

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS Cityview Church, Inc., is the sole owner of Lot 25R, Block 14, of Fossil Hill, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2330, Plat Records, Tarrant County, Texas, and being the same tract of land described in deed to Cityview Church, Inc., recorded in Instrument No. D209004688, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the North line of Summerfields Boulevard at the Southeast corner of Lot 26, Block 14, Fossil Hill, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 850, Plat Records, Tarrant County, Texas, same being the Southwest corner of said Lot 25R, Block 14;

Thence North 00 deg, 26 min, 09 sec, West, along the East line of said Lot 26, Block 14, a distance of 603.11 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land described in deed to the City of Fort Worth, recorded in Volume 12484, Page 1120, Deed Records, Tarrant County, Texas, same being the Northwest corner of said Lot 25R, Block 14;

Thence North 89 deg, 33 min, 51 sec, East, a distance of 580.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northwest corner of Lot 24, Block 14, of said Fossil Hill, same being the Northeast corner of said Lot 25R, Block 14, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg, 05 min, 25 sec, a radius of 405.00 feet, and a chord bearing and distance of South 15 deg, 25 min, 56 sec, East, 92.33 feet;

Thence Southeasterly, along said curve to the right, an arc distance of 92.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence South 08 deg, 53 min, 14 sec, East, along the West line of said Lot 24, Block 25, a distance of 296.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner at the beginning of a curve to the right, having a central angle of 13 deg, 30 min, 12 sec, a radius of 515.00 feet, and a chord bearing and distance of South 02 deg, 08 min, 08 sec, East, 121.09 feet;

Thence Southeasterly, along said curve to the right and said West line, an arc distance of 121.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence South 04 deg, 36 min, 58 sec, West, along said West line, a distance of 59.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northeast corner of Lot 23, Block 14, of said Fossil Hill;

Thence South 89 deg, 33 min, 51 sec, West, a distance of 20.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northwest corner of said Lot 23, Block 14;

Thence South 04 deg, 36 min, 58 sec, West, a distance of 40.16 feet to a 1/2 inch iron rod found in the said North line of Summerfields Boulevard, at the Southwest corner of said Lot 23, Block 14, same being the Southeast corner of said Lot 25R, Block 14;

Thence South 89 deg, 33 min, 51 sec, West, along said North line, a distance of 623.07 feet to the PLACE OF BEGINNING and containing 379,467 square feet or 8.711 acres of land.

STATE OF TEXAS
 COUNTY OF TARRANT
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cityview Church, Inc., does hereby adopt this plat designating the herein-described property as **LOTS 25R-1 & 25R-2, FOSSILL HILL**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at _____, Texas, this _____ day of _____, 20____.

Name: _____
 Title: Owner

STATE OF TEXAS
 COUNTY OF DALLAS
 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, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

PLAT NOTES

- 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 of the municipal water and/or wastewater system.
- 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.
- 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.
- 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.
- No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0070K, dated 09/25/2009, Zone X.
- 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 I 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.
- 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 area, 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.
- 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

**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: _____

By: _____ Chairman

By: _____ Secretary

LINE	LENGTH	BEARING
L1	59.78'	S 04°36'58" W
L2	20.08'	S 89°33'51" W
L3	40.16'	S 04°36'58" W

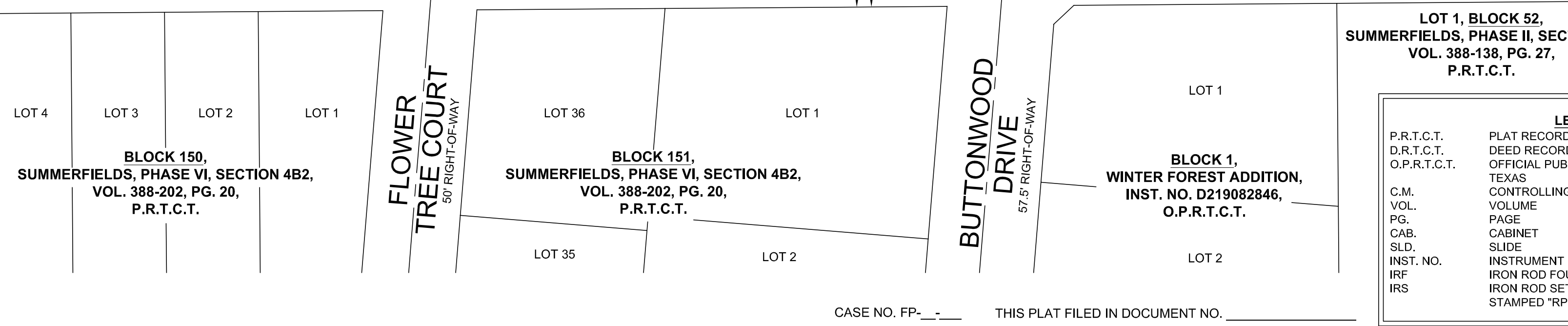
1/2" IRF (C.M.)
 PLACE OF BEGINNING

S 89°33'51" W 623.07'

SUMMERFIELDS BOULEVARD
 120' RIGHT-OF-WAY

SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0070K DATED 09/25/2009. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.



PROPERTY ADDRESS: 4001 SUMMERFIELDS BOULEVARD, FORT WORTH, TX 76137
 OWNER: CITYVIEW CHURCH, INC.
 ADDRESS: 8553 N. BEACH ST. #216, KELLER, TX 76248
 PHONE: 214-642-1474

LEGEND

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

C.M. CONTROLLING MONUMENT
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 SLD. SLIDE
 INST. NO. INSTRUMENT NUMBER
 IRF IRON ROD FOUND
 IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202211687 PREPARATION DATE: 02/01/2023 DRAWN BY: TD

**REPLAT
 LOTS 25R-1 & 25R-2, BLOCK 14
 FOSSILL HILL**

BEING A REPLAT OF LOT 25, BLOCK 14, FOSSILL HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 2330, P.R.T.C.T.