



\* VICINITY MAP \*  
(NOT TO SCALE)

**\* LEGEND \***

CIRF	IRON ROD FOUND WITH CAP	D.R.T.C.T.	DEED RECORDS
CIRS	5/8" IRON ROD W/ CAP STAMPED "SPOONER 5922"	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
IRF	IRON ROD FOUND	P.R.T.C.T.	TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT	P.R.T.C.T.	PLAT RECORDS
CAB.	CABINET	P.R.T.C.T.	TARRANT COUNTY, TEXAS
VOL.	VOLUME	ESMT.	EASEMENT
PG.	PAGE	S.S.	SANITARY SEWER
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER	UTIL.	UTILITY
		☒	CENTERLINE

NOTE: SEE PAGE 2 OF 2 FOR OWNER'S CERTIFICATE, OWNER'S DEDICATION, PLAT NOTES, SURVEYOR'S STATEMENT, GENERAL NOTES, & CITY APPROVAL BOX.

NOTE: PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°58'32"W	22.25'
L2	S01°59'42"W	50.00'
L3	N04°31'01"E	50.15'
L4	S89°58'32"E	154.11'

**LAND USE TABLE**

<b>Development Yield</b>	Gross Site Area (Acreage): 8.599	Total Number Lots: 1
	Net Site Area (Acreage): 8.439	
<b>Total Residential</b>	Lots: 0 / 0	
	Single Family Attached: 0	
	Total No. Dwelling Units: 0	
<b>Total Non-Residential</b>	Lots: 1 / 8.599 Acres	
	Private Open Space Lots: 0 / 0	
	Right-of-Way: 1 / 0.026 Acres	

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
August 15, 2025

**CASE NO. FS-24-258**

FINAL PLAT OF  
**LOT 17R-1, BLOCK 1  
BURTON PLACE ADDITION**

BEING A REPLAT OF LOT 17R, BURTON PLACE ADDITION, BEING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET A, SLIDE 650, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF LOT 22, BURTON PLACE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 388-C, PAGE 122, P.R.T.C.T.

SURVEYOR:

REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 30 YEARS OF SERVICE**  
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 885-8448 WWW.SPOONERSURVEYORS.COM  
TARRANT COUNTY INSTRUMENT NO. 10054900 S&A 19133

OWNER:  
CELEBRATION BAPTIST  
CHURCH OF FORT WORTH  
d/b/a CELEBRATION FELLOWSHIP  
1140 MORRISON DRIVE  
FT. WORTH, TEXAS 76120  
PH: 817-451-5513  
ATTN: JAMES REEVES

\* OWNER'S CERTIFICATE \*

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS CELEBRATION BAPTIST CHURCH OF FORT WORTH, INC. is the sole owner of a 8.599 acre tract of land located in the A.J. Knapp Survey, Abstract No. 922, City of Fort Worth, Tarrant County, Texas, said 8.599 acre tract of land being all of LOT 17R, BURTON PLACE ADDITION, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Cabinet A, Slide 650, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 8.599 acre tract of land also being a portion of LOT 22, BURTON PLACE ADDITION, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-C, Page 122, P.R.T.C.T., said 8.599 acre tract of land also being a portion of that certain tract of land conveyed to CELEBRATION BAPTIST CHURCH OF FORT WORTH, INC., by deed thereof filed for record in Volume 10624, Page 1938, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 8.599 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (controlling monument) found at the northeast lot corner of said Lot 17-R, same being the southeast lot corner of Lot 16, Burton Place Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-C, Page 122, P.R.T.C.T., said beginning point being on the west right-of-way line of Morrison Road (a variable width public right-of-way);

THENCE South 00°00'13" East, along the east lot line of said Lot 17-R and along the said west right-of-way line, at a distance of 484.00 feet passing a 1/2 inch iron rod found at the southeast lot corner of said Lot 17-R, continuing in all total distance of 493.00 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the south line of a public right-of-way dedication by the said plat of Lot 17R, Burton Place Addition, said 5/8-inch iron rod set being on the north right-of-way line of Anderson Boulevard (being an unimproved 50 feet wide public right-of-way, as shown on and dedicated by the plat of Burton Place Addition filed for record in Volume 388-C, Page 122, P.R.T.C.T.);

THENCE North 89°58'22" West, along the south lot line of said Lot 17-R, along the said north right-of-way line, and along a north right-of-way line of said Morrison Road, a distance of 22.25 feet to an iron rod set at the northeast right-of-way corner of said Anderson Boulevard;

THENCE South 01°59'42" West, along the east right-of-way line of said Anderson Boulevard and along a west right-of-way line of said Morrison Road, 50.00 feet to an iron rod set at the southeast right-of-way corner of said Anderson Boulevard, same being the northeast lot corner of Lot 22, of said Burton Place Addition;

THENCE North 89°58'32" West, along the south right-of-way line of said Anderson Boulevard, and along the north lot line of said Lot 22, 666.55 feet to a 5/8 inch iron rod with a cap stamped "PATE 5647" (Controlling Monument) found at the southwest right-of-way corner of said Anderson Boulevard, same being the northeast lot corner of Lot 13, Block G, Blake Meadows Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Ins. No. D206141305, P.R.T.C.T., same also being a southeast right-of-way corner of Anderson Boulevard Drive (being a 60' wide public right-of-way, being shown on and dedicated by the said plat of Blake Meadows Addition);

THENCE North 00°41'45" West, along the west right-of-way line of said Anderson Boulevard, 50.01 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the northwest right-of-way corner of said Anderson Boulevard, same being the southwest corner of a 25' wide public right-of-way, according to the said plat of Burton Place Addition;

THENCE North 00°03'23" West, in part along the said east right-of-way line, along the east block line of said Blake Meadows Addition, and along the west right-of-way line of the said 25' wide public right-of-way, at a distance of 10.00 feet passing a 5/8 inch iron rod with a cap stamped "PATE 5647" (controlling monument) found at the southeast lot corner of Lot 11, Block F, of said Blake Meadows Addition, same being a northeast right-of-way corner of said Sunray Drive, and continuing along the said 25' wide public right-of-way, along the said east block line, and in part along the east block line of Blake Meadows Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Cabinet A, Slide 10169, P.R.T.C.T., in all a total distance of 494.00 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

THENCE South 89°53'23" East, departing the said block line, at a distance of 25.00 feet passing a 5/8 inch iron rod (controlling monument) found at the northwest lot corner of said Lot 17-R, same being the southwest lot corner of said Lot 16, and continuing along the common lot line of said Lots 16 and 17-R, in all a total distance of 691.61 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 8.599 acres (374,573 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, CELEBRATION BAPTIST CHURCH OF FORT WORTH, INC., acting through the undersigned, their duly authorized representative, do hereby adopt this plat designating the hereon described property as LOT 17R-1, BURTON PLACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CELEBRATION BAPTIST CHURCH OF FORT WORTH, INC.
BY: \_\_\_\_\_
Its Manager

Duly Authorized Agent

STATE OF §

COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, 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 purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground during the month of July, 2021.

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, State of Texas

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. August 15, 2025

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 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 assessments 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 same.

Detention Area
This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots provide for the final detention volume mitigation during site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time of the final ISWM plan is submitted.

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.

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 time 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.

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".

Building Construction Distance Limitation to an Oil or Gas Well Bore
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire ode from any existing or permitted oil or gas well bore. The instance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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 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.

Covenants or Restrictions:
Covenants or restrictions are un-altered by this plat. The plat 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.

\* GENERAL NOTES \*

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0215L; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
The subject tract appears to be located within Zone "A-5" according to the City of Fort Worth zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.
Private Maintenance Note: 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 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.
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.
Private P.R.V. will be required. Water pressure exceeds 80 P.S.I.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CASE NO. FS-24-258

FINAL PLAT OF

LOT 17R-1, BLOCK 1
BURTON PLACE ADDITION

BEING A REPLAT OF LOT 17R, BURTON PLACE ADDITION, BEING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET A, SLIDE 650, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF LOT 22, BURTON PLACE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 388-C, PAGE 122, P.R.T.C.T.

1 LOT ~ 8.599 ACRES
AUGUST ~ 2025

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 SBA 19153

OWNER:
CELEBRATION BAPTIST
CHURCH OF FORT WORTH
d/b/a CELEBRATION FELLOWSHIP
1140 MORRISON DRIVE
FT. WORTH, TEXAS 76120
PH: 817-451-5513
ATTN: JAMES REEVES

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_