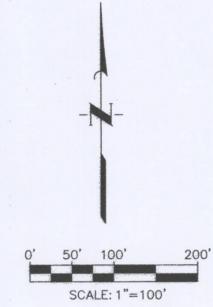


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°16'12" W	91.12'
L2	N 45°13'29" E	20.11'
L3	N 89°36'27" E	10.00'
L4	S 44°59'36" E	23.88'
L5	N 89°36'22" E	60.00'
L6	N 45°00'00" E	24.21'
L7	N 89°36'22" E	10.00'
L8	S 44°47'22" W	22.31'
L9	N 89°42'19" E	42.02'
L10	N 89°42'19" E	100.00'
L11	S 89°42'19" W	144.74'
L12	S 89°42'19" W	42.13'
L13	S 84°41'22" W	111.16'
L14	N 84°41'22" E	101.29'
L15	N 87°46'50" W	97.06'
L16	N 80°52'11" E	72.08'
L17	N 80°52'11" E	97.15'
L18	S 87°46'50" E	6.09'
L19	S 89°46'50" E	71.89'
L20	S 00°13'10" W	17.12'
L21	S 60°55'47" W	122.75'
L22	S 60°55'47" W	66.84'
L23	S 89°46'50" E	42.83'



LEGEND:

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH PLASTIC CAP
CIRS	5/8" IRON ROD SET MARKED "COTTON SURVEYING" SET FOR CORNER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL	VOLUME
PAGE	PAGE
BL	BUILDING LINE
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	470.00'	141.47'	140.94'	N 41°18'05" W	17°14'46"	71.27'
C2	25.00'	36.86'	33.61'	N 42°27'16" E	84°28'12"	22.70'
C3	25.00'	30.77'	28.87'	N 60°27'44" W	70°31'48"	17.68'
C4	51.00'	22.25'	22.08'	N 12°16'50" W	25°00'00"	11.31'
C5	25.00'	26.36'	26.86'	N 57°16'50" W	65°00'00"	15.93'
C6	51.00'	57.86'	54.80'	N 57°16'50" W	65°00'00"	32.49'
C7	51.00'	80.11'	72.12'	S 45°13'10" W	90°00'00"	51.00'
C8	25.00'	39.27'	35.36'	S 45°13'10" W	90°00'00"	25.00'
C9	25.00'	38.40'	34.73'	S 43°46'50" E	88°00'00"	24.14'
C10	51.00'	78.33'	70.86'	S 43°46'50" E	88°00'00"	49.25'
C11	25.00'	40.14'	35.97'	N 48°13'10" E	92°00'00"	25.89'
C12	25.00'	38.40'	34.73'	N 43°46'50" W	86°00'00"	24.14'
C13	25.00'	4.95'	4.94'	S 86°32'41" W	112°0'59"	2.48'
C14	232.50'	42.46'	42.40'	S 82°32'54" E	10°27'52"	21.29'
C15	217.50'	36.93'	36.89'	N 82°54'57" W	09°43'47"	18.51'
C16	232.50'	11.56'	11.56'	N 86°21'22" W	02°50'55"	5.78'
C17	217.50'	37.70'	37.66'	S 82°48'52" E	09°55'55"	18.90'
C18	51.00'	10.10'	10.09'	S 86°32'41" W	112°0'59"	5.07'
C19	25.00'	40.14'	35.97'	N 48°13'10" E	92°00'00"	25.89'
C20	562.00'	10.70'	10.70'	S 00°45'34" W	01°05'26"	5.35'
C21	604.00'	10.03'	10.03'	N 00°43'04" E	00°57'05"	5.01'

LAND USE TABLE

LAND USE	ACREAGE
LOT 1 BLOCK 3	14.000
LOT 9 BLOCK 2	0.116
STREET - ROW	2.000
TOTAL	16.116

FINAL PLAT OF VISTA CROSSROADS ADDITION
 LOT 1, BLOCK 3 AND LOT 9, BLOCK 2
 BEING 16.116 ACRES SITUATED IN THE
 B.R. LACY SURVEY, ABSTRACT NO. 990 AND THE
 M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1131
 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 MAY 2015
 FP-15-006



ENGINEER/SURVEYOR:
J.C. JONES-CARTER
 Texas Board of Professional Engineers Registration No. F-439
 6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
 972.488.3880
 Texas Board of Professional Land Surveying Registration No. 100461-03
 JOB No. D335-0002 BAS/EM DWG No. 1850

DEVELOPER/OWNER:
HUNTER CROSSROADS, LP.
 3880 W. NORTHWEST HIGHWAY
 SUITE 100
 DALLAS, TEXAS 75220

- GENERAL NOTES:**
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for Hunter Crossroads, LP, as recorded in Instrument No. D207294400, D.R.T.C.T.
 - Set monuments are 5/8" iron rods with orange plastic cap stamped "COTTON SURVEYING", unless noted otherwise.

FLOOD NOTE:
 Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracies of locations based on such maps.
 According to Flood Insurance Rate Map Panel No #48439C0035K, Dated September 25, 2009, for Tarrant County, Texas. The subject property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.

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: 5/19/2015

By: *[Signature]* Chairman
 By: *[Signature]* Secretary

NW HIGHWAY 287

D215105341 05/19/15

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 filing 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 II of said ordinance, and becomes effective on the date a building permit is issued, or on 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 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.
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(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 100-year flood elevation.
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.
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.
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.
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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF TARRANT :

WHEREAS, Hunter Crossroads, LP, is the owner of a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131, Tarrant County Texas, and being a part of Tract III as described in deed to Hunter Crossroads, LP, as recorded in Instrument No. D207294400 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with cap stamped "Dunaway" found at the southeast corner of Lot 2, Block 1, Vista Crossroads Addition, as recorded in Cabinet A, Slide 12436 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) also the northeast corner of a called 23.502 acre tract of land described in deed to Wal-Mart Stores Texas, LLC, as recorded in Instrument No. D2070365138 D.R.T.C.T., from which a 1/2" iron rod with cap stamped "Dunaway" found at the southwest corner of said Lot 2, Block 1, bears South 89 Degrees 25 Minutes 32 Seconds West, a distance of 206.77 feet;

THENCE South 00 Degrees 13 Minutes 10 Seconds West, along the common line between said Hunter Crossroads, LP tract and said Wal-Mart Stores Texas, LLC tract, a distance of 471.69 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for the POINT OF BEGINNING of the herein described tract;

THENCE departing said common line, over and across said Hunter Crossroads, LP tract, the following courses:

South 89 Degrees 46 Minutes 50 Seconds East, a distance of 774.58 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left having a central angle of 17 Degrees 14 Minutes 46 Seconds, a radius of 470.00 feet, an arc distance of 141.47 feet and a chord bearing and distance of North 41 Degrees 18 Minutes 05 Seconds West, 140.94 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 49 Degrees 55 Minutes 28 Seconds West, a distance of 65.36 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a tangent curve to the right;

Northwesterly, along said tangent curve to the right having a central angle of 49 Degrees 39 Minutes 16 Seconds, a radius of 542.00 feet, an arc distance of 469.72 feet and a chord bearing and distance of North 25 Degrees 05 Minutes 50 Seconds West, 455.15 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 00 Degrees 16 Minutes 12 Seconds West, a distance of 91.12 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 45 Degrees 13 Minutes 29 Seconds West, a distance of 20.11 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner in the south Right-of-Way line of Avondale - Haslet Road, as described in deed to City of Fort Worth, as recorded in Instrument No. D212218785 of the Real Property Records of Tarrant County, Texas;

THENCE along said south line of said Avondale - Haslet Road, the following courses:

North 89 Degrees 36 Minutes 27 Seconds East, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 44 Degrees 59 Minutes 36 Seconds East, a distance of 23.88 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 89 Degrees 36 Minutes 22 Seconds East, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 45 Degrees 00 Minutes 00 Seconds East, a distance of 24.21 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 89 Degrees 36 Minutes 22 Seconds East, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

THENCE departing the south line of said Avondale - Haslet Road, over and across said Hunter Crossroads, LP tract, the following courses:

South 44 Degrees 47 Minutes 22 Seconds West, a distance of 22.31 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 00 Degrees 16 Minutes 12 Seconds East, a distance of 82.34 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 89 Degrees 43 Minutes 48 Seconds West, a distance of 42.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 00 Degrees 16 Minutes 12 Seconds East, a distance of 7.50 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 49 Degrees 39 Minutes 16 Seconds, a radius of 500.00 feet, an arc distance of 433.32 feet and a chord bearing and distance of South 25 Degrees 05 Minutes 50 Seconds East, 419.88 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 49 Degrees 55 Minutes 28 Seconds East, a distance of 65.36 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 50 Degrees 08 Minutes 19 Seconds, a radius of 512.00 feet, an arc distance of 448.04 feet and a chord bearing and distance of South 24 Degrees 51 Minutes 19 Seconds East, 433.88 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 00 Degrees 12 Minutes 51 Seconds West, a distance of 220.74 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 01 Degree 05 Minutes 26 Seconds, a radius of 562.00 feet, an arc distance of 10.70 feet and a chord bearing and distance of South 00 Degrees 45 Minutes 34 Seconds West, 10.70 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 89 Degrees 42 Minutes 19 Seconds East, a distance of 42.02 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left having a central angle of 00 Degrees 57 Minutes 05 Seconds, a radius of 604.00 feet, an arc distance of 10.03 feet and a chord bearing and distance of North 00 Degrees 43 Minutes 04 Seconds East, 10.03 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

North 89 Degrees 42 Minutes 19 Seconds East, a distance of 100.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 00 Degrees 17 Minutes 41 Seconds East, a distance of 50.00 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 89 Degrees 42 Minutes 19 Seconds West, a distance of 144.74 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right having a central angle of 58 Degrees 23 Minutes 01 Seconds, a radius of 562.00 feet, an arc distance of 572.67 feet and a chord bearing and distance of South 34 Degrees 34 Minutes 51 Seconds West, 548.21 feet a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner;

South 63 Degrees 46 Minutes 21 Seconds West, a distance of 99.25 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner in the common line between said Tract II and Tract III, as described in deed to Hunter Crossroad, LP, recorded in Instrument No. D207294400, D.R.T.C.T.;

THENCE along said common line between said Tracts II and Tract III, the following courses:

North 00 Degrees 37 Minutes 28 Seconds West, a distance of 201.24 feet to 5/8" iron rod with cap stamped "Cotton Surveying" set for corner from which a 1/2" iron rod with cap stamped "Dunaway" found bears South 57 Degrees 50 Minutes 14 Seconds East, a distance of 2.71 feet;

North 53 Degrees 05 Minutes 07 Seconds West, a distance of 609.16 feet to a 5/8" iron rod with cap stamped "Cotton Surveying" set for corner from which a 1/2" iron rod with cap stamped "Dunaway" found bears South 63 Degrees 17 Minutes 38 Seconds East, a distance of 2.81 feet;

North 00 Degrees 13 Minutes 10 Seconds East, a distance of 458.19 feet to the POINT OF BEGINNING and containing 702,008 square feet or 16.116 acres of land more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Eduardo Martinez, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground; and that this plat correctly represents that survey made by me.

Dated this the 16th day of May, 2015.

Eduardo Martinez
Eduardo Martinez,
Texas Registered Professional Land Surveyor No. 5274



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of May, 2015.

Harriet Duke
Notary Public, State of Texas



STATE OF TEXAS :
COUNTY OF TARRANT :

Now Therefore, know all men by these presents:

That Hunter Crossroads, LP., by and through its duly authorized officers, does hereby accept this plat designating the herein described tract as Lot 1, Block 3 and Lot 9, Block 2 Vista Crossroads Addition, an addition to Tarrant County, Texas and do hereby dedicate to the public use forever, the streets and easements shown thereon.

Hunter Crossroads, LP.
A Texas limited liability company

By: Hunter Crossroads GP, LLC
A Texas limited liability company, its General Partner

By: *Scott Rohman*

Name: SCOTT ROHMAN

Title: manager of Hunter Crossroads GP, LLC

STATE OF TEXAS:
COUNTY OF DALLAS:

This instrument was acknowledged before me on May 17, 2015 by Scott Rohman as manager of Hunter Crossroads, LP., a Texas limited liability company, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

giving hand and seal of office, this the 17 day of May, 2015

Notary Public, State of Texas

My Commission expires: 2019-JAN-5
January 5, 2019

LAND USE TABLE

LAND USE	ACREAGE
LOT 1	14.000
BLOCK 3	
LOT 9	0.116
BLOCK 2	
STREET - ROW	2.000
TOTAL	16.116

LF RSC
5-17-2015

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: 5/19/2015

By: *[Signature]* Chairman

By: *[Signature]* Secretary

FINAL PLAT
OF
VISTA CROSSROADS ADDITION
LOT 1, BLOCK 3
AND LOT 9, BLOCK 2
BEING 16.116 ACRES
SITUATED IN THE
B.R. LACY SURVEY, ABSTRACT NO. 990 AND THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1131
IN THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
MAY 2015
FP-15-006

ENGINEER/SURVEYOR:
JC JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03

DEVELOPER/OWNER:
HUNTER CROSSROADS, LP.
3890 W. NORTHWEST HIGHWAY
SUITE 100
DALLAS, TEXAS 75220

6612-008-5

VISTA CROSSROADS ADDITION

JONES CARTER
PLANO, TEXAS