

# FP-20-030

**84 addresses & 5 block ranges**

**LINE TABLE**

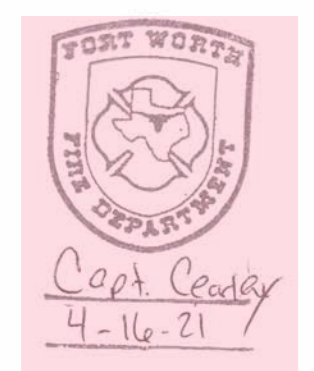
LINE #	BEARING	LENGTH
L1	N61°10'05"E	14.43'
L2	N30°28'18"W	13.42'
L3	S08°07'28"E	14.14'
L4	N81°52'32"E	14.14'
L5	N80°36'43"E	13.83'
L6	S10°16'30"W	14.67'
L7	N83°21'05"W	8.29'
L8	N34°08'39"E	12.62'
L10	S17°21'30"W	8.06'
L11	N72°38'30"W	5.00'
L12	N17°21'30"E	13.06'
L13	N17°21'30"E	11.51'
L14	S72°38'30"E	5.00'
L15	S17°21'30"W	6.51'
L16	N17°21'30"E	43.58'
L17	S17°21'30"W	38.58'
L18	N72°38'30"W	5.00'
L19	N17°21'30"E	35.88'
L20	S17°21'30"W	30.88'
L21	N72°38'30"W	5.00'
L22	S20°54'37"W	26.86'

**LINE TABLE**

LINE #	BEARING	LENGTH
L23	S17°21'30"W	1.32'
L24	N72°38'30"W	5.00'
L25	N17°21'30"E	1.47'
L26	N20°49'53"E	31.93'
L27	N20°54'37"E	29.84'
L28	S20°54'37"W	24.62'
L29	N69°05'23"W	5.00'
L30	S28°26'31"W	26.62'
L31	S20°54'37"W	0.29'
L32	N69°05'23"W	5.00'
L33	N20°59'49"E	0.60'
L34	N28°26'13"E	31.81'
L35	N28°26'31"E	34.19'
L36	N61°33'28"W	5.00'
L37	S28°26'31"W	29.04'
L38	S53°07'28"E	5.00'
L39	N36°52'32"E	17.18'
L40	N17°21'30"E	116.72'
L41	S73°28'57"E	104.81'
L42	S18°18'12"E	11.42'
L43	S36°52'32"W	70.71'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.90'	200.00'	6°33'41"	N20°38'21"E	22.89'
C2	22.90'	200.00'	6°33'41"	N20°38'21"E	22.89'
C3	272.51'	800.00'	19°31'02"	N27°07'01"E	271.20'
C4	13.51'	200.00'	3°52'12"	N34°56'26"E	13.51'
C5	13.51'	200.00'	3°52'12"	N34°56'26"E	13.51'
C6	40.12'	39.50'	58°12'01"	N65°58'33"E	38.42'
C7	9.52'	20.00'	27°16'20"	N23°14'22"E	9.43'
C8	37.53'	50.00'	43°00'02"	N51°08'13"E	36.65'
C9	9.52'	20.00'	27°16'20"	S71°17'17"E	9.43'
C10	5.67'	19.50'	16°38'48"	N86°45'09"E	5.65'
C11	42.05'	50.00'	48°11'26"	S25°04'50"E	40.83'
C12	5.66'	19.50'	16°38'31"	S31°03'39"W	5.64'
C13	74.23'	39.49'	107°41'17"	S31°05'32"E	63.78'
C14	49.34'	200.00'	14°08'09"	S29°48'28"W	49.22'
C15	13.31'	200.00'	3°48'51"	S34°58'07"W	13.31'
C16	14.48'	20.00'	41°28'30"	N12°19'27"E	14.16'
C17	35.71'	50.00'	40°55'32"	S45°20'13"E	34.96'
C18	4.79'	20.00'	13°43'46"	S39°55'34"W	4.78'
C19	10.54'	20.00'	30°12'27"	N23°31'01"W	10.42'



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: April 16, 2021

BY: Ronald R. Brown CHAIRMAN  
BY: Mary Elliott SECRETARY

FINAL PLAT  
OF  
**CHAPEL CREEK RANCH**  
LOTS 1-35, 1X, 32X, 35X BLOCK A; LOTS 1-40, 1X, 5X, 6X, 11X, 17X, 40X BLOCK B  
BEING A REPLAT OF A PORTION OF LOT 41, BLOCK 3 CHAPEL CREEK RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-206, PAGE 99 P.R.T.C.T. BEING 15.238 ACRES  
SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647 AND THE JAMES D. FARMER SURVEY, ABSTRACT NO. 1978, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**D221109431 04/20/2021**

**SHIELD ENGINEERING GROUP**

DEVELOPER: MARK ALLEN  
CLAREMONT CHAPEL CREEK, LLC  
230 MIRON DRIVE, SUITE 120  
SOUTH LAKE, TX 76092  
817-400-5263

OWNER: CLAREMONT CHAPEL CREEK, LLC  
5712 COLLEYVILLE BLVD, SUITE 223  
COLLEYVILLE, TX 76034  
817-400-5263

PRELIMINARY PLAT CASE NUMBER: FP-19-044  
FINAL PLAT CASE NUMBER: FP-20-030

SURVEYOR: ROBERT P. ALLEN  
ROBERT.ALLEN@SEGPLLC.COM



NOTES:

- 1. BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES.
2. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
3. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
4. ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
5. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
6. P.R.V.'S REQUIRED. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
7. 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.
8. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE
9. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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.
10. 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
11. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, STREET LIGHTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
12. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED A THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
13. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
14. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 COMMUNITY FACILITIES AGREEMENT 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.
15. 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.
16. INDICATES A 5' BY 5' ONCOR ELECTRIC DELIVERY COMPANY TRANSFORMER PAD EASEMENT. THE MINIMUM LENGTH OF ANY SIDE OF SAID EASEMENTS WILL BE 5'. SAID EASEMENTS SHALL AT ALL TIMES ADJOIN A UTILITY EASEMENT ALONG THE SIDE CLOSEST TO THEIR RESPECTIVE RIGHTS-OF-WAY.
17. FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
18. 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 OWNERS 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.
19. THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" (UNSHADED) AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE MAP NO. 48439C0145K AND 48439C0260K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.
20. COVENANTS OR RESTRICTIONS ARE UN-ALTERED.
21. 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.

LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE NATHANIEL SURVEY, ABSTRACT NUMBER 647, AND THE J.D. FARMERS SURVEY, ABSTRACT NUMBER 1978, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 41, BLOCK 3, CHAPEL CREEK RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-206, PAGE 99, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO CLAIREMONT CHAPEL CREEK, L.L.C., RECORDED UNDER INSTRUMENT NUMBER D219284954, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 41 AND THE SOUTH CORNER OF LOT 40, BLOCK 3 OF SAID CHAPEL CREEK RANCH, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF CHAPEL CREEK BOULEVARD (A 120' RIGHT-OF-WAY);

THENCE ALONG THE EAST LINE OF SAID LOT 41 AND THE EAST RIGHT-OF-WAY OF SAID CHAPEL CREEK BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

S 43°16'01" W, A DISTANCE OF 70.94 FEET TO A 1/2" IRON ROD FOUND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 840.47 FEET, HAVING A RADIUS OF 2096.16 FEET, A CENTRAL ANGLE OF 22°58'23", AND A CHORD BEARING AND DISTANCE OF S 31°46'52" W, 834.85 FEET TO A 1/2" IRON ROD FOUND AND BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

ALONG SAID COMPOUND CURVE, AN ARC DISTANCE OF 21.20 FEET, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 01°13'37", AND A CHORD BEARING AND DISTANCE OF S 20°54'38" W, 21.20 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING";

THENCE LEAVING SAID EAST LINE AND OVER AND ACROSS SAID LOT 41 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N 52°57'49" W, A DISTANCE OF 353.77 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING";

S 37°02'11" W, A DISTANCE OF 64.36 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING"; BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 249.77 FEET, HAVING A RADIUS OF 862.19 FEET, A CENTRAL ANGLE OF 21°38'42", AND A CHORD BEARING AND DISTANCE OF S 28°11'50" W, 248.29 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING";

S 17°23'29" W, A DISTANCE OF 355.02 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING" IN THE NORTH RIGHT-OF-WAY LINE OF WESTPOINT BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING IN THE SOUTH LINE OF SAID LOT 41;

THENCE ALONG THE COMMON LINE OF SAID WESTPOINT BOULEVARD AND THE SOUTH LINE OF SAID LOT 41 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 84°26'30" W, A DISTANCE OF 5.49 FEET TO A 1/2" IRON ROD FOUND, AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 214.19 FEET, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 11°48'00", AND A CHORD BEARING AND DISTANCE OF N 78°32'30" W, 213.81 FEET TO A 1/2" IRON ROD FOUND;

N 72°38'30" W, A DISTANCE OF 71.80 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING" AT THE SOUTH CORNER OF LOT 5, BLOCK 3 OF SAID CHAPEL CREEK RANCH AND BEING THE SOUTHWEST CORNER OF SAID LOT 41;

THENCE ALONG THE WEST LINE OF SAID LOT 41 THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

N 17°21'30" E, A DISTANCE OF 387.10 FEET TO A 1/2" IRON ROD FOUND;

N 20°54'37" E, A DISTANCE OF 113.22 FEET TO A 5/8" IRON ROD FOUND STAMPED "SHIELD ENGINEERING";

N 28°26'31" E, A DISTANCE OF 112.82 FEET TO A 1/2" IRON ROD FOUND;

N 35°26'13" E, A DISTANCE OF 113.85 FEET TO A 1/2" IRON ROD FOUND;

N 38°52'32" E, A DISTANCE OF 696.00 FEET TO A 1/2" IRON ROD FOUND;

S 78°54'23" E, A DISTANCE OF 217.48 FEET TO A 1/2" IRON ROD FOUND;

S 84°55'27" E, A DISTANCE OF 380.78 FEET TO A 1/2" IRON ROD FOUND;

S 46°43'59" E, A DISTANCE OF 52.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 663,773 SQUARE FEET OR 15.238 ACRES OF LAND, MORE OR LESS.

Table with 3 columns: DEVELOPMENT YIELD, GROSS SITE AREA (ACRES): 15.238, TOTAL NUMBER LOTS: 84. Rows include RESIDENTIAL LOTS: NUMBER 75, ACREAGE: SINGLE FAMILY DETACHED 10.945, PRIVATE OPEN SPACE LOTS: NUMBER 9, OPEN SPACE LOTS 1.648, RIGHT-OF-WAY 2.645.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CLAIREMONT CHAPEL CREEK, L.L.C., DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-35, 1X, 32X, 35X, BLOCK A; LOTS 1-40, 1X, 5X, 6X, 11X, 17X, 40X, BLOCK B, CHAPEL CREEK RANCH AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

WITNESS, MY HAND, THIS THE 23 DAY OF March, 2021. BY: [Signature] CLAIREMONT CHAPEL CREEK, L.L.C. MARK ALLEN VP - LAND

STATE OF TEXAS COUNTY OF TARRANT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Allen, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF March, 2021. [Signature] NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS JAMES WILLIAM MURPHEY Notary Public, State of Texas Comm. Expires 07-23-2023 Notary ID: 1320982713

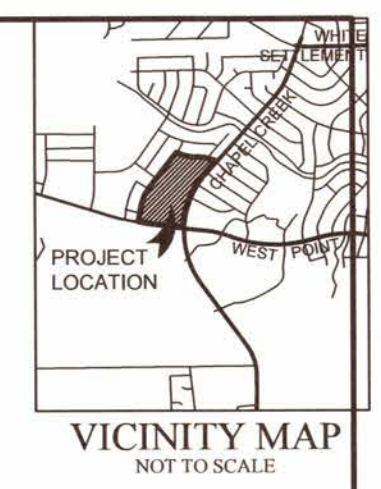
MY COMMISSION EXPIRES: 07-23-2023 KNOW ALL MEN BY THESE PRESENTS: THAT I, ROBERT P. ALLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

[Signature] ROBERT P. ALLEN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION No. 6495

STATE OF TEXAS COUNTY OF TARRANT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT P. ALLEN, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF March, 2021. [Signature] NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS CODY WATSON Notary Public, State of Texas Comm. Expires 05-04-2022 Notary ID: 131555228

MY COMMISSION EXPIRES: 05/04/2022 [Signature] Capt. Candy 4-16-21



FILED AND RECORDED OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 04/20/2021 02:08 PM D221109431 PLAT Pages: 5 Fees: \$80.00

FP-20-030

Fort Worth City of Fort Worth, Texas. This plat is valid only if recorded within ninety (90) days after the date of approval. Plat approval date: April 16, 2021. By: [Signatures]

FINAL PLAT OF CHAPEL CREEK RANCH LOTS 1-35, 1X, 32X, 35X BLOCK A; LOTS 1-40, 1X, 5X, 6X, 11X, 17X, 40X BLOCK B BEING A REPLAT OF A PORTION OF LOT 41, BLOCK 3 CHAPEL CREEK RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-206, PAGE 99 P.R.T.C.T. BEING 15.238 ACRES SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647 AND THE JAMES D. FARMER SURVEY, ABSTRACT NO. 1978 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



DEVELOPER: MARK ALLEN, CLAIREMONT CHAPEL CREEK, L.L.C. 230 MIRON DRIVE, SUITE 120 SOUTHLAKE, TX 76092 817-400-5283. OWNER: CLAIREMONT CHAPEL CREEK, L.L.C. 5712 COLLEYVILLE BLVD, SUITE 223 COLLEYVILLE, TX 76034 817-400-5283.

TBPE FIRM #F-11039 · TBPLS FIRM #10193890 1600 West 7th Street, Suite 200, Fort Worth, TX 76102 · 817.810.0696

PRELIMINARY PLAT CASE NUMBER: PP-19-044 FINAL PLAT CASE NUMBER: FP-0303 PREPARED Mar. 2021 THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER

D221109431 04/20/2021