

LAND USE

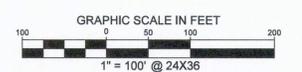
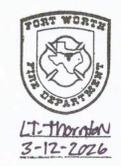
12 INTENSIVE COMMERCIAL LOTS
GROSS AREA = 27.1078 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.0731 ACRES
NET AREA = 27.0347 ACRES

LINE TYPE LEGEND

--- BOUNDARY LINE
- - - EASEMENT LINE
— BUILDING LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 POSE = PUBLIC OPEN SPACE EASEMENT
 C.M. = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH "KHA" CAP FOUND
 IRSC = IRON ROD WITH "KHA" CAP SET



LOT TABLE

LOT NO.	ACRES	SQ. FT.
10x10' ROW CORNER CLIP	0.0011	49
GROSS	27.0346	1,177,628
LOT 1R, BLOCK 7	13.6674	595,352
LOT 3R, BLOCK 7	2.1394	93,194
LOT 4R, BLOCK 7	0.7190	31,275
LOT 5R, BLOCK 7	0.6494	28,288
LOT 6R, BLOCK 7	1.0010	43,605
LOT 7R, BLOCK 7	0.9946	43,324
LOT 8R, BLOCK 7	0.9947	43,331
LOT 12R, BLOCK 7	1.6062	69,966
LOT 13R, BLOCK 7	0.8177	35,618
LOT 14R, BLOCK 7	0.7869	34,276
LOT 15R, BLOCK 7	1.6211	70,613
LOT 16R, BLOCK 7	2.0371	88,737

NOTES

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on September 21, 2021 with an applied combined scale factor of 1.00012.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

The purpose of this plat is to abandon and dedicate easements.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

All corners shown hereon are 5/8" iron rods with caps stamped "KHA" unless otherwise noted. All lot corners are to be set after construction is completed.

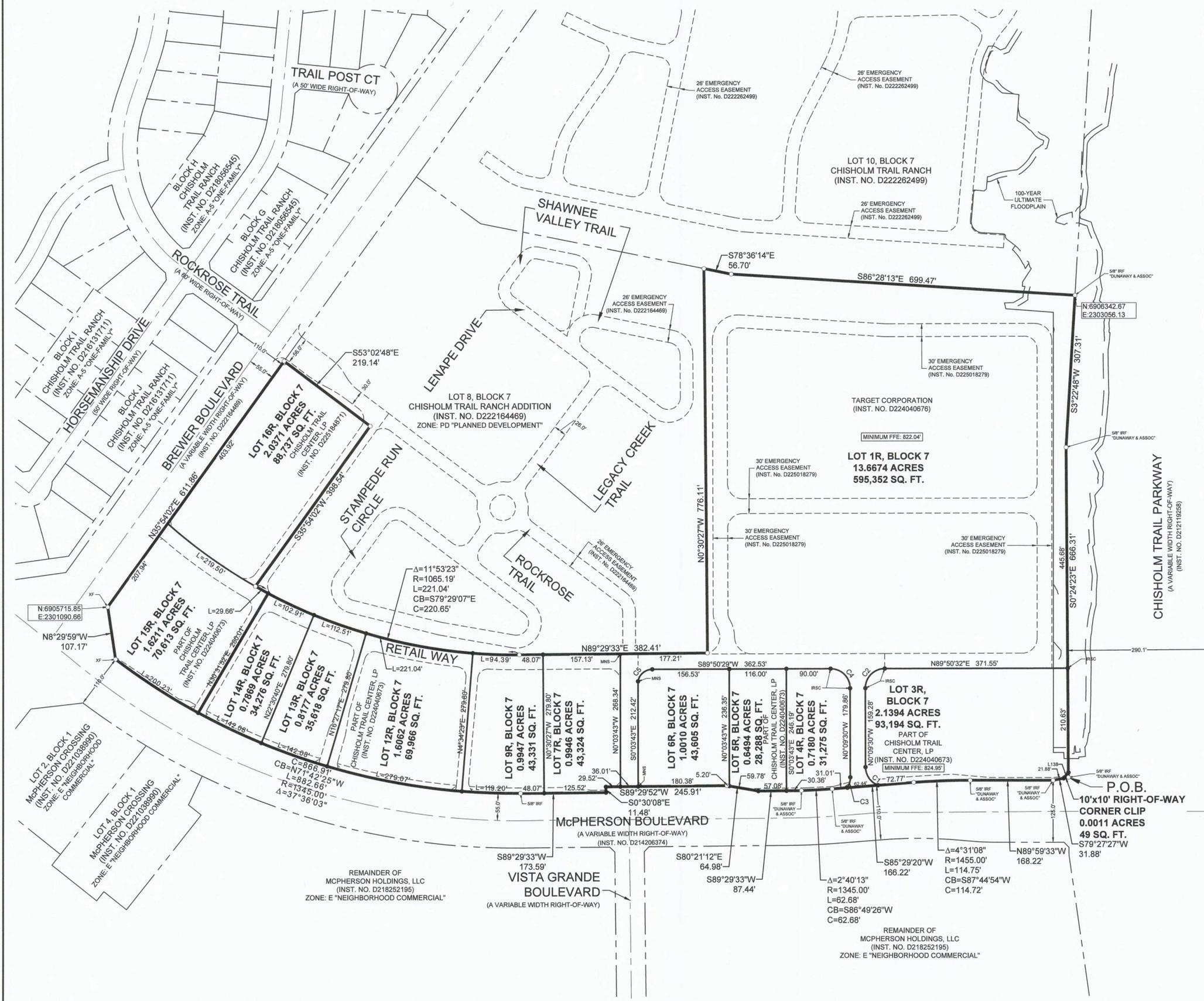
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

FINAL PLAT
CHISHOLM TRAIL RANCH
LOTS 1R, 3R-7R, 9R, & 12R-16R, BLOCK 7
 BEING A REPLAT OF LOTS 1, 3-7, 9 & 12-16,
 CHISHOLM TRAIL RANCH, AN ADDITION TO THE CITY OF
 FORT WORTH, TARRANT COUNTY, TEXAS,
 AS RECORDED IN INSTRUMENT NO. D225018279,
 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 JUAN JOSE ALBRADO SURVEY,
 ABSTRACT No. 4
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

OWNER:
 TARGET CORPORATION
 1000 NICOLLET MALL, TPS-3155
 MINNEAPOLIS, MINNESOTA 55403
 LOT 1
 CONTACT: ZACK KARTAK

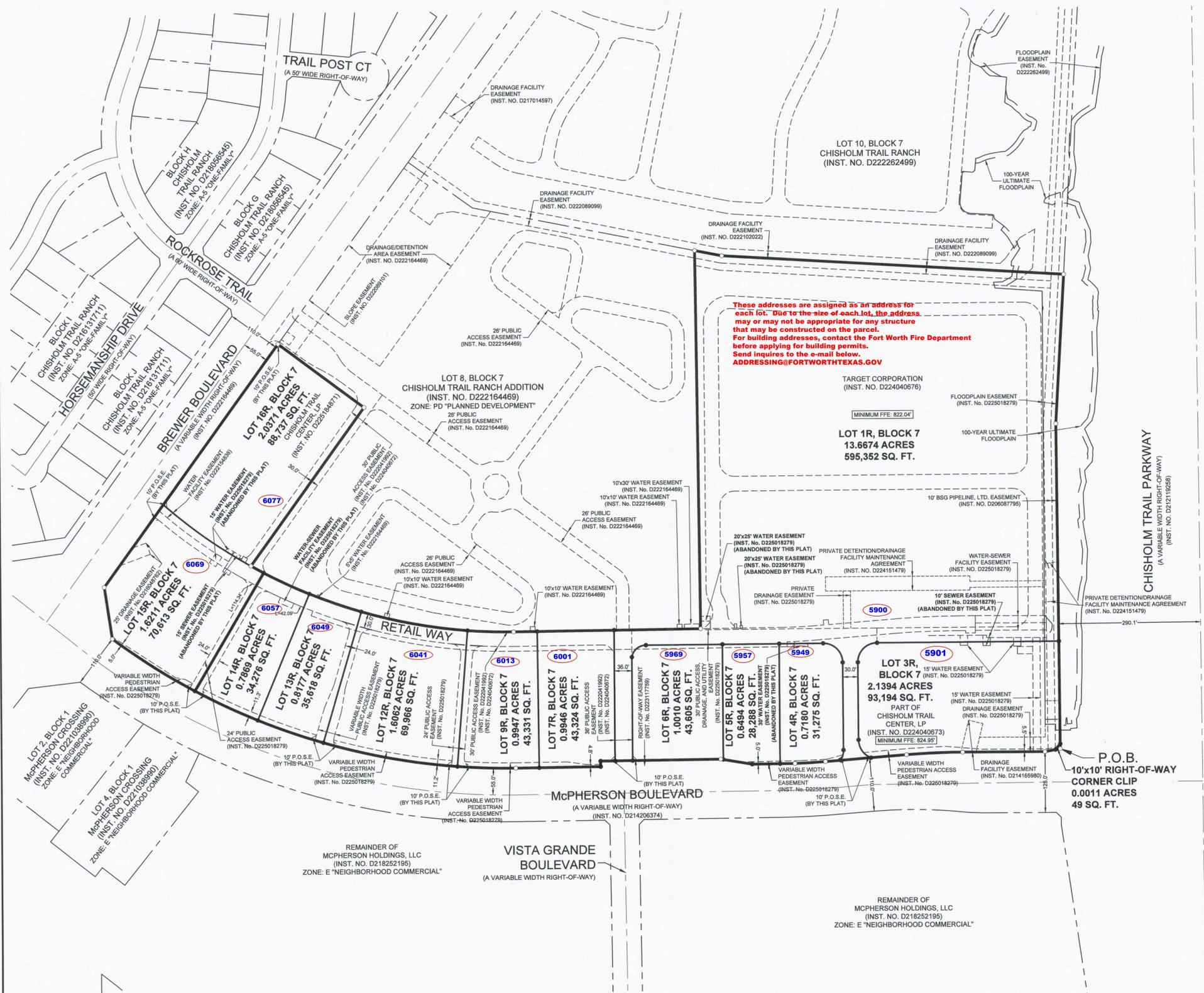
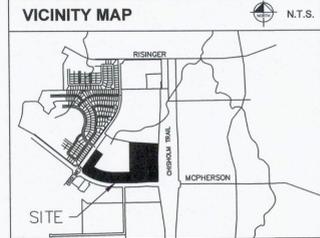
OWNER:
 CHISHOLM TRAIL CENTER, LP
 7001 PRESTON ROAD, SUITE 410
 DALLAS, TEXAS 75205
 CONTACT: ROBERT DORAZIL
 SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

REF CASE NO: FS-25-242



INSTRUMENT NO. _____ DATE _____

FS-25-242



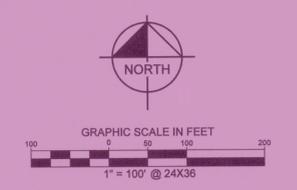
These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries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

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

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NOTES

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The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

The purpose of this plat is to abandon and dedicate easements.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

All corners shown hereon are 5/8" iron rods with caps stamped "KHA" unless otherwise noted. All lot corners are to be set after construction is completed.

Private P.R.'s will be required; water pressure exceeds 80 P.S.I.



FINAL PLAT
CHISHOLM TRAIL RANCH
 LOTS 1R, 3R-7R, 9R, & 12R-16R, BLOCK 7
 BEING A REPLAT OF LOTS 1, 3-7, 9 & 12-16,
 CHISHOLM TRAIL RANCH, AN ADDITION TO THE CITY OF
 FORT WORTH, TARRANT COUNTY, TEXAS,
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 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 JUAN JOSE ALBRADO SURVEY,
 ABSTRACT No. 4
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

OWNER:
 TARGET CORPORATION
 1000 NICOLLET MALL, TPS-3155
 MINNEAPOLIS, MINNESOTA 55403
 CONTACT: ZACK KARTAK

OWNER:
 CHISHOLM TRAIL CENTER, LP
 7001 PRESTON ROAD, SUITE 410
 DALLAS, TEXAS 75205
 LOTS 3-7, 9, 12-16
 CONTACT: ROBERT DORAZIL

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
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 PHONE: 817-335-6511
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Kimley»Horn

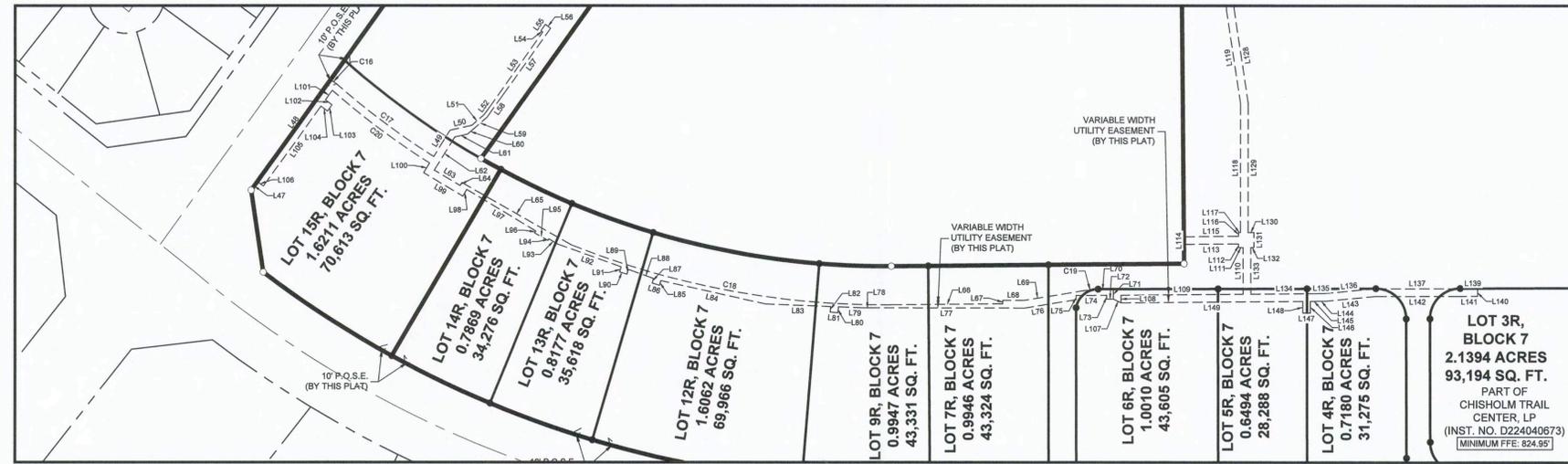
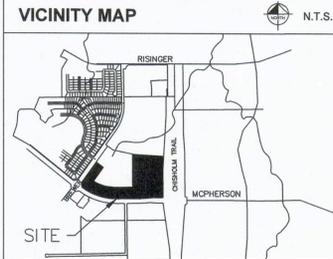
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	MCB	2/16/2026	069303021	2 OF 4

REF CASE NO: FS-25-242

DWG NAME: K:\FTW_SURV\069303021\FINALE_CTP\069303021_CTP_BLOCK_7_LP.DWG PLOTTED BY: WALLIS REIN 2/16/2026 8:32 AM LAST SAVED: 2/16/2026 8:32 AM

DETAIL "A"

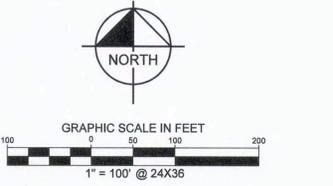


LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°31'59"E	6.99	L61	S77°31'55"W	17.13
L2	S53°41'58"E	15.00	L62	S31°43'14"W	50.76
L3	S39°31'59"W	7.66	L63	S59°28'08"E	39.23
L4	N31°43'14"E	10.81	L64	N30°31'52"E	4.46
L5	S58°16'48"E	15.00	L65	S60°37'25"E	154.33
L6	S31°43'14"W	11.13	L66	N89°29'23"E	145.16
L7	S30°31'52"W	30.02	L67	N00°30'27"W	4.57
L8	N31°43'14"E	7.56	L68	S89°58'43"E	27.30
L9	N89°29'23"E	15.00	L69	N89°53'15"E	75.81
L10	S31°43'14"W	7.56	L70	N89°50'50"E	18.27
L11	S31°43'14"W	4.39	L71	S00°30'27"E	12.26
L12	N89°16'48"W	15.00	L72	S89°29'23"W	8.97
L13	N31°43'14"E	4.39	L73	N00°03'43"W	5.00
L14	S30°31'52"W	162.84	L74	S89°29'23"W	40.00
L15	S39°46'32"W	26.81	L75	S00°30'27"E	5.49
L16	S51°19'29"E	15.00	L76	S60°31'52"W	68.47
L17	N38°46'52"E	27.07	L77	N89°54'53"W	203.07
L18	S27°19'22"W	22.33	L78	S89°59'59"W	6.66
L19	S62°42'42"E	15.00	L79	N87°46'46"W	33.26
L20	N27°19'29"E	22.88	L80	S00°30'27"W	7.76
L21	S25°56'07"W	2.68	L81	N44°54'53"W	10.00
L22	S84°03'53"E	15.00	L82	N00°03'43"W	7.28
L23	N02°50'07"E	2.88	L83	N87°46'46"W	85.17
L24	N22°30'42"E	30.00	L84	N77°30'28"W	140.00
L25	S00°04'10"E	6.38	L85	S16°27'17"W	6.23
L26	N89°29'23"E	16.27	L86	N79°32'43"W	10.00
L27	S89°29'23"W	6.83	L87	N16°27'17"E	6.21
L28	S84°39'18"W	8.10	L88	N70°29'36"W	34.88
L29	S00°03'03"W	9.77	L89	S16°27'17"W	6.47
L30	N89°29'23"E	8.82	L90	N79°32'43"W	10.00
L31	S00°59'22"E	16.63	L91	N16°27'17"E	7.00
L32	N86°00'33"E	15.00	L92	N70°29'36"W	86.33
L33	N03°59'27"W	19.77	L93	N58°14'11"W	12.89
L34	S89°50'32"W	25.96	L94	S30°43'49"W	2.39
L35	N00°24'54"W	7.82	L95	N80°37'25"W	20.01
L36	N89°42'48"W	114.87	L96	N00°48'48"E	2.84
L37	S00°02'29"E	21.57	L97	N59°14'11"W	104.99
L38	S89°50'31"W	15.00	L98	S30°31'52"W	10.03
L39	N00°09'29"W	26.69	L99	N89°28'08"W	58.44
L40	N00°30'27"W	15.34	L100	N31°43'14"E	14.79
L41	N89°29'23"E	20.00	L101	S30°54'02"W	16.27
L42	S00°30'27"E	15.34	L102	S54°05'58"E	10.86
L43	N89°29'23"E	48.99	L103	S30°54'02"W	10.00
L44	N00°00'00"E	8.87	L104	N64°05'58"W	10.86
L45	N00°00'00"E	5.90	L105	S30°54'02"W	10.00
L46	S00°00'00"E	8.70	L106	N64°05'58"W	10.00
L47	N03°54'02"E	13.62	L107	S00°52'55"E	11.16
L48	N03°54'02"E	30.38	L108	N00°30'27"W	10.00
L49	N31°43'14"E	40.31	L109	N89°29'23"E	158.42
L50	N77°31'55"E	29.38	L110	N00°03'43"W	60.22
L51	N49°12'33"E	21.60	L111	S89°50'31"W	5.96
L52	N00°01'27"E	16.63	L112	N00°09'29"W	4.79
L53	N03°56'33"E	114.46	L113	S89°29'23"E	71.26
L54	N64°05'58"W	2.82	L114	N00°30'27"W	10.00
L55	N03°54'02"E	10.00	L115	N89°29'23"E	71.32
L56	S54°05'58"E	8.80	L116	N00°09'29"W	4.82
L57	S30°54'02"W	104.81	L117	N89°50'31"E	2.54
L58	S30°54'02"W	37.07	L118	N00°00'00"E	167.09
L59	S49°12'33"W	22.80	L119	N00°40'19"W	122.45
L60	S49°12'33"W	10.54	L120	N00°56'29"W	274.07

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.50	68°48'32"	N43°33'48"W	44.64
C2	38.50	90°00'00"	N44°50'31"E	55.86
C3	38.50	32°00'48"	N19°53'23"E	21.84
C4	38.50	80°00'01"	N49°09'30"W	55.86
C5	28.50	79°31'03"	S50°04'58"W	37.72
C6	1065.18	4°30'34"	S50°48'21"E	83.81
C7	1065.18	2°47'28"	S55°15'42"E	51.87
C8	1065.18	2°53'35"	S58°54'41"E	53.78
C9	1075.00	3°08'19"	S60°21'35"E	58.89
C10	1065.14	3°08'03"	S60°23'22"E	58.28
C11	1060.88	3°08'09"	S50°36'53"E	74.89
C12	1055.08	1°57'39"	S62°44'49"E	33.67
C13	1066.57	0°22'58"	S64°37'07"E	7.82
C14	1066.57	1°53'54"	S69°32'37"E	38.30
C15	1066.18	2°12'27"	S69°30'23"E	42.20
C16	25.00	2°15'18"	N00°12'34"W	8.91
C17	1041.63	8°42'44"	N53°27'38"W	158.24
C18	1115.21	2°15'30"	S79°30'42"E	425.43
C19	155.00	0°57'21"	N89°21'56"E	24.20
C20	1087.47	9°38'40"	N53°27'37"W	158.42
C21	1704.80	1°43'51"	N87°38'11"E	51.50
C22	1704.80	0°15'10"	N87°37'41"E	7.52

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	BUILDING LINE

LEGEND
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LOTS 1R, 3R-7R, 9R, & 12R-16R, BLOCK 7
BEING A REPLAT OF LOTS 1, 3-7, 9 & 12-16,
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AS RECORDED IN INSTRUMENT NO. D225018279,
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
JUAN JOSE ALBRADO SURVEY,
ABSTRACT NO. 4
CITY OF FORT WORTH,
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Kimley»Horn
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102
Tel. No. (817) 335-6511
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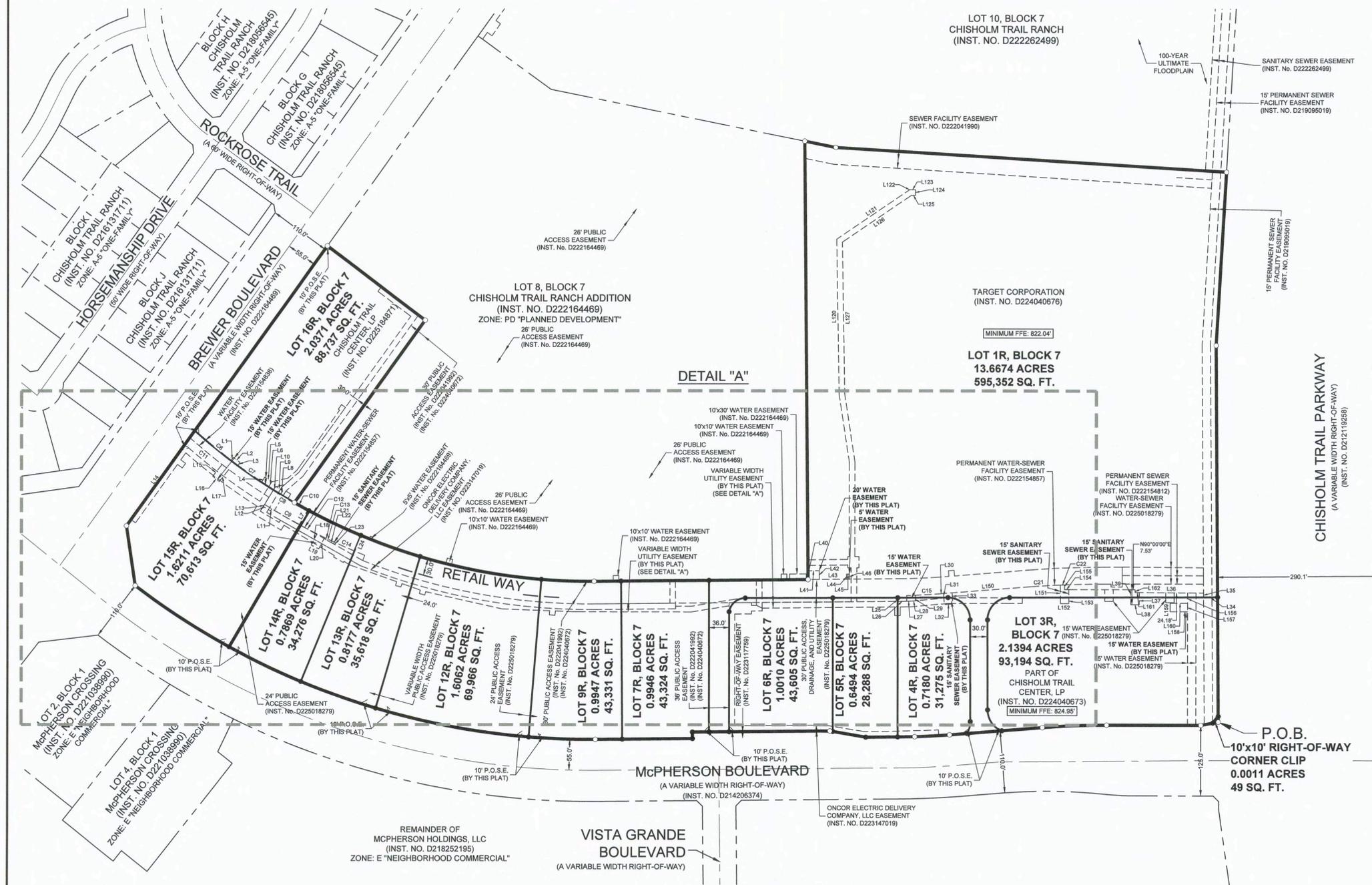
OWNER:
TARGET CORPORATION
1000 NICOLLET MALL, TPS-3155
MINNEAPOLIS, MINNESOTA 55403
LOT 1
CONTACT: ZACK KARTAK

OWNER:
CHISHOLM TRAIL CENTER, LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
LOTS 3-7, 9, 12-16
CONTACT: ROBERT DORAZIL

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

REF CASE NO: FS-25-242

INSTRUMENT NO. _____ DATE _____



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Chisholm Trail Center, LP and Target Corporation are the owners of a 27.1078 acre (1,180,815 square foot) tract of land situated in the Juan Jose Albrado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, said tract being all of Chisholm Trail Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D225018279 of the Official Public Records of Tarrant County, Texas; said tract being all of that land described in a Special Warranty Deed to Chisholm Trail Center, LP recorded in Instrument No. D225184871 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Chisholm Trail Center, LP recorded in Instrument No. D224040673 of said Official Public Records; said tract also being all of that tract of land described in Special Warranty Deed to Target Corporation recorded in Instrument No. D224040676 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found at the intersection of the west right-of-way line of Chisholm Trail Parkway (a variable width right-of-way) and the north right-of-way line of McPherson Boulevard (a variable width right-of-way), said iron rod also being the most easterly southeast corner of Block 7, said Chisholm Trail Ranch addition;

THENCE along the said north line of McPherson Boulevard, the following eleven (11) calls:

South 79°27'27" West, along the said north line of McPherson Boulevard, a distance of 31.88 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for corner;

North 89°59'33" West, a distance of 166.22 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for corner at the beginning of a tangent curve to the left;

In a westerly direction, with said tangent curve to the left, having a radius of 1,455.00 feet, a central angle of 04°31'08", and a chord bearing and distance of South 87°44'54" West, 114.72 feet and an arc distance of 114.75 feet to a point for corner;

South 85°29'20" West, a distance of 166.22 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for corner at the beginning of a tangent curve to the right;

In a westerly direction, with said tangent curve to the right, having a radius of 1,345.00 feet, a central angle of 02°40'13", and a chord bearing and distance of South 86°49'26" West, 62.68 feet and an arc distance of 62.68 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for corner;

South 89°29'33" West, a distance of 87.44 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 80°21'12" West, a distance of 64.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°29'52" West, a distance of 245.91 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 00°30'08" East, a distance of 11.48 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°29'33" West, a distance of 173.59 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

In a westerly direction, with said tangent curve to the right, having a radius of 1,345.00 feet, a central angle of 37°36'03", and a chord bearing and distance of North 71°42'25" West, 866.91 feet and an arc distance of 862.66 feet to a cut "X" found for corner, said cut "X" being the south end of a right-of-way corner clip at the intersection of the said north line of McPherson Boulevard and the east right-of-way line of Brewer Boulevard (a variable width right-of-way);

THENCE North 08°29'59" West, along the east line of said corner clip, a distance of 107.17 feet to a cut "X" found for the north end of said corner clip;

THENCE North 35°54'02" East, along the said east line of Brewer Boulevard, a distance of 611.86 feet to a 5/8" iron rod with cap stamped "KHA" set for west corner of Lot 8, Block 7, Chisholm Trail Ranch Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D222164469 of the said Official Public Records;

THENCE along the south line of said Lot 8, the following four (4) calls:

South 53°02'48" East, departing the said east line of Brewer Boulevard, a distance of 219.14 feet to a 5/8" iron rod with cap stamped "KHA" set for corner;

South 35°54'02" West, a distance of 398.54 feet to a 5/8" iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 1,065.19 feet, a central angle of 30°08'59", and a chord bearing and distance of South 75°25'58" East, 554.07 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 560.52 feet to a 5/8" iron rod with cap stamped "KHA" set for corner;

North 89°29'33" East, a distance of 382.41 feet to 5/8" iron rod with cap stamped "KHA" set for the southeast corner of said Lot 8;

THENCE North 00°30'27" West, along the east line of said Lot, a distance of 776.11 feet to a 5/8-inch iron rod with "KHA" cap set for the northeast corner of said Lot 8, said iron rod being in the south line of Lot 10, Block 7, Chisholm Trail Ranch, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D222262499 of the said Official Public Records;

THENCE South 78°36'14" East, along the south line of said Lot 10, a distance of 56.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 86°28'13" East, continuing along the said south line of Lot 10, a distance of 699.47 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for the southeast corner of said Lot 10, said iron rod being in the said west line of Chisholm Trail Parkway;

THENCE South 03°22'48" West, along the said west line of Chisholm Trail Parkway, a distance of 307.31 feet to a 5/8-inch iron rod with "DUNAWAY & ASSOC" cap found for corner;

THENCE South 00°24'23" East, continuing along the said west line of Chisholm Trail Parkway, a distance of 666.31 feet to the POINT OF BEGINNING and containing 1,177,628 square feet or 27.0346 acres of land, more or less.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on March 9, 2023 and that all corners are shown hereon.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Chisholm Trail Center, LP and Target Corporation do hereby adopt this plat as LOTS 1R, 3R-7R, 9R, & 12R-16R, BLOCK 7, CHISHOLM TRAIL RANCH, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 16th day of FEBRUARY, 2026.

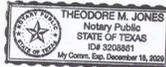
By: Chisholm Trail Center, LP
Name, Title ROBERT V. DORAZIL, MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert Dorazil, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of February, 2026.

Theodore M. Jones
Notary Public in and for the State of Texas
My Commission expires: 12/18/29



Executed this the 19 day of February, 2026.

By: Target Corporation
Name, Title Michael Seaman

STATE OF Minnesota
COUNTY OF Hennepin

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Seaman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of February, 2026.

Notary Public in and for the State of Minnesota
My Commission expires: 11/31/2026



WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water & 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.

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.

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.

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.

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 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 owner 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.

PARKWAY IMPROVEMENTS

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PUBLIC OPEN SPACE EASEMENTS

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.

FLOODPLAIN/DRAINAGEWAY 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 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.

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(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base floor elevation resulting from ultimate development of the watershed.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0410K for Tarrant County, Texas and incorporated areas, dated September 25, 2009 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



OWNER: TARGET CORPORATION
1000 NICOLLET MALL, TPS-3155
MINNEAPOLIS, MINNESOTA 55403
LOT 1
CONTACT: ZACK KARTAK
OWNER: CHISHOLM TRAIL CENTER, LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
LOTS 3-7, 9, 12-16
CONTACT: ROBERT DORAZIL
SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

Fort Worth City Plan Commission stamp with signatures of Chairman and Secretary, dated 3/12/26.

FINAL PLAT
CHISHOLM TRAIL RANCH
LOTS 1R, 3R-7R, 9R, & 12R-16R, BLOCK 7
BEING A REPLAT OF LOTS 1, 3-7, 9 & 12-16,
CHISHOLM TRAIL RANCH, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN INSTRUMENT NO. D225018279,
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
JUAN JOSE ALBRADO SURVEY,
ABSTRACT No. 4
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. Tel. No. (817) 335-6511 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CDP, MCB, 2/16/2026, 069303021, 4 OF 4

FILED NAME: FS-25-242-2026-03-12-2026-04-12-PM LAST SAVED: 3/12/2026 8:52 AM