



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Suzanne Boyce, individually; Estella G. Johnson, Trustee of the Estella G. Johnson Revocable Trust under Trust Agreement dated August 20, 2020; Michelle G. Johnson, Trustee of the Michelle G. Johnson Mineral Trust under Trust Agreement dated July 21, 2006; and Kenneth Stokes, as Trustee and Kenneth Stokes Trust under Trust Agreement dated October 8, 2011, as amended; together with QT South, LLC, and with Mark Allsup, as Trustee of the High Five Trust - BJA (Mark), are the owners of a tract of land out of the C.K. Gleason Survey, Abstract Number 559, in the City of Fort Worth, Tarrant County, Texas, and being a portion of that tract of land conveyed by deed to Julianne Johnson Atterbury (1/3% interest), Josephine Johnson Franzheim (1/3% interest), and Estella Gillis Johnson (1/3% interest), as recorded under Volume 7440, Page 324, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), (hereinafter referred to as "Johnson Sisters tract"), said tract being described by deed to Gillis A. Johnson as recorded under Volume 1696, Page 1, (D.R.T.C.T.), said portion being together with all of that tract of land conveyed by deed to QT South, LLC as recorded under Document Number D221194733, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and all of that tract of land described by deed to High Five Trust as recorded under Document Number D221286569, (O.P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar with an illegible red cap found for the southernmost southeast corner of the herein described tract, same being the southwest corner of a tract of land described by deed to the City of Fort Worth as recorded under Document Number D215285917, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said point also being in the northwest line of a tract of land described by deed to the State of Texas as recorded under Volume 3799, Page 416, (D.R.T.C.T.), said line being commonly known as the northwest right-of-way of Interstate Highway 30, having a variable width right-of-way;

THENCE South 61 degrees 12 minutes 20 seconds West, with the northwest right-of-way of said Interstate Highway 30, a distance of 1161.93 feet to a 1 inch rebar found at the southeast corner of Lot 56, Block 1, Palmlia Springs, recorded in Cabinet A, Slide 12306, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 03 minutes 45 seconds East, with the east line of said Lot 56, a distance of 1242.79 feet to a point in the apparent south line of Chapin Road (CR 1029);

THENCE South 89 degrees 59 minutes 06 seconds East, with said Chapin Road, a distance of 1065.01 feet to a point lying on the west line of the tract described in the deed to the City of Fort Worth, recorded in Volume 11258, Page 1340, D.R.T.C.T.;

THENCE South 00 degrees 07 minutes 43 seconds West, with the west line of said City of Fort Worth tract, a distance of 120.62 feet to a 5/8 inch rebar with cap stamped "1640" found at the northeast corner of the tract described in the deed to the City of Fort Worth, recorded in document number D215285921, O.P.R.T.C.T.;

THENCE along the north and west lines of said City of Fort Worth (document number D215285921) tract, the following calls:

- South 88 degrees 28 minutes 10 seconds West, a distance of 4.50 feet to a 5/8 inch rebar found;
- South 04 degrees 39 minutes 23 seconds West, a distance of 124.40 feet to a 5/8 inch rebar with cap stamped "1640" found at the beginning of a non tangent curve to the left, having a radius of 3432.00 feet, a central angle of 03 degrees 31 minutes 16 seconds, and a chord bearing and distance of South 01 degree 20 minutes 02 seconds East, 210.88 feet;
- Along the arc of said curve, an arc distance of 210.91 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");
- South 00 degrees 25 minutes 36 seconds West, a distance of 161.97 feet to a 5/8 inch rebar with cap stamped "1640" found;

THENCE South 30 degrees 26 minutes 46 seconds West, a distance of 72.90 feet, returning to the **POINT OF BEGINNING** and enclosing 23.046 acres (1,003,890 square feet) of land, more or less.

FS-21-170



FS-21-170
FINAL PLAT
CHAPEL CREEK BUSINESS PARK ADDITION
LOTS 1 AND 2, BLOCK 1
A TRACT SITUATED IN THE
C.K. GLEASON SURVEY, ABSTRACT NO. 559
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SEPTEMBER 2021

BCS
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, Texas 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

BCS PROJECT NO.: 2020.040.002

QuikTrip No. 1876
TRACT OF LAND OUT OF THE
C.K. GLEASON SURVEY, ABSTRACT NO. 559
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

QT
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PROTOTYPE:
DIVISION: DALLAS / FORT WORTH
GF. NO.: 20-4056
DRAWN BY: BCS
SCALE: 1" = 100'
ISSUE DATE: 02-26-2021

REV.	DATE	DESCRIPTION

ORIGINAL DATE OF SURVEY: 08-11-2020

SHEET TITLE:
FINAL PLAT

SHEET NUMBER:
1 OF 2

