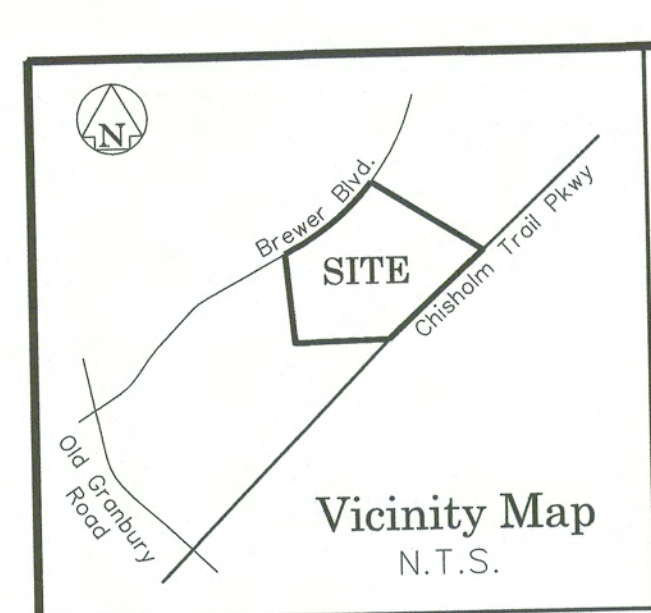


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Legend	
IRF	= Iron Rod Found
FPE	= Floodplain Easement
C.R.T.C.T.	= County Records, Tarrant County, Texas

Land Use Table	
Multi-Family	13.784 Acres
Total	13.784 Acres

DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE JUAN JOSE ALVIRADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AMFP V CHISHOLM TRAIL, LLC., RECORDED IN INSTRUMENT NUMBER D223207354, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND AT THE SOUTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE EAST RIGHT-OF-WAY LINE OF BREWER BOULEVARD (A 110' RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO WUSF 4 ROCK CREEK, L.P., RECORDED IN INSTRUMENT NUMBERS D222206362, OF SAID COUNTY RECORDS;

THENCE N 62°53'25"E, 44.14 FEET, WITH THE WEST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SCI", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 658.53 FEET, THROUGH A CENTRAL ANGLE OF 30°03'52", HAVING A RADIUS OF 1255.00 FEET, THE LONG CHORD WHICH BEARS N 47°51'29"E, 851.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SCI", FOUND AT THE NORTHWEST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 57°10'27"E, 701.27 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND THE SOUTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SCI", FOUND AT THE NORTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 47°09'45"W, 784.22 FEET, WITH THE EAST LINE OF SAID AMFP V CHISHOLM TRAIL TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL TRACT;

THENCE S 88°49'51"W, 491.46 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID AMFP V CHISHOLM TRAIL TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND;

THENCE N 05°29'44"W, 468.62, CONTINUING WITH SAID SOUTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 600,448 SQUARE FEET OR 13.784 ACRES OF LAND MORE OR LESS;

TO BE KNOWN AS
LOT 1, BLOCK 100
ROCK CREEK ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

BY: AMFP V CHISHOLM TRAIL, LLC.
A TEXAS LIMITED LIABILITY COMPANY
NAME: Michael Sarno
TITLE: Vice President
STATE OF TEXAS Colorado
COUNTY OF TARRANT Denver

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Michael Sarno, 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 IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF October, 2025
Angela Plooster
NOTARY PUBLIC, STATE OF TEXAS Colorado
MY COMMISSION EXPIRES 8/09/2027

CERTIFICATION
I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2025 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 10-20-25
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



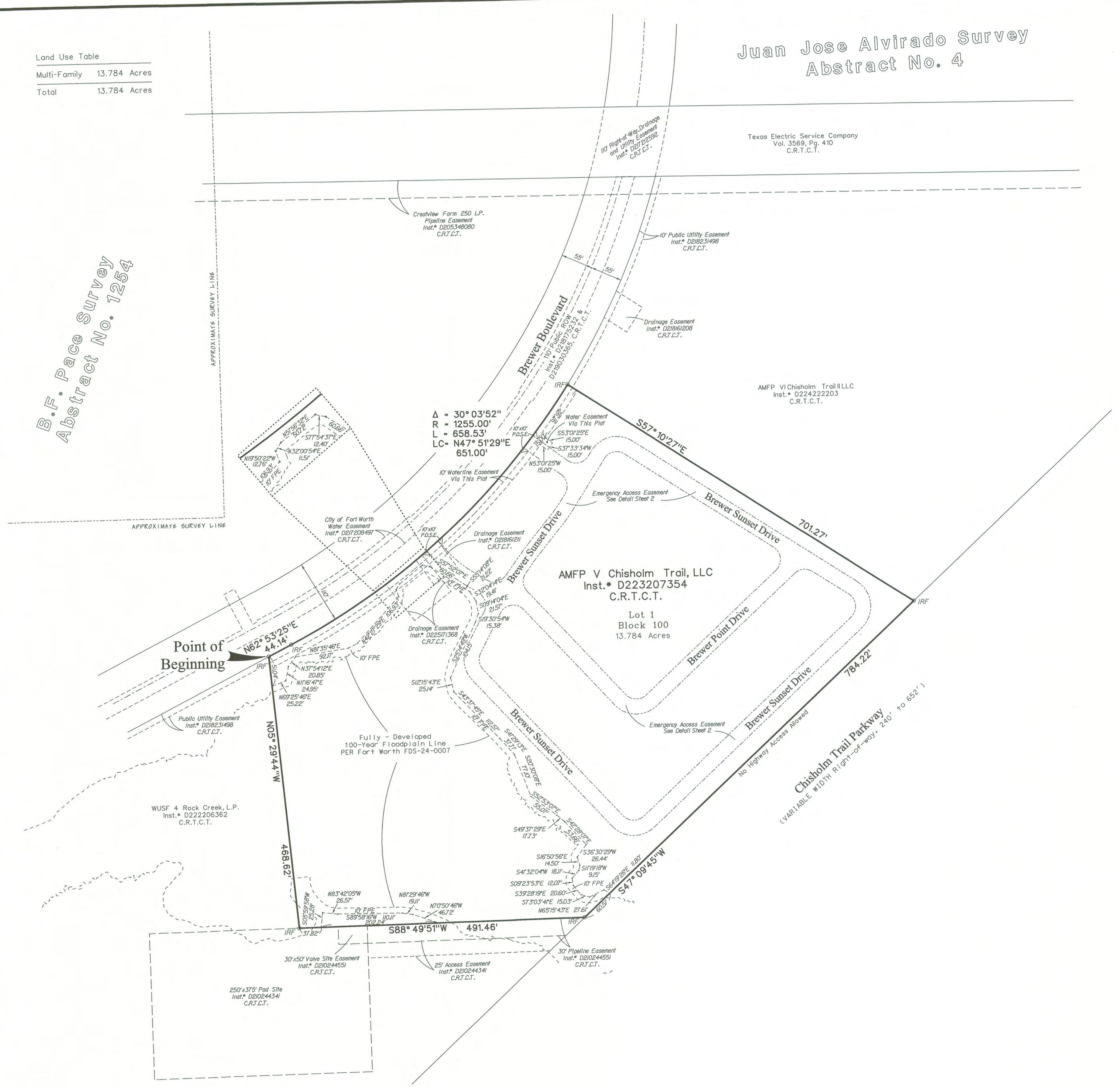
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 10/24/2025
By: Jim Tidwell Chairman
By: [Signature] Secretary

Owner	Developer
AMFP V Chisholm Trail, LLC. Attn: Capital Group 999 18TH Street Suite 925N Denver, Colorado 80202 212-203-4964	Duke, Inc. 13740 Midway Road Suite 804 Dallas, Texas 75244 972-385-1676

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: _____ DATE: _____ Ref. Job No. _____

Juan Jose Alvirado Survey Abstract No. 4



NOTES:
WATER/WASTEWATER IMPACT FEES
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 WITH 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.

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 WITH 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.

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 OF THE FLOODPLAIN EASEMENT, THE CURRENT OWNER SHALL SUBMIT THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. 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.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 TRAVERSED 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 FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

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 ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE 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.

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.

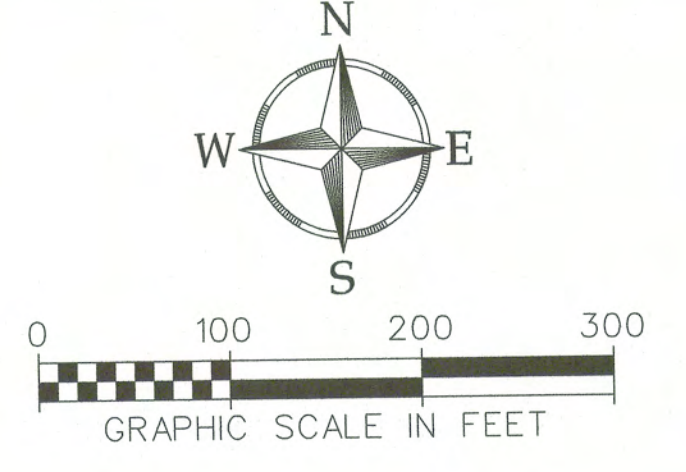
PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

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 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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT 0-1 FEET ABOVE THE TOP OF 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. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATTED.

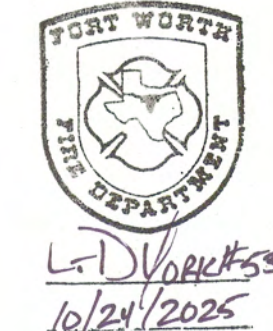
PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.



Final Plat of Lot 1, Block 100 Rock Creek Addition

Situated in the Juan Jose Alvirado Survey, Abstract Number 4,
City of Fort Worth, Tarrant County, Texas

Date of Preparation: April 2024



FP 24-147
13.784 Acres

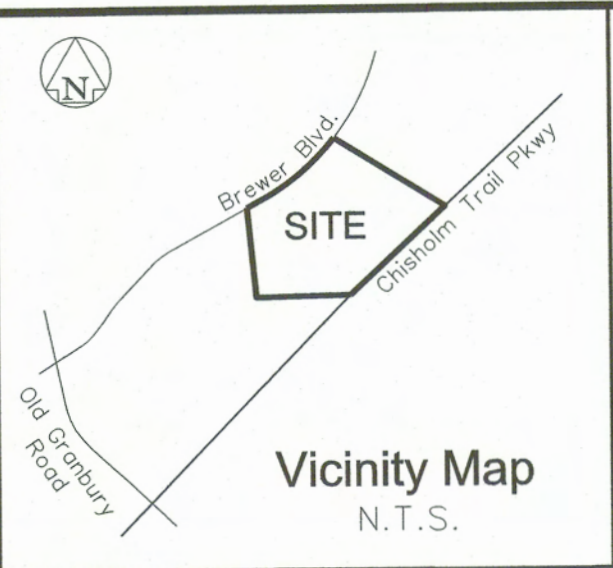
Job No. **R0015657**

Westwood
Westwood Professional Services, Inc.
8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-682-3380

Revisions:	
Job #:	R0051657
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	04-29-24

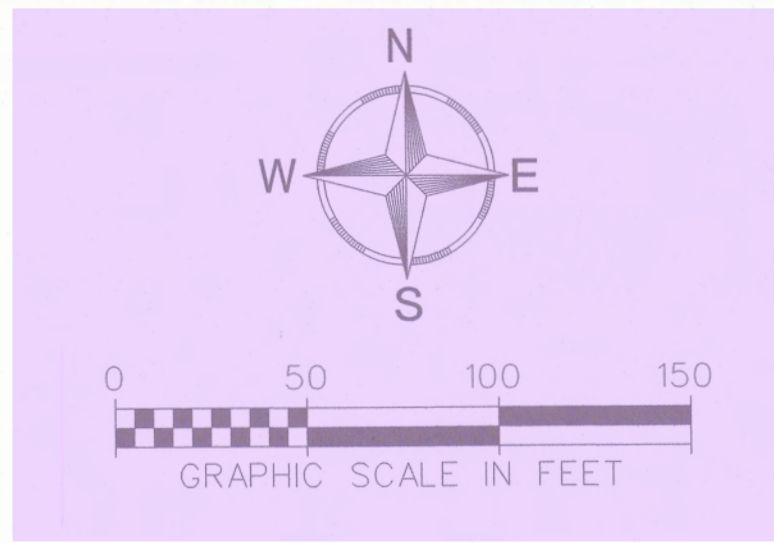
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OF 2 SHEETS

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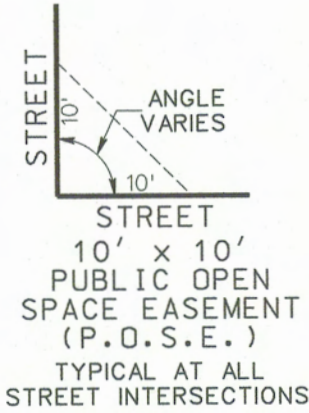
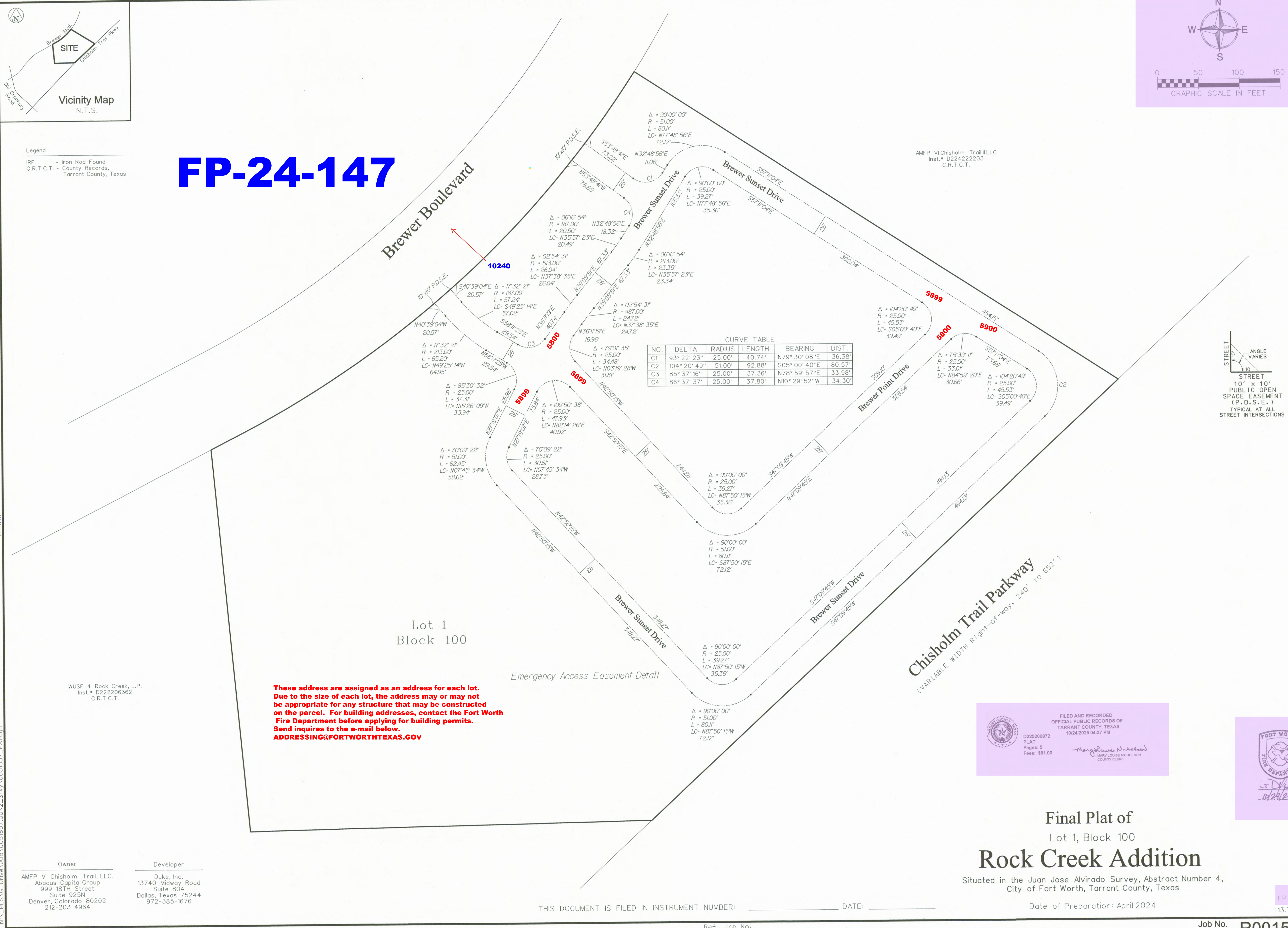


Legend
IRF - Iron Rod Found
C.R.T.C.T. - County Records, Tarrant County, Texas

FP-24-147



AMFP V Chisholm Trail III LLC
Inst. # D224222203
C.R.T.C.T.



NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	93° 22' 23"	25.00'	40.74'	N79° 30' 08"E	36.38'
C2	104° 20' 49"	51.00'	92.88'	S05° 00' 40"E	80.57'
C3	85° 37' 16"	25.00'	37.36'	N78° 59' 57"E	33.98'
C4	86° 37' 37"	25.00'	37.80'	N10° 29' 52"W	34.30'

Lot 1
Block 100

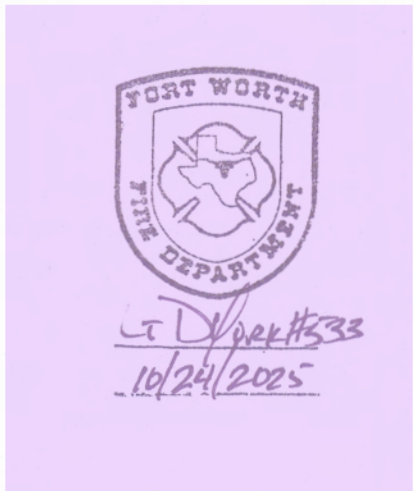
These address are assigned as an address for each lot.
Due to the size of each lot, the address may or may not
be appropriate for any structure that may be constructed
on the parcel. For building addresses, contact the Fort Worth
Fire Department before applying for building permits.
Send inquiries to the e-mail below.
ADDRESSING@FORTWORTHTEXAS.GOV

WUSP 4 Rock Creek, L.P.
Inst. # D222206362
C.R.T.C.T.

Owner
AMFP V Chisholm Trail, LLC.
Abacus Capital Group
999 18TH Street
Suite 925N
Denver, Colorado 80202
212-203-4964

Developer
Duke, Inc.
13740 Midway Road
Suite 804
Dallas, Texas 75244
972-385-1676

Chisholm Trail Parkway
(VARIABLE WIDTH RIGHT-OF-WAY, 240' TO 652')



Final Plat of
Lot 1, Block 100
Rock Creek Addition

Situated in the Juan Jose Alvirado Survey, Abstract Number 4,
City of Fort Worth, Tarrant County, Texas

Date of Preparation: April 2024

FP 24-147
13.784 Acres

Revisions:	
Job #:	R0051657
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	04-29-24

Westwood
Westwood Professional Services, Inc.
8800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3880

SHEET
2
OF 2 SHEETS