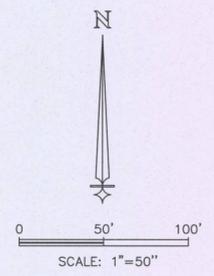


NOTES:
 1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood) but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0035K for the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0035 K, Map Revised September 25, 2009.

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: 5/27/2016
 By: Samuel R. Brown Chairman
 By: Danae S. Jeffers Secretary



- 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.
- 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.
- 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.
- 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".
- Private Maintenance**
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, 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.
- 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.
- Parkway Permit**
Parkway improvements such as curb & gutter, pavement in-lane, 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 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.
- 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.
- P.R.V. Required**
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
- TXDOT**
Direct access from Lots 11 and 12, Block 1 to US 287 is restricted unless a driveway permit is reviewed and approved by TXDOT.
- S.W.M.P.**
A Final Stormwater Management Plan shall be required and acceptance of this plan is required by the City of Fort Worth prior to any land disturbance activity related to development of Lots 11 and 12, Block 1.

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS Hunter Crossroads, LP, is the owner of 3.6595 acres of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land described in deed as "Tract II" to said Hunter Crossroads, LP, filed in Instrument #D207294400, Deed Records of Tarrant County, Texas (D.R.T.C.T.); said 3.6595 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron set with cap stamped "TNP" in the north Right-of-Way (R-O-W) line of U.S. Highway No. 287 (350' in width), also being in the south line of said "Tract II", from which a 1/2 inch iron rod found in said R-O-W line at the southeast corner of said "Tract II", also being the northwest corner of a tract of land described in deed to CTE, LLC, as filed in Instrument #D213024014, D.R.T.C.T., bears S 53°04'49" E, 881.69 feet;

THENCE N 53°04'49" W, along said north R-O-W of line and along said south line of "Tract II", a distance of 665.59 feet to the south corner of Lot 10, Block 1, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D215282838, P.R.T.C.T., from which a 1/2 inch iron rod found with cap stamped "Feiser & Mankin Surv", bears S 53°04'49" E, a distance of 0.18 feet and from which a 5/8 inch iron recovered with cap stamped "TNP" at the most southerly southwest corner of said Lot 10, also being the south corner of Lot 1, Block 1, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D212287516, P.R.T.C.T., bears N 53°04'49" W, 96.20 feet;

THENCE over and across said "Tract II", the following courses and distances;

N 36°53'55" E, along the east line of said Lot 10, a distance of 277.24 feet to an "X" cut set in concrete at the northeast corner of said Lot 10 and being the beginning of a curve to the left whose radius is 115.00 feet and whose long chord bears S 38°24'02" E, 58.25 feet;

Along said curve in a southeasterly direction through a central angle of 29°20'29", an arc length of 58.89 feet to an "X" cut set in concrete;

S 53°04'17" E, a distance of 406.83 feet to the beginning of a curve to the right whose radius is 120.00 feet and whose long chord bears S 23°59'13" E, 116.66 feet;

Along said curve in a southeasterly direction through a central angle of 58°10'08", an arc length of 121.83 feet to an "X" cut set in concrete;

S 05°05'51" W, a distance of 190.75 feet;

S 36°53'43" W, a distance of 43.62 feet to the **POINT OF BEGINNING** and containing 159,408 square feet or 3.6595 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Hunter Crossroads, LP, does hereby adopt this plat as:

LOTS 11 & 12, BLOCK 1
VISTA CROSSROADS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 20th day of May, 2016.

By: Scott Rohrman
 Scott Rohrman,
 as Manager of the General Partner of Hunter Crossroads, LP

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Scott Rohrman, as Manager of the General Partner of Hunter Crossroads, LP, known to me to be the person whose name is subscribed to the above and 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 20th day of May, 2016.

Sherry Soto
 Notary Public in and for the State of Texas
 My Commission expires 4-14-2018

SHERRY SOTO
 Notary Public, State of Texas
 Comm. Expires 04-14-2018
 Notary ID 129784045



SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

Theron W. Sims
 Theron W. Sims, R.P.L.S., No. 5887
 Date: May 18, 2016

FP15-060

THIS PLAT FILED IN C.C. #D 216114341, DATE: 05/27/2016.

FINAL PLAT OF
LOTS 11 & 12, BLOCK 1
VISTA CROSSROADS ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas, being situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas and containing 3.6595 acres of land total.

Date: 5/18/2016

FP-15-060
 PP 006-053

teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / Registration No. 100116-00

TRIPLE W. PROPERTIES, LTD.
 INST #D207043622
 D.R.T.C.T.

BASIS OF BEARINGS:
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems' Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

OWNER:
 Hunter Crossroads, LP
 3890 W. Northwest Hwy., Suite 100
 Dallas, TX. 75220

D216114341 5-27-16