"	25.00'	39.27'	S45°05'47"W	35.36'
L87	S89°54'13"E	5.00'	L118	N89°54'13"W	16.00'	C22	83°02'38"	25.00'	36.23'	S41°25'32"E	33.15'	C48	85°07'45"	25.00'	37.14'	N42°39'40"E	33.82'
L88	N00°05'47"E	16.00'	L119	S89°54'13"E	16.00'	C23	98°58'41"	2.00'	3.45'	N49°32'52"E	3.04'	C49	90°00'00"	25.00'	39.27'	N44°54'13"W	35.36'
L89	S89°54'13"E	36.00'	L120	N00°05'47"E	82.97'	C24	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C50	90°00'00"	25.00'	39.27'	S45°05'47"W	35.36'
L90	S00°05'47"W	16.00'	L121	N89°54'13"W	16.00'	C25	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'	C51	90°00'00"	25.00'	39.27'	N44°54'13"W	35.36'
L91	S89°54'13"E	15.45'	L122	S89°54'13"E	16.00'	C26	90°00'00"	2.00'	3.14'	S44°54'13"E	2.83'	C52	28°27'42"	25.00'	12.42'	S75°51'56"W	12.29'
L92	N89°54'13"W	5.75'	L123	N00°05'47"E	1.49'	C27	90°00'00"	2.00'	3.14'	N45°05'47"E	2.83'	C53	71°34'34"	65.00'	81.20'	S66°04'38"W	76.02'
L93	S00°05'47"W	16.00'	L124	S00°05'47"W	15.00'	C28	93°33'53"	2.00'	3.27'	S46°41'09"E	2.92'						
L94	N00°05'47"E	16.00'	L125	N00°05'47"E	16.00'												
L95	N89°54'13"W	68.70'	L126	N89°54'13"W	15.71'												
L96	S00°05'47"W	16.00'	L127	S03°37'10"W	3.60'												
L97	N00°05'47"E	16.00'	L128	N86°07'40"W	4.50'												
L98	N89°54'13"W	5.00'	L129	S50°30'45"W	6.68'												

DETAIL "A"
1"=30'



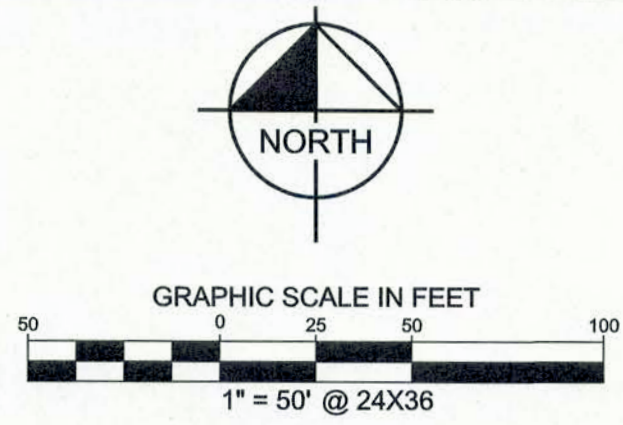
FINAL PLAT
CHAMPIONS CIRCLE ADDITION
LOT 1, BLOCK 7, LOT 1, BLOCK 8,
LOT 1, BLOCK 9, LOT 1, BLOCK 10,
LOT 1, BLOCK 14, LOT 1, BLOCK 15,
LOT 1, BLOCK 17, LOT 1, BLOCK 18
LOT 1X, BLOCK 19
10.9634 ACRES
RUFUS DANIEL SURVEY
ABSTRACT NO. 362
JESSE DANIEL SURVEY
ABSTRACT NO. 349
CITY OF FORT WORTH
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	8/13/2025	063970005	2 OF 5

DETAIL FOR WATER AND SANITARY SEWER EASEMENTS



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L18	S89°54'13"E	55.63'	L38	N00°05'47"E	11.07'	L58	N00°05'47"E	28.50'
L19	N00°05'47"E	16.50'	L39	S00°05'47"W	7.50'	L59	S89°54'13"E	62.77'
L20	S89°54'13"E	5.00'	L40	N89°54'13"W	10.00'	L60	N59°42'39"W	7.00'
L21	S00°05'47"W	16.50'	L41	N00°05'47"E	7.50'	L61	N30°17'21"E	5.00'
L22	N89°54'13"W	161.00'	L42	N89°54'13"W	7.71'	L62	S59°42'39"E	7.00'
L23	N00°05'47"E	18.50'	L43	S89°54'33"E	4.00'	L63	S59°42'39"E	7.00'
L24	S89°54'13"E	5.00'	L44	S00°05'27"W	5.00'	L64	S30°17'21"W	10.00'
L25	S00°05'47"W	18.50'	L45	N89°54'33"W	4.00'	L65	N59°42'39"W	7.00'
L26	N00°05'47"E	19.25'	L46	S89°56'40"E	3.00'	L66	S89°54'13"E	7.00'
L27	S89°54'13"E	5.00'	L47	S00°05'27"W	5.00'	L67	S00°05'47"W	10.00'
L28	S00°05'47"W	19.25'	L48	N89°56'40"W	3.00'	L68	N89°54'13"W	7.00'
L29	S00°05'47"W	14.44'	L49	N00°05'47"E	30.49'	L69	N89°54'13"W	7.00'
L30	N89°54'13"W	15.00'	L50	S89°54'13"E	15.00'	L70	S00°05'47"W	10.00'
L31	N00°05'47"E	14.44'	L51	S00°05'47"W	33.99'	L71	S89°54'13"E	7.00'
L32	N89°54'13"W	53.70'	L52	N89°54'13"W	33.60'	L72	N89°54'13"W	15.00'
L33	S00°05'47"W	5.00'	L53	N00°05'47"E	14.24'	L73	S89°54'13"E	15.00'
L34	N89°54'13"W	5.00'	L54	S89°54'13"E	5.00'	L74	S89°54'13"E	15.00'
L35	N00°05'47"E	4.98'	L55	S00°05'47"W	14.24'	L75	S00°05'47"W	10.00'
L36	N00°05'47"E	11.07'	L56	N00°05'47"E	28.00'	L76	N89°54'13"W	15.00'
L37	N89°54'13"W	12.50'	L57	S89°54'13"E	18.96'			

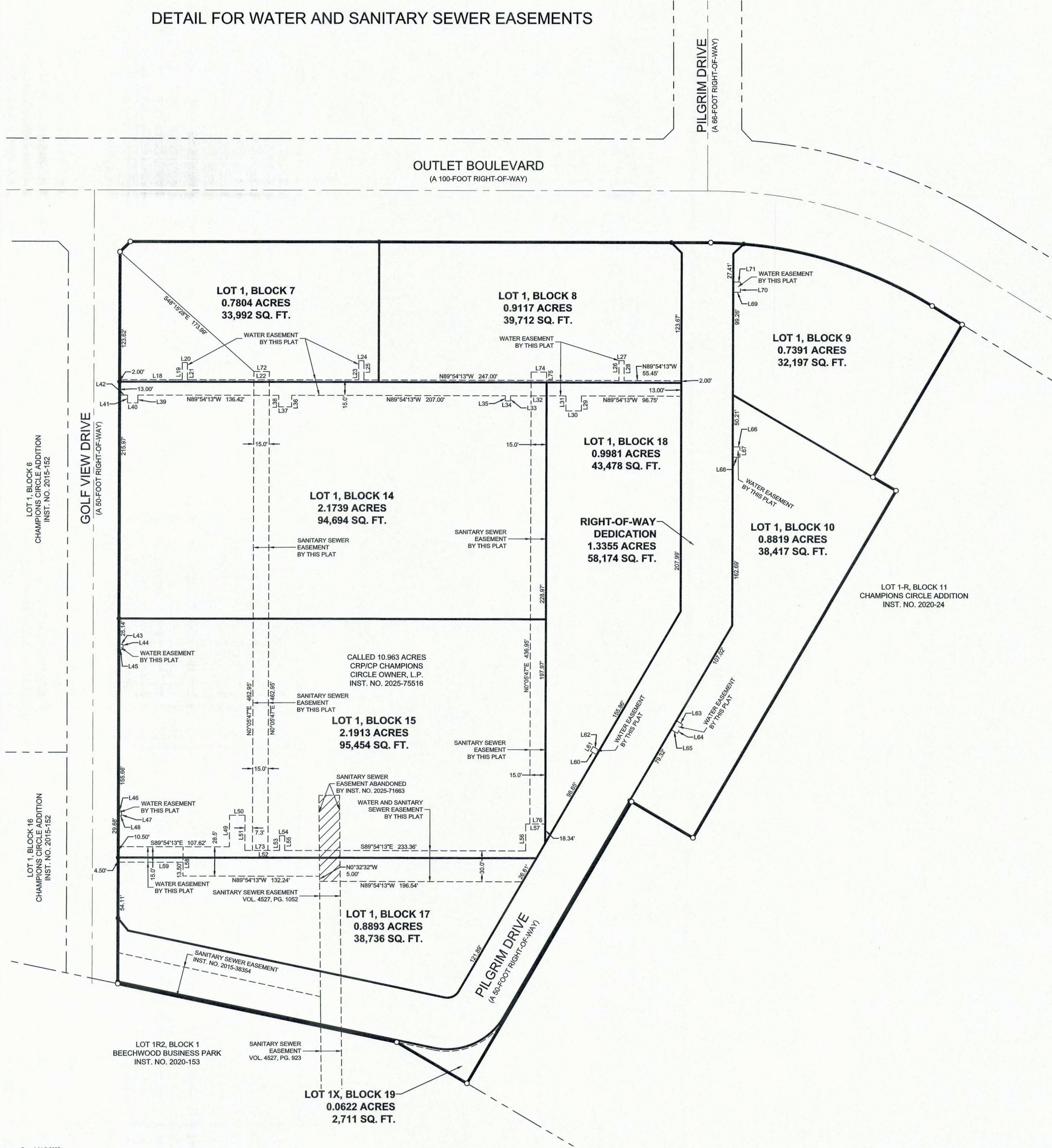
Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2025 4:21:35 PM
In the PLAT Records
CHAMPIONS CIRCLE ADDITI
Doc Number: 2025-338
Number of Pages: 5
Amount: 250.00
Order#: 20250815000690
By: MIF

FINAL PLAT
CHAMPIONS CIRCLE ADDITION
LOT 1, BLOCK 7, LOT 1, BLOCK 8,
LOT 1, BLOCK 9, LOT 1, BLOCK 10,
LOT 1, BLOCK 14, LOT 1, BLOCK 15,
LOT 1, BLOCK 17, LOT 1, BLOCK 18
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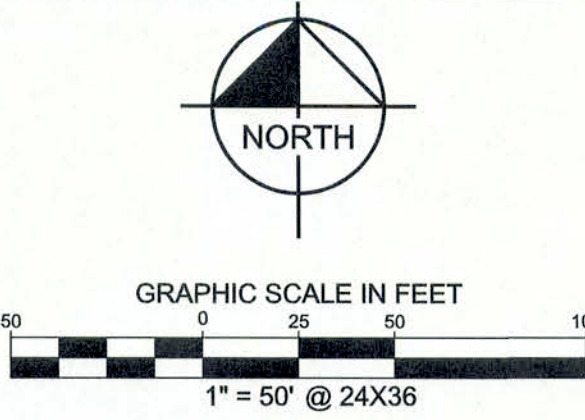
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801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	8/13/2025	063970005	3 OF 5



DETAIL FOR UTILITY EASEMENTS



OUTLET BOULEVARD
(A 100-FOOT RIGHT-OF-WAY)

PILGRIM DRIVE
(A 66-FOOT RIGHT-OF-WAY)

LOT 1, BLOCK 7
0.7804 ACRES
33,992 SQ. FT.

LOT 1, BLOCK 8
0.9117 ACRES
39,712 SQ. FT.

LOT 1, BLOCK 9
0.7391 ACRES
32,197 SQ. FT.

LOT 1, BLOCK 18
0.9981 ACRES
43,478 SQ. FT.

RIGHT-OF-WAY
DEDICATION
1.3355 ACRES
58,174 SQ. FT.

LOT 1, BLOCK 10
0.8819 ACRES
38,417 SQ. FT.

LOT 1, BLOCK 14
2.1739 ACRES
94,694 SQ. FT.

LOT 1, BLOCK 15
2.1913 ACRES
95,454 SQ. FT.

LOT 1, BLOCK 17
0.8893 ACRES
38,736 SQ. FT.

LOT 1X, BLOCK 19
0.0622 ACRES
2,711 SQ. FT.

LOT 1R2, BLOCK 1
BEECHWOOD BUSINESS PARK
INST. NO. 2020-153

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

CITY OF FORT WORTH CASE NO. FP-22-145

LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L130	S89°54'13"E	1.04'		L170	N89°54'13"W	29.58'		L210	N00°00'00"E	2.51'		L250	N00°00'00"E	2.49'		L290	N89°54'13"W	30.25'		L330	S00°00'00"E	5.03'	
L131	N00°00'00"E	2.99'		L171	S00°05'47"W	36.83'		L211	N89°54'13"W	1.30'		L251	N90°00'00"E	10.00'		L291	S00°00'00"E	2.49'		L331	S59°36'57"E	144.36'	
L132	N90°00'00"E	10.00'		L172	N90°00'00"E	2.49'		L212	S00°05'27"W	30.25'		L252	S00°00'00"E	10.00'		L292	N00°00'00"W	10.00'		L332	N00°00'00"E	0.96'	
L133	S00°00'00"E	2.51'		L173	S00°00'00"E	10.00'		L213	S89°54'13"E	2.00'		L253	N90°00'00"E	2.51'		L293	N00°00'00"E	0.85'		L333	N90°00'00"E	10.00'	
L134	S89°54'13"E	230.34'		L174	N90°00'00"W	10.00'		L214	S00°05'27"W	131.37'		L254	S00°05'47"W	34.08'		L294	N89°54'13"W	129.81'		L334	S00°00'00"E	10.00'	
L135	N00°00'00"E	4.15'		L175	N00°00'00"E	2.51'		L215	N90°00'00"E	10.60'		L255	N90°00'00"E	2.49'		L295	S00°05'47"W	38.02'		L335	N90°00'00"W	5.03'	
L136	N90°00'00"E	10.00'		L176	N89°54'13"W	70.26'		L216	S00°00'00"E	10.00'		L256	S00°00'00"E	10.00'		L296	S89°54'13"E	36.57'		L336	S30°23'03"W	53.38'	
L137	S00°00'00"E	2.51'		L177	N00°05'47"E	41.83'		L217	N90°00'00"W	10.61'		L257	N90°00'00"W	10.00'		L297	N00°05'47"E	49.16'		L337	N59°36'57"W	99.71'	
L138	S89°54'13"E	30.25'		L178	N90°00'00"W	2.49'		L218	S00°05'27"W	261.47'		L258	N00°00'00"E	2.51'		L298	N90°00'00"W	2.49'		L338	N89°54'13"W	16.25'	
L139	N00°00'00"E	2.49'		L179	N00°00'00"E	10.00'		L219	N90°00'00"E	6.29'		L259	N89°54'13"W	10.83'		L299	N00°00'00"E	10.00'		L339	S00°00'00"E	2.49'	
L140	N90°00'00"E	10.00'		L180	N90°00'00"E	2.51'		L220	S00°00'00"E	2.51'		L260	S00°05'47"W	163.23'		L300	N90°00'00"E	2.51'		L340	N90°00'00"W	10.00'	
L141	S00°00'00"E	3.18'		L181	N00°05'47"E	154.93'		L221	S89°54'13"E	94.80'		L261	N90°00'00"E	2.49'		L301	N00°05'47"E	168.24'		L341	N00°00'00"E	2.51'	
L142	S89°54'13"E	235.58'		L182	N90°00'00"W	10.00'		L222	N00°05'47"E	38.01'		L262	S00°00'00"E	10.00'		L302	S89°54'13"E	15.83'		L342	N89°54'13"W	2.17'	
L143	N00°00'00"E	0.32'		L183	N00°00'00"E	10.00'		L223	N90°00'00"W	2.49'		L263	N90°00'00"W	2.51'		L303	N00°00'00"E	2.49'		L343	S89°54'13"E	2.16'	
L144	N90°00'00"E	10.00'		L184	N00°00'00"E	2.51'		L224	N00°00'00"E	10.00'		L264	S00°05'47"W	49.16'		L304	N90°00'00"E	2.51'		L344	N00°00'00"E	2.49'	
L145	S00°00'00"E	0.34'		L185	N00°05'47"E	5.98'		L225	N90°00'00"E	2.51'		L265	S89°54'13"E	224.71'		L305	N00°05'47"E	34.08'		L345	N90°00'00"E	10.00'	
L146	S89°54'13"E	6.88'		L186	N89°54'13"W	33.59'		L226	N00°05'47"E	169.39'		L266	S59°42'39"E	3.12'		L306	N90°00'00"W	2.49'		L346	S00°00'00"E	2.51'	
L147	N89°54'13"W	6.87'		L187	S00°00'00"E	2.49'		L227	N90°00'00"W	2.05'		L267	N90°00'00"E	3.63'		L307	N00°00'00"E	2.51'		L347	S89°54'13"E	17.61'	
L148	S00°00'00"E	4.66'		L188	N90°00'00"W	4.50'		L228	N00°00'00"E	10.00'		L268	N30°17'21"E	4.79'		L308	N89°54'13"W	15.88'		L348	S59°36'57"E	96.06'	
L149	N90°00'00"W	10.00'		L189	S00°05'47"W	168.38'		L229	N90°00'00"E	2.50'		L269	N00°05'47"E	38.94'		L309	N00°05'47"E	166.41'		L349	N30°23'03"E	47.08'	
L150	N00°00'00"E	4.68'		L190	N90°00'00"E	1.74'		L230	N00°05'47"E	218.97'		L270	N90°00'00"W	2.49'		L310	N90°00'00"W	2.49'		L350	N00°00'00"E	1.83'	
L151	N89°54'13"W	136.06'		L191	S00°00'00"E	10.00'		L231	N90°00'00"W	2.49'		L271	N00°00'00"E	10.00'		L311	N00°00'00"E	10.00'		L351	N59°36'57"W	146.00'	
L152	S00°05'47"W	41.25'		L192	N90°00'00"W	1.76'		L232	N00°00'00"E	10.00'		L272	N90°00'00"E	2.51'		L312	N90°00'00"E	2.51'		L352	N90°00'00"W	8.58'	
L153	N90°00'00"E	4.48'		L193	S00°05'47"W	40.59'		L233	N90°00'00"E	2.51'		L273	N00°05'47"E	165.87'		L313	N00°05'47"E	5.98'		L353	N00°00'00"E	4.37'	
L154	S00°00'00"E	2.51'		L194	N90°00'00"E	4.48'		L234	N00°05'47"E	40.26'		L274	N90°00'00"W	0.50'		L314	N89°54'13"W	33.59'		L354	N89°54'13"W	1.80'	
L155	S89°54'13"E	38.60'		L195	S00°00'00"E	10.00'		L235	N89°54'13"W	95.53'		L275	N00°00'00"E	10.00'		L315	S00°00'00"E	2.49'		L355	N00°00'00"E	5.00'	
L156	S00°05'47"W	10.97'		L196	N90°00'00"W	4.50'		L236	S00°00'00"E	2.49'		L276	N90°00'00"E	0.52'		L316	N90°00'00"W	2.51'		L356	N00°00'00"E	5.00'	
L157	N90°00'00"E	2.49'		L197	S00°05'47"W	165.87'		L237	N90°00'00"W	6.04'		L277	N00°05'47"E	40.59'		L317	S00°05'47"W	218.97'		L357	N00°05'47"E	130.46'	
L158	S00°00'00"E	2.51'		L198	N90°00'00"E	2.49'		L238	S00°05'47"W	58.54'		L278	N90°00'00"W	3.24'		L318	N90°00'00"E	2.50'		L358	S89°54'13"E	2.00'	
L159	S89°54'13"E	5.01'		L199	S00°00'00"E	10.00'		L239	N89°54'13"W	2.00'		L279	N00°00'00"E	10.00'		L319	S00°00'00"E	10.00'		L359	N00°05'47"E	19.65'	
L160	S00°05'47"W	162.41'		L200	N90°00'00"W	2.51'		L240	S00°05'47"W	40.25'		L280	N90°00'00"E	3.26'		L320	N90°00'00"W	2.95'		L360	S89°54'13"E	3.00'	
L161	N90°00'00"E	2.49'		L201	S00°05'47"W	40.30'		L241	N90°00'00"E	2.49'		L281	N00°05'47"E	168.38'		L321	S00°05'47"W	169.39'		L361	S00°05'29"W	3.89'	
L162	S00°00'00"E	10.00'		L202	S30°17'21"W	4.83'		L242	S00°00'00"E	2.51'		L282	N90°00'00"W	0.50'		L322	N90°00'00"E	2.49'		L362	N89°54'13"W	27.54'	
L163	N90°00'00"W	2.51'		L203	S00°00'00"E	7.24'		L243	S89°54'13"E	38.60'		L283	N00°00'00"E	10.00'		L323	S00°00'00"E	10.00'		L363	N00°05'29"E	3.89'	
L164	S00°05'47"W	36.84'		L204	N90°00'00"W	9.20'		L244	S00°05'47"W	10.97'		L284	N90°00'00"E	0.52'		L324	N90°00'00"W	2.51'		L364	N00°05'29"E	10.00'	
L165	S89°54'13"E	65.26'		L205	N00°00'00"E	5.03'		L245	N90°00'00"E	2.49'		L285	N00°05'47"E	41.26'		L325	S89°54'13"E	17.50'					
L166	N00°00'00"E	2.49'		L206	N59°42'39"W	3.07'		L246	S00°00'00"E	10.00'		L286	N89°54'13"W	94.52'		L326	S07°15'31"W	5.04'					
L167	N90°00'00"E	2.51'		L207	N89°54'13"W	364.73'		L247	N90°00'00"W	2.51'		L287	S00°00'00"E	1.82'		L327	N89°54'13"W	11.87'					
L168	N00°05'47"E	41.84'		L208	S00°00'00"E	2.49'		L248	S00°05'47"W	161.42'		L288	N90°00'00"W	10.00'		L328	S00°05'47"W	88.28'					
L169	S89°54'13"E	29.58'		L209	N90°00'00"W	10.00'		L249	S89°54'13"E	10.87'		L289	N00°00'00"E	2.51'		L329	N90°00'00"E	6.79'					

Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2025 4:21:35 PM
In the PLAT Records
CHAMPIONS CIRCLE ADDITI
Doc Number: 2025 - 338
Number of Pages: 5
Amount: 250.00
Order#: 20250815000690
By: MF

FINAL PLAT
CHAMPIONS CIRCLE ADDITION
LOT 1, BLOCK 7, LOT 1, BLOCK 8,
LOT 1, BLOCK 9, LOT 1, BLOCK 10,
LOT 1, BLOCK 14, LOT 1, BLOCK 15,
LOT 1, BLOCK 17, LOT 1, BLOCK 18
LOT 1X, BLOCK 19
10.9634 ACRES
RUFUS DANIEL SURVEY
ABSTRACT NO. 362
JESSE DANIEL SURVEY
ABSTRACT NO. 349
CITY OF FORT WORTH
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	8/13/2025	063970005	4 OF 5

OWNERS CERTIFICATION

WHEREAS CRP/CP Champions Circle Owner, L.P., is the owner of a 10.9634 acre (477,565 square foot) tract of land situated in the Rufus Daniel Survey, Abstract No. 362, and the Jesse Daniel Survey, Abstract No. 349, City of Fort Worth, Denton County, Texas, and being all of a called 10.963 acre tract of land described in Special Warranty Deed to CRP/CP Champions Circle Owner, L.P. recorded in Instrument No. 2025-75516, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "STANTEC" found for the northeast corner of the said called 10.963 acre tract, and being at the north corner of Lot 1-R, Block 11, Champions Circle Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-24, said Official Public Records, and being in the south right-of-way line of Outlet Boulevard, a 100-foot right-of-way,

THENCE along the east line of the said called 10.963 acre tract and along the west line of said Lot 1-R, the following five (5) calls:

South 30°17'21" West, departing the said south right-of-way line, a distance of 171.01 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for corner;

South 59°42'39" East, a distance of 26.00 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for corner;

South 30°17'21" West, a distance of 389.00 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for corner;

North 59°42'15" West, a distance of 69.00 feet to a metal fence post for corner;

South 30°17'21" West, a distance of 315.22 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for corner, being the southeast corner of the said called 10.963 acre tract, and being in the north line of Lot 1R2, Block 1, Beechwood Business Park, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-153, said Official Public Records, Denton County, Texas;

THENCE North 59°42'55" West, along the south line of the said called 10.963 acre tract and along the north line of said Lot 1R2, a distance of 78.84 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for corner;

THENCE North 78°08'05" West, continuing along the said south line and the said north line, a distance of 276.14 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for corner in the east right-of-way line of Golf View Drive, a 50-foot right-of-way, and being the southwest corner of the said called 10.963 acre tract;

THENCE North 0°05'27" East, departing the north line of said Lot 1R2, along the west line of the said called 10.963 acre tract and the said east right-of-way line, a distance of 707.30 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found for corner, being the south corner of a right-of-way corner clip at the intersection of the said east right-of-way line and the south right-of-way line of aforementioned Outlet Boulevard;

THENCE North 45°05'27" East, along the said right-of-way corner clip, a distance of 14.14 feet to a 5/8-inch iron rod found for corner on the said south right-of-way line of Outlet Boulevard;

THENCE along the said south right-of-way line of Outlet Boulevard and along the north line of the said called 10.963 acre tract, the following three (3) calls:

South 89°54'33" East, a distance of 562.23 feet to a 5/8-inch iron rod with cap stamped "STANTEC" found at the beginning of a tangent curve to the right having a central angle of 31°33'31", a radius of 410.00 feet, a chord bearing and distance of South 74°07'47" East, 222.98 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 225.83 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 58°21'02" East, a distance of 34.10 feet to the POINT OF BEGINNING and containing 10.9634 acres or 477,565 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW AND THEREFORE, know all men by these presents that CRP/CP Champions Circle Owner, L.P. hereby adopts this plat as CHAMPIONS CIRCLE ADDITION, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 14, LOT 1, BLOCK 15, LOT 1, BLOCK 17, LOT 1, BLOCK 18, and LOT 1X, BLOCK 19, an addition to the City of Fort Worth, Denton County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 5 day of August, 2025

CRP/CP Champions Circle Owner, L.P.,
a Delaware limited partnership

By: CRP/CP Champions Circle GP, L.L.C.,
a Delaware limited liability company,
its general partner

By: CRP/CP Champions Circle Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: Champions Circle MF LLC,
a Delaware limited liability company,
its Authorized Member

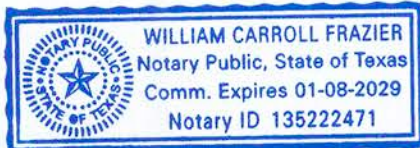
By: [Signature]
Name: T. Spence Miller
Title: Authorized Signatory

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared T. Spence Miller, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of August, 2025

[Signature]
Notary Public in and for the State of Texas
My Commission expires: 1/8/2029



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, trees, shrub, other growth or improvement which in any way endangers or interferes with the any building, fence, trees, 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.

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.

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 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 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.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, 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 and that all corners are shown hereon.

[Signature]
Joshua D. Wargo
Registered Professional Land Surveyor No. 6391



LT. Theardel
8-14-25

OWNER
CRP/CP Champions Circle Owner, L.P.
4925 Greenville Avenue, Suite 860
Dallas, Texas 75206

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511

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: 8/15/2025
By: [Signature] Chairman
By: [Signature] Secretary

Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2025 4:21:35 PM
In the PLAT Records
CHAMPIONS CIRCLE ADDITI
Doc Number: 2025-338
Number of Pages: 5
Amount: 250.00
Order#: 20250815000690
By: MF

FINAL PLAT
CHAMPIONS CIRCLE ADDITION
LOT 1, BLOCK 7, LOT 1, BLOCK 8,
LOT 1, BLOCK 9, LOT 1, BLOCK 10,
LOT 1, BLOCK 14, LOT 1, BLOCK 15,
LOT 1, BLOCK 17, LOT 1, BLOCK 18
LOT 1X, BLOCK 19
10.9634 ACRES
RUFUS DANIEL SURVEY
ABSTRACT NO. 362
JESSE DANIEL SURVEY
ABSTRACT NO. 349
CITY OF FORT WORTH
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	8/1/2025	063970005	5 OF 5