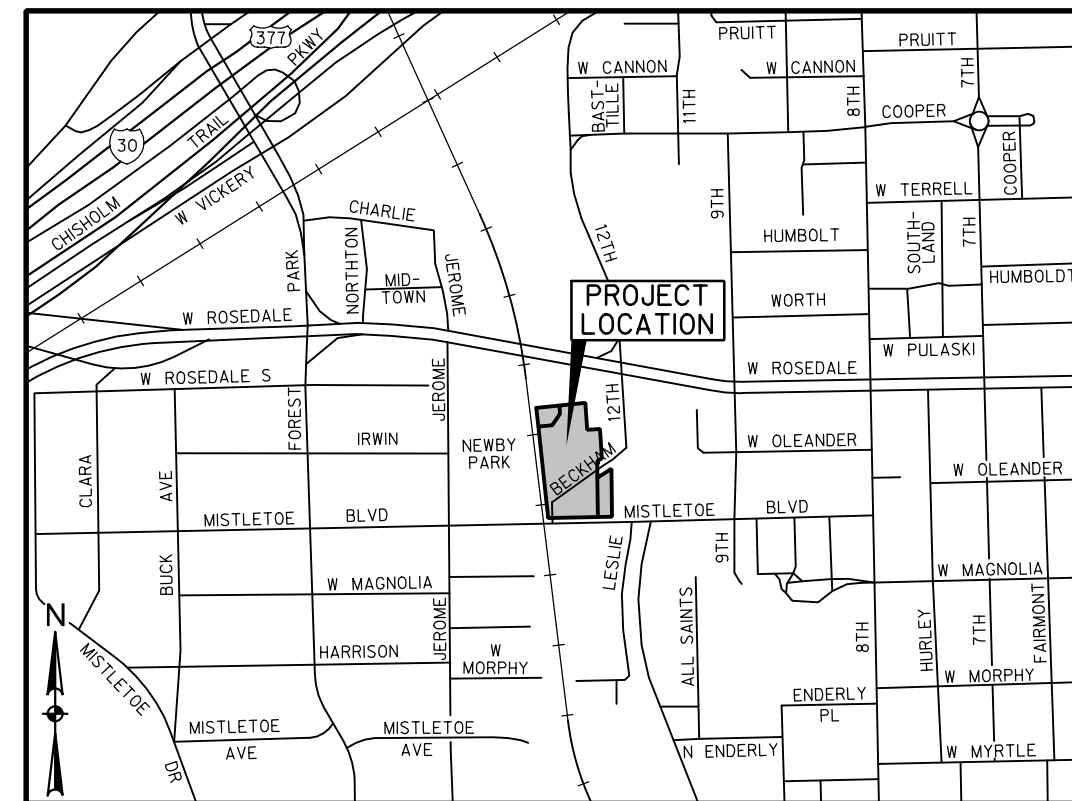
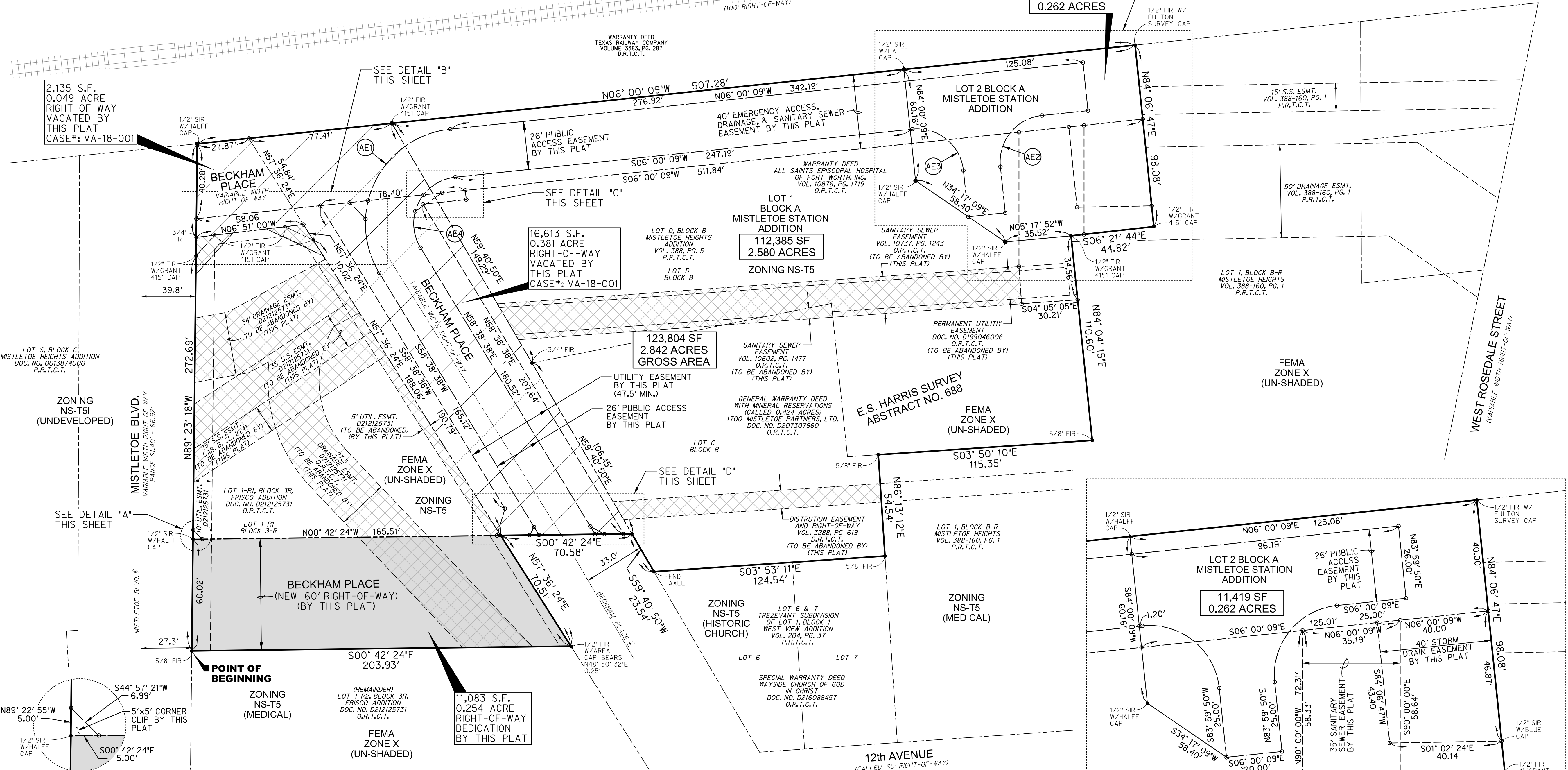


FLOOD PLAIN AND FLOODWAY NOTES

By graphical plotting, the premises lies within Zone "X" (unshaded), as delineated on the Tarrant County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0305K, dated 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 utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

PUBLIC ACCESS EASEMENT CURVE DATA TABLE

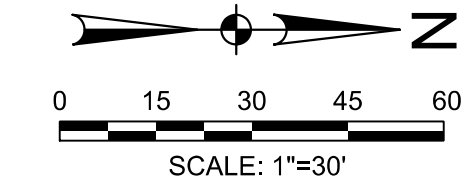
AE1	AE2	AE3	AE4
Δ=115° 21' 12"	Δ=90° 00' 00"	Δ=115° 21' 12"	Δ=90° 00' 00"
R=51.00'	R=25.00'	R=25.00'	R=25.00'
T=80.60'	T=25.00'	T=39.51'	T=39.51'
L=102.68'	L=50.33'	L=50.33'	L=50.33'
CB=N63° 40' 46"W	CB=N63° 40' 46"W	CB=S38° 59' 50"W	CB=S38° 59' 50"W
CD=86.19'	CD=86.19'	CD=35.36'	CD=35.36'



VICINITY MAP
N.T.S.

LEGEND

- NEW BOUNDARY
- NEW RIGHT-OF-WAY LINE
- NEW LOT LINE
- NEW EASEMENT LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENT
- EXISTING LOT LINE
- EXISTING 5' CONTOUR
- NEW RIGHT-OF-WAY BY THIS PLAT
- RIGHT-OF-WAY VACATED BY CITY ORDINANCE
- EXISTING EASEMENTS TO BE ABANDONED
- IRON ROD OR MONUMENT
- 1/2" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- 1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT."
- 1/2" FOUND IRON ROD W/ YELLOW PLASTIC CAP STAMPED "GRANT ENG RPLS 4151"
- 1/2" FOUND IRON ROD W/ YELLOW PLASTIC CAP STAMPED "AREA SURVEYING"
- 1/2" FOUND IRON ROD W/ RED PLASTIC CAP STAMPED "FULTON SURVEYING"
- POINT FOR A CORNER



FINAL PLAT OF **LOT 1 & 2, BLOCK A** **MISTLETOE STATION ADDITION** BEING A **RE-PLAT** OF **LOTS C & D, BLOCK B** **MISTLETOE HEIGHTS ADDITION** AND **LOT 1-1R, BLOCK 3R** **FRISCO ADDITION** A **2.842 ACRE TRACT** SITUATED IN THE **E.S. HARRIS SURVEY, ABSTRACT NO. 688** IN THE **CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

FORT WORTH

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

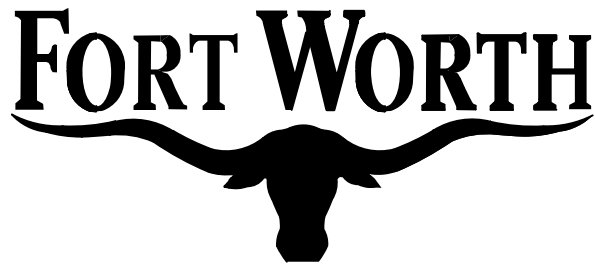
By: _____ Secretary

CASE No.: FS-18-

PLAT FILED AS INSTRUMENT No.: _____ DATE: _____

FOR
SAIGEBROOK
DEVELOPMENT
BY

HALFF
4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422
TSPS FIRM NO. 10029605
MARCH, 2018



Planning and Development Department
STANDARD PLAT NOTES
April 1, 2017

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 recording 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.	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 assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on 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 of the same.
Floodplain Restriction No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.	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, 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.
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.	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.
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".	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.
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 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 any deed covenants or restrictions.
	Conveyance Plat Limitations This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits without compliance with all subdivision rules and regulations and the approval and recording of a <i>Final Plat</i> .

LEGAL DESCRIPTION

BEING a tract of land in the E.S. Harris Survey, Abstract No. 688 in the City of Fort Worth, Tarrant County, Texas, being all of that tract of land described as Tract 1 in Special Warranty Deed to 1700 Mistletoe Partners, Ltd., as recorded in County Clerk's Document No. D207136848 in the Official Records of Tarrant County, Texas (O.R.T.C.T.), and being all of Lot 1-R1 of Lots 1-R1 and 1-R2, Block 3R, Frisco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in County Clerk's Document No. D212125731 O.R.T.C.T., and being all of that tract of land described in Warranty Deed to All Saints Episcopal Hospital of Fort Worth, Inc., as recorded in Volume 10876, Page 1719 O.R.T.C.T., and being all of that called 0.424 acre tract of land described in General Warranty Deed With Mineral Reservations to 1700 Mistletoe Partners, Ltd., as recorded in County Clerk's Document No. D207307960 O.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the southeast corner of said Lot 1-R1, being on the north right-of-way line of Mistletoe Boulevard (a variable width right-of-way);

THENCE North 89 degrees 23 minutes 18 seconds West, along said north line, a distance of 272.69 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner on the east line of a 100 foot wide railroad right-of-way;

THENCE North 06 degrees 00 minutes 09 seconds West, departing said north line and along said east line, a distance of 507.28 feet to a 1/2-inch found iron rod with plastic cap stamped "FULTON SURVEYING" for the northwest corner of said All Saints tract;

THENCE North 84 degrees 06 minutes 47 seconds East, departing said east line and along the north line of said All Saints tract, a distance of 98.08 feet to a 1/2-inch found iron rod with plastic cap stamped "GRANT ENG RPLS 4151" for corner;

THENCE South 06 degrees 21 minutes 44 seconds East, continuing along said north line, a distance of 44.82 feet to a 1/2-inch found iron rod with plastic cap stamped "GRANT ENG RPLS 4151" for corner;

THENCE North 84 degrees 04 minutes 15 seconds East, continuing along said north line, a distance of 110.60 feet to a 5/8-inch found iron rod for the northeast corner of said All Saints tract;

THENCE South 03 degrees 50 minutes 10 seconds East, departing said north line and along the east line of said All Saints tract, a distance of 115.35 feet to a 5/8-inch found iron rod for ell corner on the north line of said 0.424 acre tract;

THENCE North 86 degrees 13 minutes 12 seconds East, departing said east line and along said north line, a distance of 54.54 feet to a 5/8-inch found iron rod for the northeast corner of said 0.424 acre tract;

THENCE South 03 degrees 53 minutes 11 seconds East, departing said north line and along the east line of said 0.424 acre tract, a distance of 124.54 feet to a found axle for the southeast corner of said 0.424 acre tract, being on the north right-of-way line of Beckham Place (a variable width right-of-way);

THENCE South 59 degrees 40 minutes 50 seconds West, departing said east line and along said north line, a distance of 23.54 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 00 degrees 42 minutes 24 seconds East, departing said north line, a distance of 70.58 feet to a 1/2-inch set iron rod with cap for corner on the south right-of-way line of said Beckham Place;

THENCE North 57 degrees 36 minutes 24 seconds East, along said south line, a distance of 70.51 feet to a point for the northeast corner of said Lot 1-R1, from which a 1/2-inch found iron rod with plastic cap stamped "AREA SURVEYING" bears North 48 degrees 50 minutes 32 seconds East, a distance of 0.25 feet;

THENCE South 00 degrees 42 minutes 24 seconds East, departing said south line and along the east line of said Lot 1-R1, a distance of 203.93 feet to the POINT OF BEGINNING AND CONTAINING 123,804 square feet or 2.842 acres of land, more or less.

A plat accompanies this legal description.

Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the Leica SmartNet Network on 10/06/2017. Distances shown are US Survey feet displayed in surface values, scale factor is 1.00012.

OWNER CERTIFICATE
NORTHERN CROSSING WEST
LOT 1R, BLOCK 2;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Lisa Stephens, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein described real property as the herein stated portions of Mistletoe Station, an addition to The City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the easements shown thereon, and do herby adopt this Final Plat.

Sagebrook Development

Lisa Stephens
President
Date

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Stephens, 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 purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public (Agent's Name)
My Commission Expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas A. Calhoun do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

Registered Professional Land Surveyor
Texas No. 5619
Date

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018 .

Notary Public (Agent's Name)
My Commission Expires _____

FINAL PLAT
OF
LOT 1 & 2, BLOCK A
MISTLETOE STATION ADDITION
BEING A
RE-PLAT
OF
LOTS C & D, BLOCK B
MISTLETOE HEIGHTS ADDITION
AND
LOT 1-1R, BLOCK 3R
FRISCO ADDITION
A
2.842 ACRE TRACT
SITUATED IN THE
E.S. HARRIS SURVEY, ABSTRACT NO. 688
IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
FOR
SAIGEBROOK
DEVELOPMENT
BY

HALFFSM

4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422
TSP/LS FIRM NO. 10029605
MARCH, 2018

OWNER / DEVELOPER
SAGEBROOK DEVELOPMENT
ATTN: MEGAN LASCH
421 WEST 3RD STREET
#1054
AUSTIN, TEXAS 78701
(830) 330-0762 BUSINESS
megan@o-sda.com

SURVEYOR
DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
(817) 232-9784 FAX
dcalhoun@halff.com

CASE No.: FS-18-

PLAT FILED AS INSTRUMENT No.: _____ DATE: _____

2

2

FILED

CLERK OF DISTRICT COURT, TARRANT COUNTY, TEXAS
RECEIVED FOR FILING
APR 11 2018 10:00 AM

RECEIVED
DISTRICT CLERK
APR 11 2018 10:00 AM

FILED

APR 11 2018

12:12:17 PM

3/23/2018