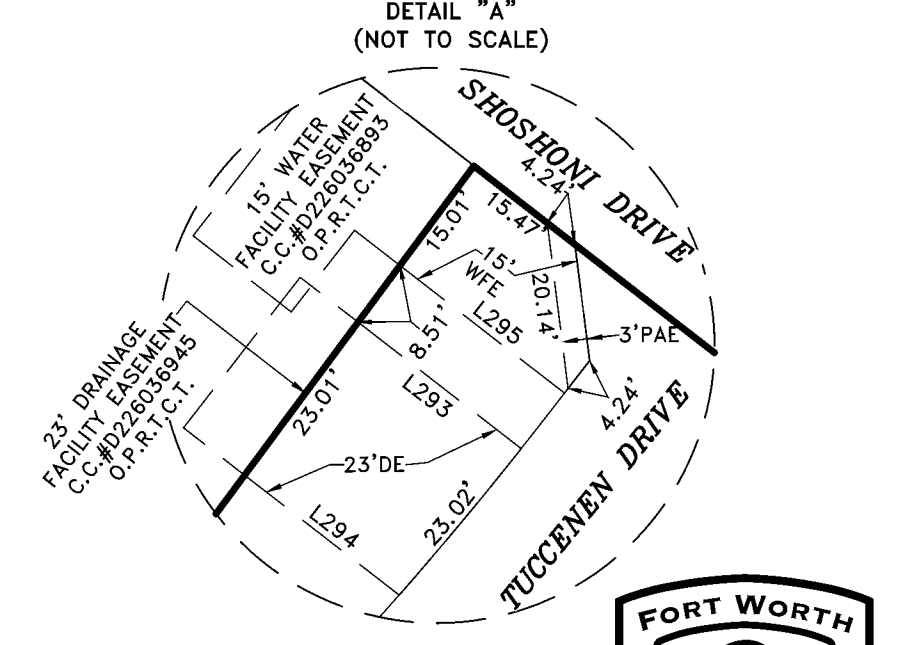


CIBOLO HILLS WEST



L.T. Thornton
04/20/2026

LOT TABULATION

BLOCK 1	17 LOTS	2 PRIVATE OPEN SPACE LOTS
BLOCK 2	12 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 3	12 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 4	32 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 5	18 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 6	3 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 7	36 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 8	20 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 9	33 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 10	44 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 11	0 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 12	0 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 31	0 LOTS	1 PRIVATE OPEN SPACE LOT

LEGEND

PAE	PUBLIC ACCESS EASEMENT
FPE	FLOODPLAIN EASEMENT
CIRF	CAPPED IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
●	5/8" CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED
◆	STREET NAME CHANGE

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: 04/20/2026

By: *Caroline Crang* Chairman
By: *Stephen Wilcox* Secretary

LAND USE SUMMARY

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	227		34.108
OPEN SPACE		10	44.870
RIGHT-OF-WAY			15.630
TOTAL			94.608

A FINAL PLAT OF CIBOLO HILLS WEST
OF
LOTS 1-6, 7X, 8-18, 19X, BLOCK 1
LOTS 1-6, 7X, 8-13, BLOCK 2; LOTS 1-12 & 13X, BLOCK 3
LOTS 1-16, 17X, 18-33, BLOCK 4; LOTS 1-18, BLOCK 5
LOTS 1-3 & 4X, BLOCK 6; LOTS 1-15, 16X, 17-37, BLOCK 7
LOTS 1-20, BLOCK 8; LOTS 1-33, BLOCK 9; LOTS 1-44, BLOCK 10
LOT 1X, BLOCK 11; LOT 1X, BLOCK 12
LOT 1X, BLOCK 31

AND BEING ALSO A REPLAT OF LOT 1X, BLOCK 31 CIBOLO HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN C.C.#D220187858, P.R.T.C.T.

94.608 NET ACRES
SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, AND THE JOSE A. GILL SURVEY, ABSTRACT NO. 570 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

227 RESIDENTIAL LOTS
10 (HOA) PRIVATE OPEN SPACE LOTS

OWNER:
CHAPEL HILL WEST LLC
410 N. CARROLL AVE., SUITE 180
SOUTHLAKE, TEXAS 76092

OWNERS/DEVELOPERS:
BOBBY SAMUEL
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

FRANK SU
MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPELL, TEXAS 75019

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS
PP-24-054
FP-25-010

THIS PLAT FILED IN
APRIL 2026

SHEET 2 OF 3

PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

CIBOLO HILLS WEST

OWNER'S DEDICATION

STATE OF TEXAS)
 COUNTY OF TARRANT)

WHEREAS MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOSE A. GILL SURVEY, ABSTRACT NO. 570 AND THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC (HEREINAFTER REFERRED TO AS "MERITAGE/GRBK") BY DEDICATION IN COUNTY CLERK FILE NO. D222187858, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING ALSO ALL OF LOT 1X, BLOCK 31, CIBOLO HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D222187858, PLAT 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 "LJA SURVEYING" FOUND ON THE WESTERLY LINE OF LOT 3, BLOCK 1, CIBOLO HILL, PHASE 4, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D222187858, SAID PLAT RECORDS;

THENCE WITH SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 69°23'53" EAST, A DISTANCE OF 354.23 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "PELOTON" FOUND;

SOUTH 25°03'34" EAST, A DISTANCE OF 350.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "PELOTON" FOUND;

SOUTH 21°04'38" EAST, A DISTANCE OF 191.71 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "PELOTON" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, AND A CHORD THAT BEARS SOUTH 05°52'28" EAST, 463.443 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°38'20", AN ARC-DISTANCE OF 469.37 FEET TO A 600 NAL FOUND;

SOUTH 10°33'43" WEST, A DISTANCE OF 190.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "PELOTON" FOUND FOR THE SOUTHWEST CORNER OF SAID CIBOLO HILL PHASE 4 ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SHOSHONI DRIVE (A 60-FOOT RIGHT-OF-WAY), SAME BEING THE NORTHERLY LINE OF SAID MERITAGE/GRBK TRACT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 969.99 FEET AND A CHORD THAT BEARS NORTH 85°29'02" WEST, 202.08 FEET;

THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°57'29", AN ARC-DISTANCE OF 202.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND");

SOUTH 88°36'14" WEST, A DISTANCE OF 510.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 01°23'46" EAST, A DISTANCE OF 653.86 FEET TO A CAPPED IRON ROD FOUND;

NORTH 88°36'14" EAST, A DISTANCE OF 363.92 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CHORD THAT BEARS SOUTH 72°39'12" EAST, 403.35 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°55'08", AN ARC-DISTANCE OF 496.36 FEET TO A CAPPED IRON ROD FOUND;

NORTH 36°31'28" EAST, A DISTANCE OF 648.88 FEET TO A CAPPED IRON ROD FOUND ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52°11'28" EAST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.99 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 975.99 FEET AND A CHORD THAT BEARS NORTH 76°32'40" EAST, 62.19 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°14'23", AN ARC-DISTANCE OF 756.35 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 880.00 FEET AND A CHORD THAT BEARS NORTH 76°32'40" EAST, 62.19 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°02'59", AN ARC-DISTANCE OF 62.20 FEET;

NORTH 74°30'46" EAST, A DISTANCE OF 126.87 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 570.14 FEET, AND A CHORD THAT BEARS SOUTH 88°38'08" EAST, 368.19 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°40'35", AN ARC-DISTANCE OF 374.91 FEET TO THE NORTHWEST CORNER OF LOT 2X, BLOCK 31, OF SAID CIBOLO HILL ADDITION;

THENCE WITH THE BOUNDS OF LOT 3X, BLOCK 31, OF SAID CIBOLO HILL ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 23°12'59" WEST, A DISTANCE OF 403.03 FEET;

EAST, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 241.00 FEET AND A CHORD THAT BEARS SOUTH 80°14'37" EAST, 178.34 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°25'52", AN ARC-DISTANCE OF 182.68 FEET;

NORTH 03°21'26" EAST, A DISTANCE OF 93.55 FEET;

NORTH 66°31'04" EAST, A DISTANCE OF 138.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET AND A CHORD THAT BEARS SOUTH 15°24'39" EAST, 248.67 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°11'55", AN ARC-DISTANCE OF 250.69 FEET;

SOUTH 02°48'42" EAST, A DISTANCE OF 22.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD THAT BEARS SOUTH 03°36'28" WEST, 67.08 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°50'17", AN ARC-DISTANCE OF 67.22 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.10 FEET AND A CHORD THAT BEARS NORTH 05°12'17" WEST, 67.22 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°00'13", AN ARC-DISTANCE OF 68.31 FEET;

SOUTH 89°21'10" WEST, A DISTANCE OF 1,424.44 FEET;

NORTH 00°38'24" WEST, A DISTANCE OF 83.81 FEET;

THENCE WITH THE SOUTHERLY LINE OF SAID MERITAGE/GRBK TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29°18'56" WEST, A DISTANCE OF 395.28 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 53°15'40" WEST, A DISTANCE OF 748.71 FEET TO A CAPPED IRON ROD FOUND;

NORTH 76°05'54" WEST, A DISTANCE OF 137.03 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.56 FEET AND A CHORD THAT BEARS NORTH 05°12'21" WEST, 440.16 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°04'53", AN ARC-DISTANCE OF 441.99 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 85°45'13" WEST, A DISTANCE OF 301.66 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 306.00 FEET AND A CHORD THAT BEARS NORTH 05°12'21" WEST, 440.16 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°51'11", AN ARC-DISTANCE OF 419.40 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID MERITAGE/GRBK TRACT;

THENCE WITH THE WESTERLY LINE OF SAID MERITAGE/GRBK TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 28°18'40" WEST, A DISTANCE OF 216.32 FEET TO A CAPPED IRON ROD FOUND;

NORTH 39°11'16" EAST, A DISTANCE OF 420.55 FEET TO A CAPPED IRON ROD FOUND;

NORTH 50°39'49" WEST, A DISTANCE OF 221.84 FEET TO A CAPPED IRON ROD FOUND;

NORTH 12°45'36" WEST, A DISTANCE OF 297.18 FEET TO A CAPPED IRON ROD FOUND;

NORTH 00°23'03" WEST, A DISTANCE OF 289.08 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 84°49'28" EAST, A DISTANCE OF 78.30 FEET TO A CAPPED IRON ROD FOUND;

NORTH 25°12'37" EAST, A DISTANCE OF 709.94 FEET TO A CAPPED IRON ROD FOUND;

NORTH 27°18'09" EAST, A DISTANCE OF 277.55 FEET TO A CAPPED IRON ROD FOUND;

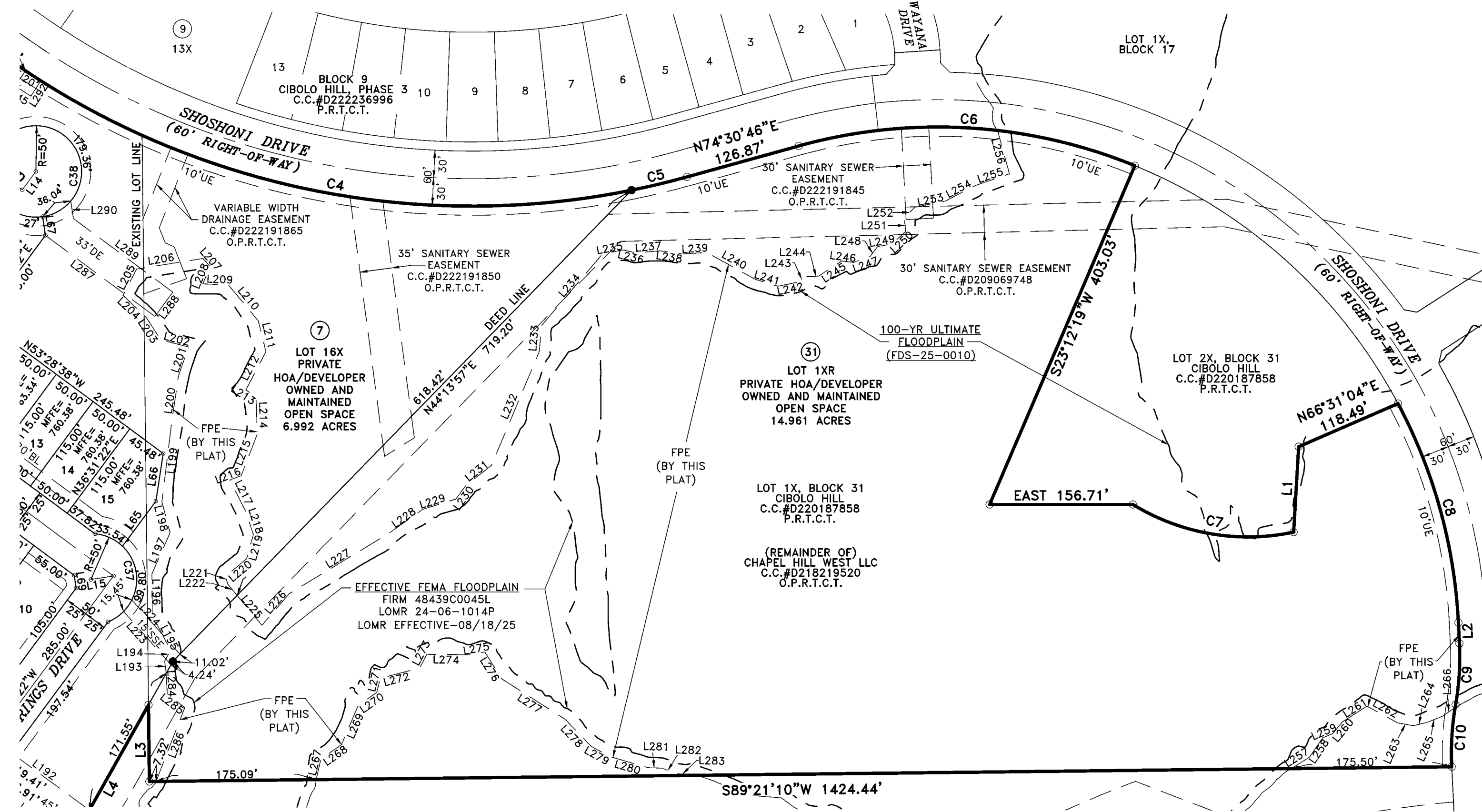
NORTH 45°39'23" EAST, A DISTANCE OF 270.89 FEET TO A CAPPED IRON ROD FOUND;

NORTH 20°04'44" EAST, A DISTANCE OF 553.42 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 95.931 ACRES (4,178,773 SQ. FEET), SAVE AND EXCEPT 1.321 ACRES (57,621 SQ. FEET) LOCATED WITHIN MUSCOGEE DRIVE (A 60-FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D225227874 OF SAID PLAT RECORDS FOR A NET TOTAL OF 94.608 ACRES (4,121,124 SQ. FEET) OF LAND.



L.T. Thornton

04/20/2026



TO BE KNOWN AS:

LOTS 1-6, 7X, 8-18, 19X, BLOCK 1
 LOTS 1-6, 7X, 8-13, BLOCK 2; LOTS 1-12 & 13X, BLOCK 3
 LOTS 1-16, 17X, 18-33, BLOCK 4; LOTS 1-18, BLOCK 5
 LOTS 1-3 & 4X, BLOCK 6; LOTS 1-15, 16X, 17-37, BLOCK 7
 LOTS 1-20, BLOCK 8; LOTS 1-33, BLOCK 9; LOTS 1-44, BLOCK 10
 LOT 1X, BLOCK 11; LOT 1X, BLOCK 12
 LOT 1XR, BLOCK 31

CIBOLO HILLS WEST

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 14th DAY OF April, A.D. 2026

GRBK EDGEWOOD LLC
 A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: AARON GUTHRIE
 TITLE: AUTHORIZED SIGNER

STATE OF TEXAS)
 COUNTY OF Collin)

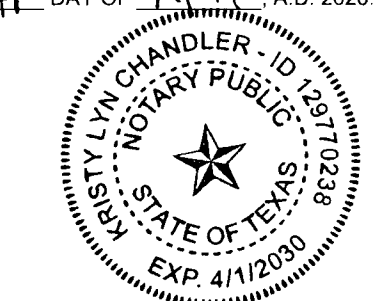
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON GUTHRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF April, A.D. 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 1, 2030

EXECUTED THIS 14th DAY OF April, A.D. 2026



MERITAGE HOMES OF TEXAS, LLC
 A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: FRANK SU
 TITLE: VICE PRESIDENT, LAND ACQUISITION AND DEVELOPMENT

STATE OF TEXAS)
 COUNTY OF Dallas)

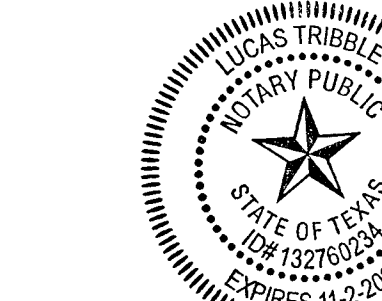
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANK SU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF April, A.D. 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1/2/28

EXECUTED THIS 14th DAY OF April, A.D. 2026



CHAPEL HILL WEST LLC
 A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: KEVIN EDWARDS
 TITLE: MANAGER

STATE OF TEXAS)
 COUNTY OF Collin)

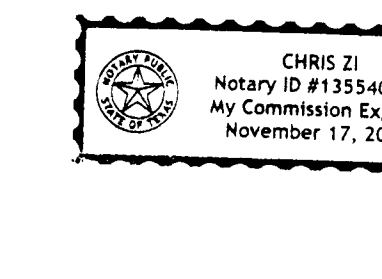
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEVIN EDWARDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF April, A.D. 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: NOVEMBER 17th, 2029

EXECUTED THIS 16th DAY OF April, A.D. 2026



SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6702

DATE: 04/17/2026



- NOTES**
- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
 - 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 TO 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 PERMIT IS ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, 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 IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
 - 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 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.
 - SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48360040L, DATED MARCH 21, 2019.
 - 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.
 - DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
 - 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.
 - 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS, WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
 - THE LANDOWNERS 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.
 - 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 CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.
 - 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 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 STORMWATER 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.
 - 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) 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.
 - ALL EASEMENTS SHOWN HEREON WITHOUT REFERENCE TO A RECORDED DOCUMENT SHALL BE CONSIDERED "BY THIS PLAT", AS ALSO STATED IN THE DEDICATION STATEMENT OF THIS PLAT.

A FINAL PLAT OF CIBOLO HILLS WEST OF

LOTS 1-6, 7X, 8-18, 19X, BLOCK 1
 LOTS 1-6, 7X, 8-13, BLOCK 2; LOTS 1-12 & 13X, BLOCK 3
 LOTS 1-16, 17X, 18-33, BLOCK 4; LOTS 1-18, BLOCK 5
 LOTS 1-3 & 4X, BLOCK 6; LOTS 1-15, 16X, 17-37, BLOCK 7
 LOTS 1-20, BLOCK 8; LOTS 1-33, BLOCK 9; LOTS 1-44, BLOCK 10
 LOT 1X, BLOCK 11; LOT 1X, BLOCK 12
 LOT 1XR, BLOCK 31

AND BEING ALSO A REPLAT OF LOT 1X, BLOCK 31 CIBOLO HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN C.C.#D220187858, P.R.T.C.T.

94.608 NET ACRES

SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, AND THE JOSE A. GILL SURVEY, ABSTRACT NO. 570 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

227 RESIDENTIAL LOTS
 10 (HOA)PRIVATE OPEN SPACE LOTS

OWNER: CHAPEL HILL WEST LLC
 410 N. CARROLL AVE, SUITE 180
 SOUTHLAKE, TEXAS 76092

OWNERS/DEVELOPERS:
 BOBBY SAMUEL
 GRBK EDGEWOOD LLC
 5501 HEADQUARTERS DRIVE, SUITE 300W
 PLANO, TEXAS 75024

FRANK SU
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BLVD SUITE 100
 COPPELL, TEXAS 75019

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
 3017 W 7th Street
 Suite 300
 Fort Worth, Texas 76107
 Phone 817.288.1900
 T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS: PP-24-054, FP-25-010

THIS PLAT FILED IN: APRIL 2026

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