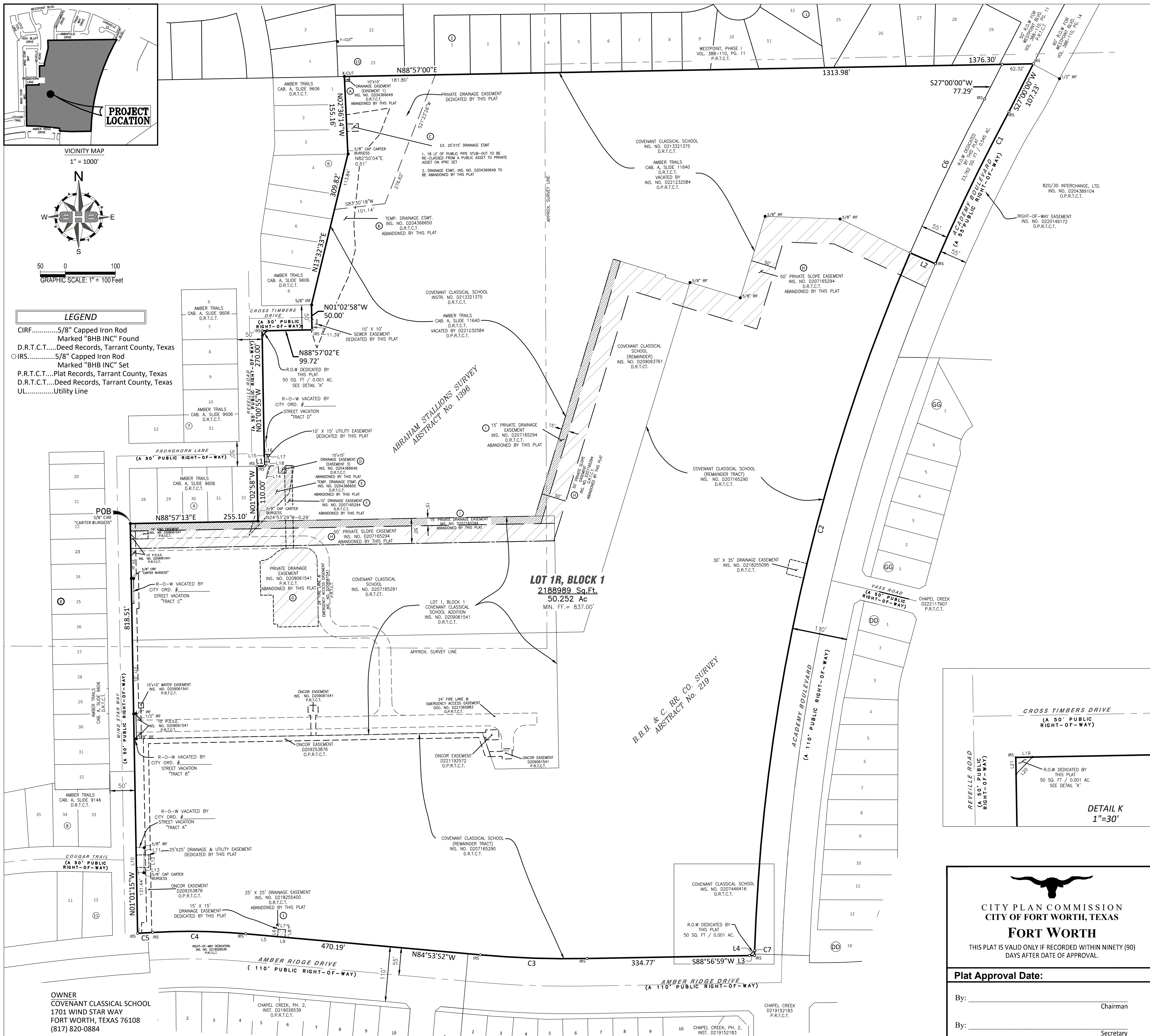


- LEGEND**
- .....5/8" Capped Iron Rod
  - .....Marked "BHB INC" Found
  - D.R.T.C.T.....Deed Records, Tarrant County, Texas
  - .....5/8" Capped Iron Rod
  - .....Marked "BHB INC" Set
  - P.R.T.C.T.....Plat Records, Tarrant County, Texas
  - D.R.T.C.T.....Deed Records, Tarrant County, Texas
  - UL.....Utility Line



949 Hilltop Drive, Weatherford, TX 76086  
 ltsack@bhbc.com • 817.596.7575 • bhbc.com  
 TBPELS Firm #44, #10011300, #10011302, #10194146

- Surveyor's Notes**
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
  - All bearings and coordinates refer to the Texas Coordinate System, NAD83, North Central Zone - 4202, as established by the AllTerra RTKNet Cooperative Network.
  - Vertical Datum established using GPS technology in conjunction with the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
  - Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using the AllTerra RTKNet Cooperative Network.
  - All distances shown are in ground.

- The use of the word "certify" or "certificate" used hereon constitutes and expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 4549C0280X for Tarrant County, Texas, and depicted from City of Fort Worth, Texas, Community Map and Panel No. 485596 0280 K. Map Revised September 25, 2009.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_ FINAL PLAT CASE NUMBER FS-22-151

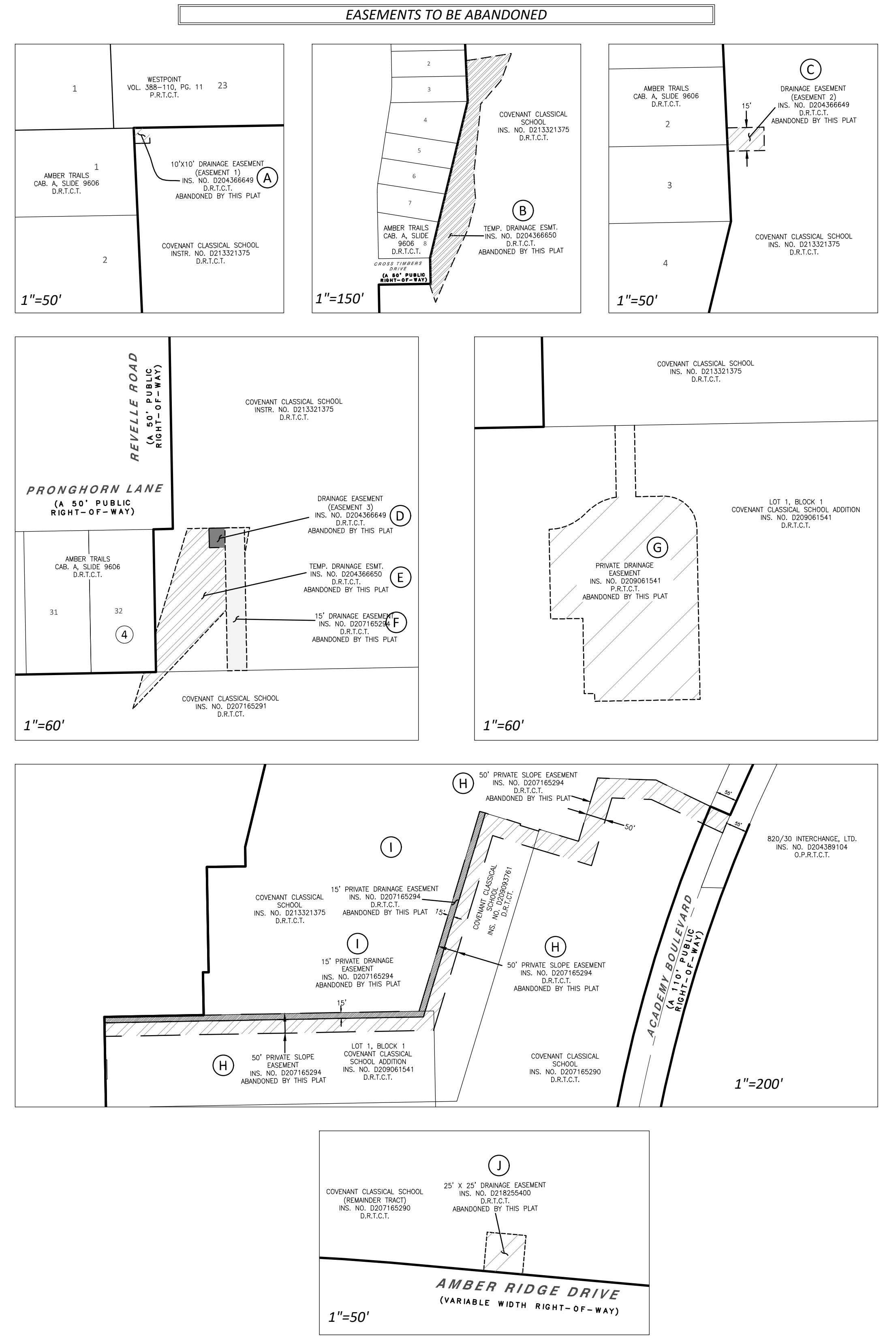
**CITY PLAN COMMISSION**  
 CITY OF FORT WORTH, TEXAS  
**FORT WORTH**

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

**Plat Approval Date:**

By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary



**METES & BOUNDS**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Covenant Classical School, is the owner of 50.252 acres of land situated in the Abraham Stallions Survey. Abstract No. 1396 and the B.B.B. & C.R.R. Co. Survey. Abstract No. 219, City of Fort Worth. Tarrant County, Texas, and being all of Lot 1, Block 1, Covenant Classical School Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument D209061541, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being the remainder of a tract of land conveyed to Covenant Classical School by Gift Deed as recorded in Instrument No. D207165291 (D.R.T.C.T.) and subsequently re-refiled in Gift Deed to Covenant Classical School, as recorded in Instrument No. D209093761 (D.R.T.C.T.), also being a remainder of a tract of land conveyed to Covenant Classical School by deed recorded in Instrument No. D207446416 (D.R.T.C.T.), and being the remainder of a tract of land conveyed to Covenant Classical School by deed recorded in Instrument No. D207165290 (D.R.T.C.T.), being a tract of land conveyed to Covenant Classical School by deed recorded in Instrument No. D213321375, (D.R.T.C.T.), and also containing Amber Trails, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 11640 and subsequently vacated by Instrument Number D221232584 (O.P.R.T.C.T.), and also containing all of the Right-of-Way (R-O-W), vacated by City of Fort Worth Ordinance No \_\_\_\_\_, said tract being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground:

**BEGINNING** at a found 5/8-inch capped iron rod marked "Carter and Burgess" on the east right-of-way line of Wind Star Way (a 50' wide public right-of-way) at the northwest corner of said Lot 1, Block 1, Covenant Classical School Addition, also being the southwest corner of Lot 28, Block 4, Amber Trails, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 9606, (P.R.T.C.T.);

**THENCE** North 88°57'13" East, departing said right-of-way line and with the north line of said Lot 1, Block 1, Covenant Classical School Addition, same being the south line of said Block 4, Amber Trails, a distance of 255.10 feet to a point, being the southwest corner of said Covenant School tract (Inst. No. D213321375), same being the southeast corner of Lot 32 of said Block 4, from which a found 5/8-inch capped iron rod marked "Carter and Burgess" bears North 24°53'29" West, a distance of 0.29 feet;

**THENCE** North 01°02'58" East, with the west line of said Covenant School tract (Inst. No. D213321375) and the east line of Lot 32, said Block 4, Amber Trails, a distance of 110.00 feet to a 5/8-inch capped iron rod marked "BHB INC" (BHB) set and being on the south right-of-way of Pronghorn Lane (a 50' wide public right-of-way);

**THENCE** North 88°57'02" East, with the south line of said Pronghorn Lane a distance of 15.00 feet to a (BHB) set with the east right-of-way of Reville Road (a 50' wide public right-of-way) and being the southwest corner of the previously mentioned right-of-way vacation;

**THENCE** North 01°00'55" West, with the east right-of-way of said Reville Road, passing the northwest corner of the previously mentioned right-of-way vacation at a distance of 50.00 feet, and continuing with the west line of said Covenant School tract (Inst. No. D213321375), a total distance of 270.00 feet to a (BHB) set at the intersection of said Reville Road and Cross Timbers Drive (a 50' wide public right-of-way);

**THENCE** North 88°57'02" East, with the south right-of-way of said Cross Timbers Drive, a distance of 99.72 feet to a (BHB) set at the southeast corner of said Cross Timbers Drive;

**THENCE** North 01°02'58" West, passing the east end of said Cross Timbers Drive, a distance of 50.00 feet to a 5/8-inch iron rod found, for the north right-of-way line of said Cross Timbers Drive and being the southeast corner of Lot 8, Block 6 of said Amber Trails;

**THENCE** North 13°32'33" East, with the common line of Block 6 of said Amber Trails and said Covenant School tract (Inst. No. D213321375), a distance of 309.82 feet for an angle point, from which a found 5/8-inch capped iron rod marked "Carter and Burgess" bears North 82°50'04" East, a distance of 0.51 feet;

**THENCE** North 02°36'14" West, continuing with said common line, a distance of 155.16 feet to an "X" cut found on the south line of Lot 23, Block 15, Westpoint, Phase 1, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-110, Page 11 (P.R.T.C.T.), same being the northeast corner of Lot 1, Block 6, of said Amber Trails, same being the northeast corner of said Covenant School tract (Inst. No. D213321375);

**THENCE** North 88°57'00" East, with the south line of said Westpoint, Phase 1 and the north line of said Covenant School tract (Inst. No. D213321375) passing the west 60.00 feet of Academy Boulevard (120 foot in width per Volume 388-110, Page 11 and Volume 388-110, Page 14, P.R.T.C.T.), and continuing for a total distance of 1,376.30 feet to a (BHB) set for the northeast corner of said Covenant School tract (Inst. No. D213321375), same being the northwest corner in the west line of a tract of land conveyed to 820/30 Interchange. LTD., as recorded in Instrument No. D204389104, (D.R.T.C.T.) and also being the southwest corner of the east 60.00 feet of said Academy Boulevard (per said Volume 388-110, Page 14, P.R.T.C.T.);

**THENCE** South 27°00" West, with the east line of said Covenant School tract (Instrument No. D213321375), same being the west line of said 820/30 Interchange. LTD., a distance of 107.23 feet to a (BHB) set at the beginning of a curve to the left;

with said curve to the left having a central angle 5°04'45", a radius of 3,808.83 feet, an arc length of 337.64 feet, a chord bears South 25°47'23" West, a distance of 337.53 feet to a (BHB) set, being the centerline of Academy Boulevard (being a 55 foot public right-of-way in width at this point), as shown on Chapel Creek, an addition to the City of Fort Worth, as recorded in D22117907 (P.R.T.C.T.);

**THENCE** North 66°47'03" West, with the common line of said Covenant School tract (Instrument No. D213321375) and said Chapel Creek, a distance of 55.00 feet to a (BHB) set, being on the east line of aforementioned Covenant School tract (Instrument #D207165290), same being the west line of said Chapel Creek and also being on the west right-of-way line of said Academy Boulevard (a 110 foot public right-of-way at this point), and the beginning of a curve to the left;

**THENCE** with said curve to the left having a central angle 21°26'00", a radius of 3,863.83 feet, an arc length of 1,445.39 feet, a chord bears South 12°29'59" West, a distance of 1,436.98 feet, with the common line of said Covenant School tract (Instrument #D207165290) and said Chapel Creek, and also with the west right-of-way line of said Academy Boulevard to a (BHB), for the southeast corner of said Covenant School tract (Instrument #D207165290) and being on the north right-of-way line of Amber Ridge Drive (a 110 foot public right-of-way), as shown on Chapel Creek, an addition to the City of Fort Worth, as recorded in D219152183 (P.R.T.C.T.);

**THENCE** with the south line of said Covenant School tract (Instrument #D207165290) and the north right-of-way of Amber Ridge Drive the following courses and distances:

South 88°56'59" West, a distance of 334.77 feet to a (BHB) set, and being the beginning of a curve to the right;

with said curve to the right having a central angle 06°09'05", a radius of 1,985.00 feet, an arc length of 213.11 feet, a chord which bears North 87°58'20" West, a distance of 213.01 feet to a (BHB) set;

North 84°53'52" West, a distance of 470.19 feet to a (BHB) set, and being the beginning of a curve to the left;

with said curve to the left, having a central angle 08°29'00", a radius of 1,255.00 feet, an arc length of 185.82 feet, a chord which bears North 89°08'26" West, a distance of 185.65 feet to a (BHB) set, and being the beginning of a curve to the left;

with said curve to the left, having a central angle 00°29'34", a radius of 3,540.00 feet, an arc length of 30.44 feet, a chord which bears South 86°35'38" West, a distance of 30.44 feet to a (BHB), being the northeast intersection of aforesaid Amber Ridge Drive and Wind Star Way (a 50' public right-of-way),

**THENCE** North 01°01'15" West, with the east right-of-way line of said Wind Star Way, passing along the west line of said Covenant School tract (Instr. No. D207165290), the west line of said Covenant School tract (Inst. No. D207165291), same being the west line of aforementioned Lot 1, Block 1, Covenant Classical School Addition, and the west line of aforementioned right-of-way vacations. a distance of 818.51 feet to the **POINT OF BEGINNING** and containing 2,188,989 square feet or 50.252 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Covenant Classical School, does hereby adopt this plat as:

**Lot 1R, Block 1  
COVENANT CLASSICAL SCHOOL ADDITION**

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.

**WITNESS** my hand on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ .

By: \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME TITLE

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
Notary Public in and for the State of Texas My commission expires \_\_\_\_\_

OWNER  
COVENANT CLASSICAL SCHOOL  
1701 WIND STAR WAY  
FORT WORTH, TEXAS 76108  
(817) 820-0884



949 Hilltop Drive, Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146

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

Line #	Direction	Length
L1	N88°57'02"E	15.00
L2	N66°47'03"W	55.00
L3	S88°56'59"W	10.00
L4	S45°24'13"W	14.50
L5	S84°52'51"E	63.34
L6	N9°06'08"E	15.00
L7	S84°53'51"E	15.00
L8	N9°06'08"E	15.00
L9	N84°53'52"W	15.00
L10	N1°01'15"W	25.00
L11	N88°58'45"E	25.00

Line #	Direction	Length
L12	S1°01'15"E	25.00
L13	S88°58'45"W	25.00
L14	N1°00'55"W	8.23
L15	N1°00'55"W	15.00
L16	N88°59'05"E	10.00
L17	S1°00'55"E	15.00
L18	S88°59'05"W	10.00
L19	N88°57'02"E	10.00
L20	S43°58'04"W	14.15
L21	N1°00'55"W	10.00

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°04'45"	3808.83'	337.64'	S25°47'23"W	337.53'
C2	21°26'00"	3863.83'	1445.39'	S12°29'59"W	1436.98'
C3	6°09'05"	1985.00'	213.11'	N87°58'20"W	213.01'
C4	8°29'00"	1255.00'	185.82'	N89°08'26"W	185.65'
C5	0°29'34"	3540.00'	30.44'	S86°35'38"W	30.44'

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
**FORT WORTH**  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.  
**Plat Approval Date:**  
By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Secretary

**SURVEYOR'S CERTIFICATION**

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Toby G. Stock  
State of Texas Registered Professional Land Surveyor  
No. 6412  
Date: June 29, 2022

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
Notary Public in and for the State of Texas My commission expires \_\_\_\_\_

**FINAL PLAT CASE NUMBER FS-22-151**

**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.

**P.R.V. Required**

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**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 and deed covenants or restrictions.

**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.

**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 me 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.

**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.

**Sole Purpose**

The purpose of this final plat is to replat Lot 1, Block 1, Covenant Classical School Addition with unplatted tracts of land, and to vacate and dedicate right-of-way(s) and easement(s) as shown on this plat.

**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.

**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

**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.

**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 Maintenance**

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

**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.

**Transportation Impact Fee**

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.

**DEVELOPMENT YIELD**

GROSS ACREAGE: 50.252

RIGHT-OF-WAY: 0.547

NET ACREAGE: 49.705

**FINAL PLAT  
COVENANT CLASSICAL SCHOOL ADDITION  
LOT 1R, BLOCK 1**

**SITUATED IN THE ABRAHAM STALLIONS SURVEY, ABSTRACT NO. 1396  
AND THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 219, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING  
A REPLAT ALL OF LOT 1, BLOCK 1, COVENANT CLASSICAL SCHOOL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. D209061541, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO CONTAINING TRACTS OF LAND AS RECORDED IN INSTRUMENT NUMBERS: D209093761, D207165291, D207446416, AND D207165290, DEED RECORDS, TARRANT COUNTY, TEXAS, AND ALSO CONTAINING AMBER TRAILS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS VACATED BY INSTRUMENT NUMBER D221232584, (P.R.T.C.T.), AND CONTAINING ALL OF THE RIGHT-OF-WAY (ROW), VACATED BY THE CITY OF FORT WORTH ORDINANCE NO. \_\_\_\_\_, AND CONTAINING 50.252 ACRES OF LAND.**

**JUNE 2022  
SHEET 1 OF 2**