



SURVEYOR/ENGINEER
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVE. SUITE 400
 FORT WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 (817) 335-7437 (FAX)

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



VICINITY MAP
 NOT TO SCALE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS Hunter Crossroads, LP, is the owner of 0.781 acres of land situated in the M. E. P. & P. R. Company Survey, Abstract Number 1131, Tarrant County, Texas, being a portion of the tract of land described in the deed to Hunter Crossroads, LP recorded in Document Number D207294400, Deed Records of Tarrant County, Texas, said 0.781 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "TNP" found in the northeasterly right-of-way line of U. S. Highway 287 (a 350 foot wide right-of-way) for the most southerly corner of the tract of land described in the deed to Wal-Mart Stores Texas, LLC recorded in Document Number D207365138, Deed Records of Tarrant County, Texas;

THENCE with the southeasterly line of said Wal-Mart Stores Texas, LLC tract the following:

North 08° 05' 00" West a distance of 34.89 feet to a 5/8 inch iron rod with a cap stamped "TNP" found for corner;

North 36° 55' 00" East a distance of 158.98 feet to a 5/8 inch iron rod with a cap stamped "TNP" found for the point of curvature of a curve to the right having a radius of 145.00 feet;

Northeasterly along said curve through a central angle of 44° 49' 23" an arc distance of 113.44 feet with a chord bearing of North 58° 29' 11" East and a chord distance of 110.56 feet to a 5/8 inch iron rod with a cap stamped "TNP" found for the end of said curve;

North 75° 04' 16" East a distance of 40.88 feet to a 5/8 inch iron rod with a cap stamped "TNP" found for corner;

THENCE departing the southeasterly line of said Wal-Mart Stores Texas, LLC tract South 14° 56' 13" East a distance of 51.12 feet to a 5/8 inch iron rod with a cap stamped "TNP" found for the point of curvature of a curve to the left having a radius of 115.00 feet;

THENCE southeasterly along said curve through a central angle of 8° 46' 07" an arc distance of 17.60 feet with a chord bearing of South 19° 19' 18" East and a chord distance of 17.58 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 36° 55' 00" West a distance of 277.27 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the northeasterly right-of-way line of U. S. Highway 287;

THENCE with the northeasterly right-of-way line of U. S. Highway 287 North 53° 05' 00" West a distance of 96.05 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.781 acres (33,999 square feet) of land.

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

LOT 10, 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 9th day of December, 2015.

By: *Scott Rohman*
 Scott Rohman,
 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 Rohman, as Manager of the General Partner of Hunter Crossroads, LP, 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, and in the capacity therein stated.

Given under my hand and seal of office this 9th day of December, 2015.

Notary Public in and for the State of Texas

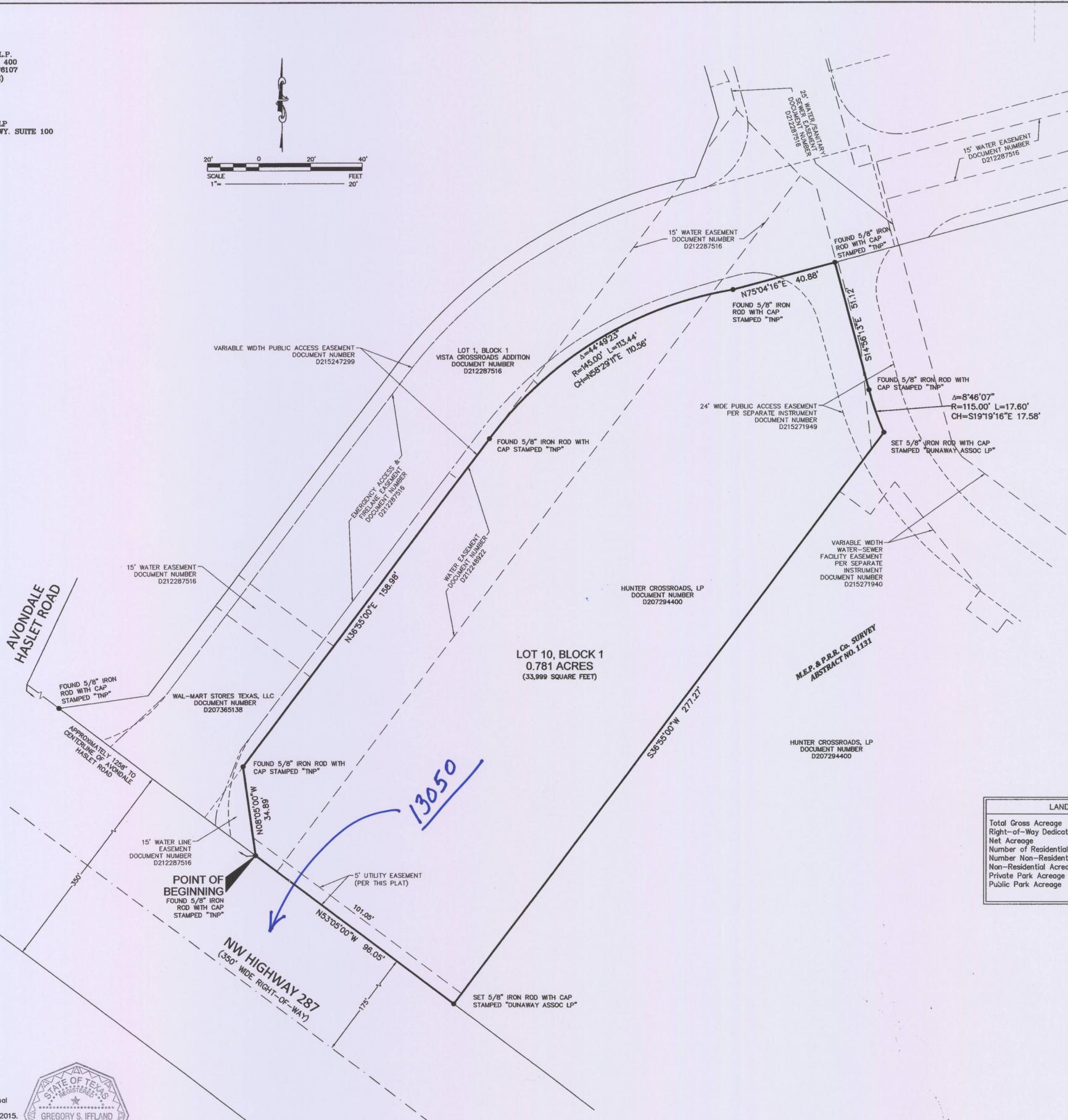
My Commission Expires: April 15, 2019



I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my supervision in the month of August, 2015.

By: *Gregory S. Iffland*
 Gregory S. Iffland
 Registered Professional Land Surveyor No. 4351

07 DECEMBER 2015
 Date



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 measures that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.	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 18-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.
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.	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 approved dates 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.
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'.	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 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 becomes effective on the connection date to the municipal water and/or wastewater system.
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.	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, trees, 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 cross and across 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.
P.R.V. REQUIRED Private P.R.V.'s may be required, water pressure exceeds 80 P.S.I.	
TxDOT Direct access from Lot 10, Block 1 to US 287 is restricted unless a driveway permit is reviewed and approved by TxDOT.	



CASE NUMBER - FP-15-086

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIXTY (60) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 12/18/2015

By: *John P. Red*
 By: *Mary E. Ely*

LAND USE TABLE	
Total Gross Acreage	0.781 Acres
Right-of-Way Dedication	0.000 Acres
Net Acreage	0.781 Acres
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0.781 Acres
Private Park Acreage	0
Public Park Acreage	0

FP15-086

**A
 FINAL PLAT
 OF
 LOT 10, BLOCK 1
 VISTA CROSSROADS ADDITION**

Being 0.781 acres of land situated in the M.E.P. & P.R. Co. Survey, Abstract Number 1131, City of Fort Worth, Tarrant County, Texas.
 THIS PLAT WAS PREPARED SEPTEMBER 17, 2015



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 FIRM REGISTRATION 10098100

JOB NUMBER: B001723.001

D215282838 12/18/2015

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