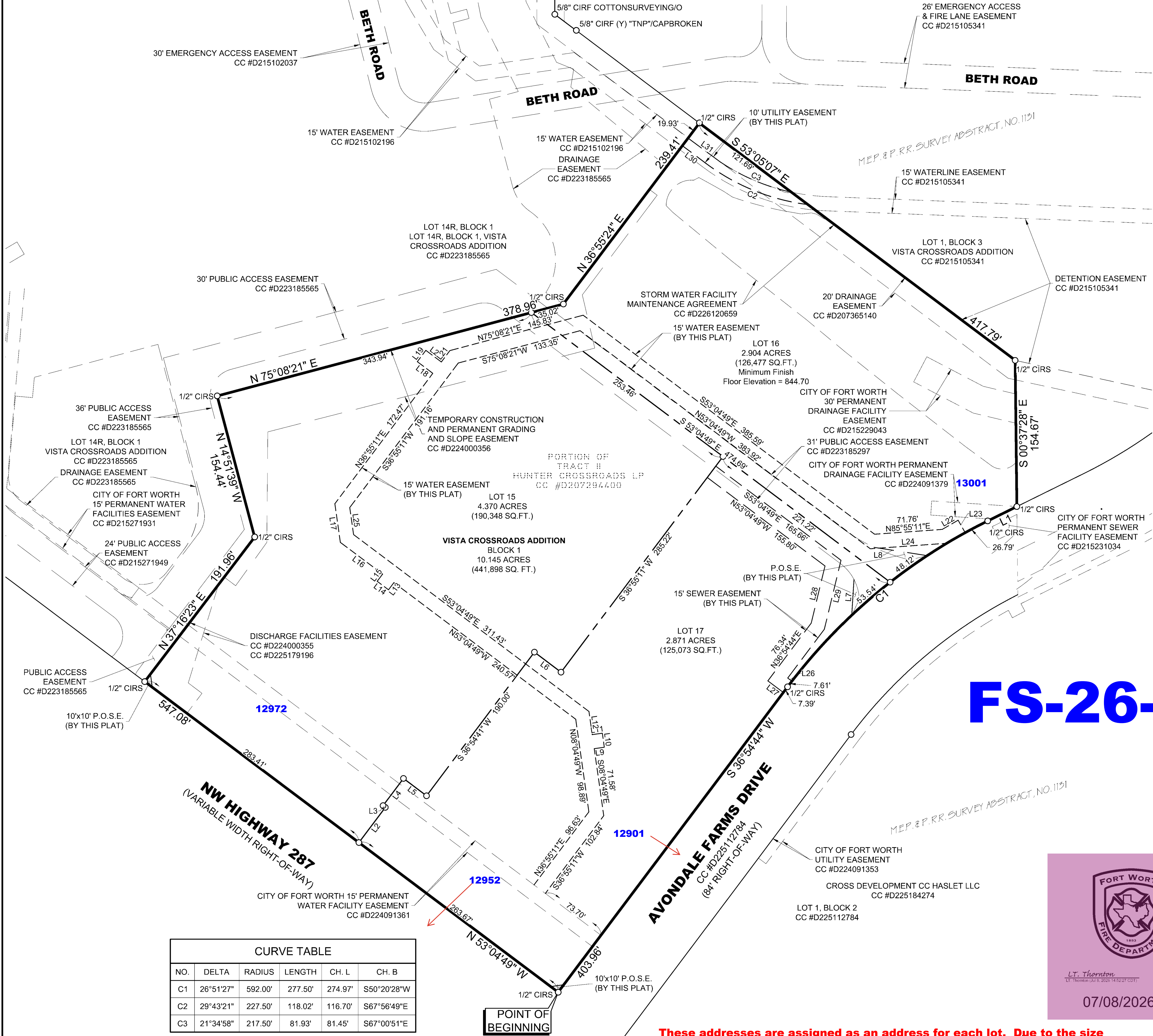




CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	26°51'27"	592.00'	277.50'	274.97'	S50°20'28"W
C2	29°43'21"	227.50'	118.02'	116.70'	S67°56'49"E
C3	21°34'58"	217.50'	81.93'	81.45'	S67°00'51"E

ABBREVIATION LEGEND

ABBR.

Definition

CC#

County Clerk's File No.

CIRF

Iron rod found with cap

CIRS

Iron rod set w/cap stamped "W.A.I. 5714"

CM

Controlling monument

IRF

Iron rod found

PKF

PK nail found

PKS

PK nail set

XCF

"X" cut in concrete found

XCS

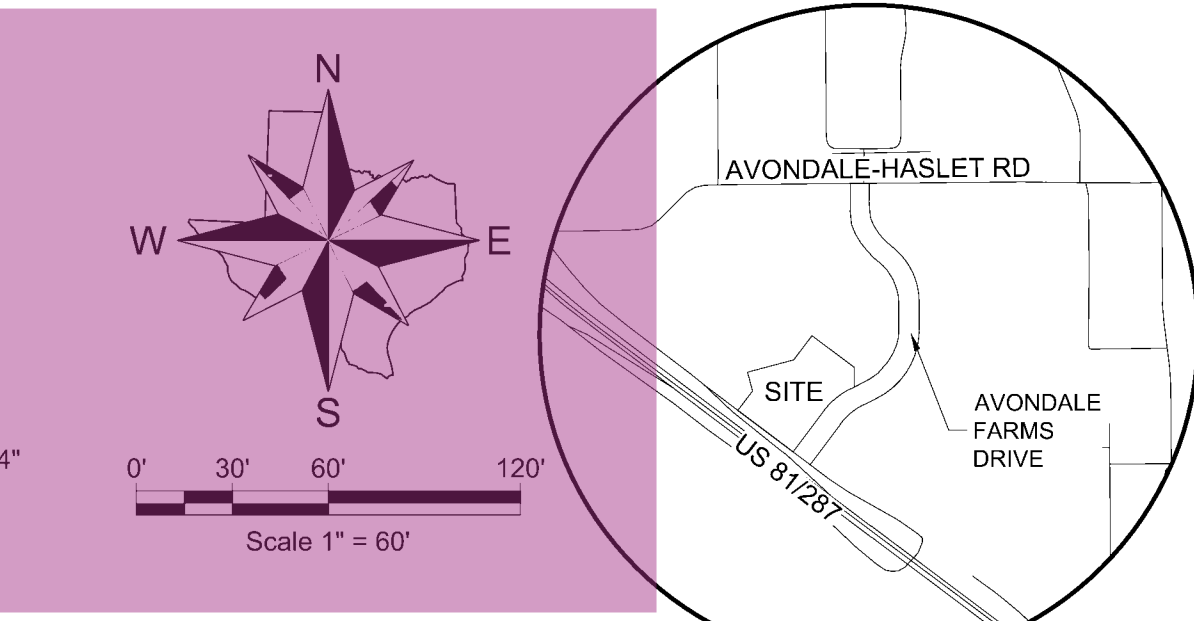
"X" cut in concrete set

P.O.S.E.

Public open space easement

MAG

mag-nail set with metal disk stamped "W.A.I. R.P.L.S. 5714"



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S63°46'12"W	34.33'
L2	S36°54'57"W	46.53'
L3	S53°04'49"E	3.01'
L4	S36°55'34"W	35.97'
L5	N53°04'49"W	30.51'
L6	N53°04'49"W	35.22'
L7	N03°30'07"E	37.84'
L8	S81°08'05"E	56.88'
L9	S81°55'11"W	10.80'
L10	S08°04'49"E	15.00'
L11	N81°55'11"E	10.80'
L12	S08°04'49"E	24.74'
L13	S36°55'11"W	9.50'
L14	N53°04'49"W	15.00'
L15	N36°55'11"E	9.50'
L16	N53°04'49"W	55.86'

LINE TABLE

LINE #	BEARING	DISTANCE
L17	N08°04'49"W	41.30'
L18	N53°04'49"W	20.50'
L19	N36°55'11"E	15.00'
L20	S53°04'49"E	20.50'
L21	N36°55'11"E	15.10'
L22	N59°58'06"E	19.42'
L23	S29°32'57"E	15.09'
L24	S85°55'11"W	81.06'
L25	S08°04'49"E	28.88'
L26	S53°05'16"E	5.49'
L27	N53°05'16"W	20.49'
L28	N13°33'30"E	62.20'
L29	S13°33'30"W	75.16'
L30	N53°05'09"W	30.74'
L31	S53°31'24"E	42.64'

LAND USE TABLE

Gross site area (acreage)	10.145
Total number lots	3
RESIDENTIAL LOTS	
Number	0
Total number dwelling units	0
ACREAGE	
Single family detached	0
Single family attached	0
Two family	0
Multifamily	0
NON-RESIDENTIAL LOTS	
Number	3
ACREAGE	
Commercial lots	10.145
Industrial lots	0
Open space lots	0.000
Right-of-way	0.000

- NOTES:
1.

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.
2.

The subject property is currently vacant and has a land use of Vacant & Neighborhood Commercial.
3.

There are no trees on site.
4.

All lot corners are set with a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" unless otherwise noted.
5.

Covenants and restrictions unaltered.
6.

Direct access to [HWY 287] is restricted to those locations that have been reviewed and approved by TXDOT.
7.

Private P.R.V(s) will be required: water pressure exceeds 80 P.S.I.
8.

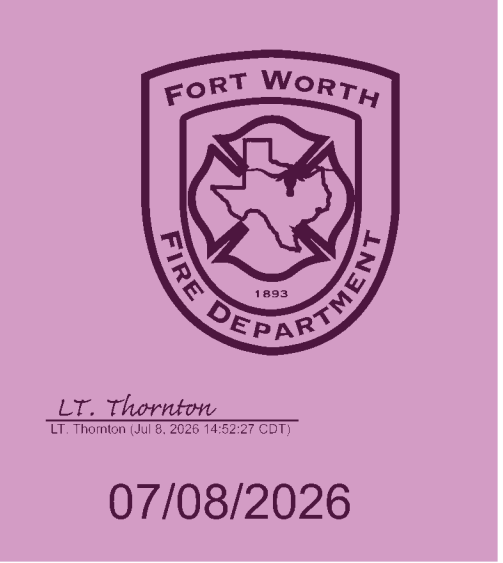
The minimum finished floor elevation for each lot adjacent to a floodplain/drainage way shall be 2' above the 100-year frequency precipitation event under ultimate development conditions

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0035L, dated March 21, 2019, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.



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

SURVEYOR:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:

Hunter Crossroads, LP
2030 Main Street, Suite 342
Dallas, Texas 75201

FINAL PLAT

VISTA CROSSROADS ADDITION

LOTS 15, 16, & 17, BLOCK 1

BEING PORTION OF A TRACT OF LAND (TRACT II) DESCRIBED IN DEED TO HUNTER CROSSROADS LP AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D207294400

BEING 10.145 ACRES (441,898 SQ. FT.) OUT OF THE M.E.P. & P. R. R. SURVEY, ABSTRACT NO. 1131

FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION January 19, 2026

PRELIMINARY PLAT CASE #PP-06-053; FINAL PLAT CASE #FS-26-050

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas Surveyor No. 100890 Expires 12/31/2028
COPYRIGHT © 2026, Winkelmann & Associates, Inc.

B. R. LACEY SURVEY, ABSTRACT NO. 990

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

HUNTER CROSSROADS, LP
2030 MAIN STREET, SUITE 342
DALLAS, TEXAS 75201

FINAL PLAT

VISTA CROSSROADS ADDITION

LOTS 15, 16, & 17, BLOCK 1

Date : 07/19/26

Scale : 1" = 60'

File : 78114.0L-FPLT

Project No. : 78114.0L

SHEET

1

OF

2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Hunter Crossroads, LP, is the sole owner of a tract of land situated in the M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 1131, in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land (Tract II) described in deed to Hunter Crossroads LP as recorded in County Clerk's Instrument No. D207294400, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of a remainder portion of Hunter Crossroads, LP tract at the intersection of the Northwest right-of-way of Avondale Farms Drive, an 84-foot right-of-way as dedicated by Plat of Vista Crossroads Avondale Farms Drive Right-of-Way as recorded in County Clerk's Instrument No. D225112784, Official Public Records, Tarrant County, Texas, with the Northeast right-of-way of NW Highway 287, a variable width right-of-way;

THENCE North 53 degrees 04 minutes 49 seconds West, along the Northeast right-of-way of said NW Highway 287, and the Southwest line of said Hunter Crossroads, LP tract, a distance of 547.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the South corner of Lot 14R, Block 1, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. D223185565, Official Public Records, Tarrant County, Texas;

THENCE departing the Northeast right-of-way of said NW Highway 287, along the Southeast lines of said Lot 14R, Block 1, the following courses and distances:

North 37 degrees 16 minutes 23 seconds East, a distance of 191.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 14 degrees 51 minutes 39 seconds West, a distance of 154.44 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 75 degrees 08 minutes 21 seconds East, a distance of 378.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 36 degrees 55 minutes 24 seconds East, a distance of 239.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the Southwest line of Lot 1, Block 3, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D215105341, Official Public Records, Tarrant County, Texas, and being the most Northerly Northeast corner of said Lot 14R, Block 1;

THENCE along the Southwest line of said Lot 1, Block 3, the following courses and distances:

South 53 degrees 05 minutes 07 seconds East, a distance of 417.79 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 degrees 37 minutes 28 seconds East, a distance of 154.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the most Southerly Southeast corner of said Lot 1, Block 3, on the Northwest right-of-way of said Avondale Farms Drive;

THENCE along the Northwest right-of-way of said Avondale Farms Drive, the following courses and distances:

South 63 degrees 46 minutes 12 seconds West, a distance of 34.33 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner said point being the beginning of a curve to the left having a radius of 592.00 feet, a central angle of 26 degrees 51 minutes 27 seconds, a chord bearing of South 50 degrees 20 minutes 28 seconds West, and a chord length of 274.97 feet;

Along said curve to the left, an arc distance of 277.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 36 degrees 54 minutes 44 seconds West, continuing along the Northwest right-of-way of said Avondale Farms Drive, a distance of 403.96 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.145 acres or 441,898 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of February, 2026, utilizing a G.P.S. bearing related to the Texas North Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT HUNTER CROSSROADS, LP, acting herein by and through its duly authorized officers, does hereby adopt this Final Plat designating the hereinabove described property as **VISTA CROSSROADS ADDITION**, Lots 15, 16, & 17, Block 1, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WITNESS, my hand, this 17 day of JUNE, 2026.

OWNER:

BY: Hunter Crossroads, LP

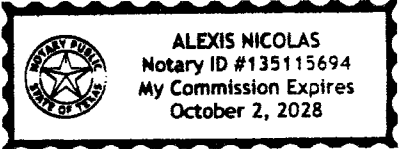
By: Scott Rohrman
Title: Manager of the General Partner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Scott Rohrman, 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 17th day of June, 2026.

Alexis Nicolas
Notary Public, State of Texas

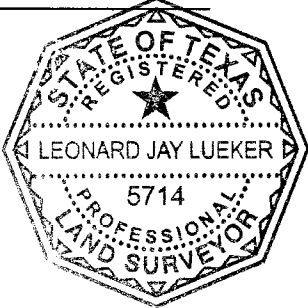


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

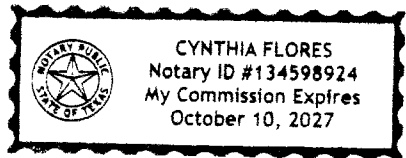


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 13 day of June, 2026.

Cynthia Flores
Notary Public, State of Texas



L.T. Thornton
LT Thornton (IA # 2026-14-12-27 CDT)

07/08/2026



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: 07/09/2026

By: Carolyn Cranz
Chairman

By: [Signature]
Secretary

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.

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 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.

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(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 100-year floodplain base flood elevation resulting from ultimate development of the watershed.

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 drainageways 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.

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.

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.

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".

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

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, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

SIDEWALK AND STREETLIGHT NOTE

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

PARKWAY PERMIT NOTE

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.

FINAL PLAT
VISTA CROSSROADS ADDITION

LOTS 15, 16, & 17, BLOCK 1

BEING PORTION OF A TRACT OF LAND (TRACT II) DESCRIBED IN DEED TO HUNTER CROSSROADS LP AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D207294400
BEING 10.145 ACRES (441,898 SQ. FT.) OUT OF THE M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 1131

FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION January 19, 2026

PRELIMINARY PLAT CASE #PP-06-053; FINAL PLAT CASE #FS-26-050

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Hunter Crossroads, LP
2030 Main Street, Suite 342
Dallas, Texas 75201



B. R. LACEY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
HUNTER CROSSROADS, LP
2030 MAIN STREET, SUITE 342
DALLAS, TEXAS 75201

FINAL PLAT
VISTA CROSSROADS ADDITION
LOTS 15, 16, & 17, BLOCK 1

Date : 01.19.26

Scale : N/A

File : 78114.0L-FPLT

Project No. : 78114.0L

SHEET

2 of 2