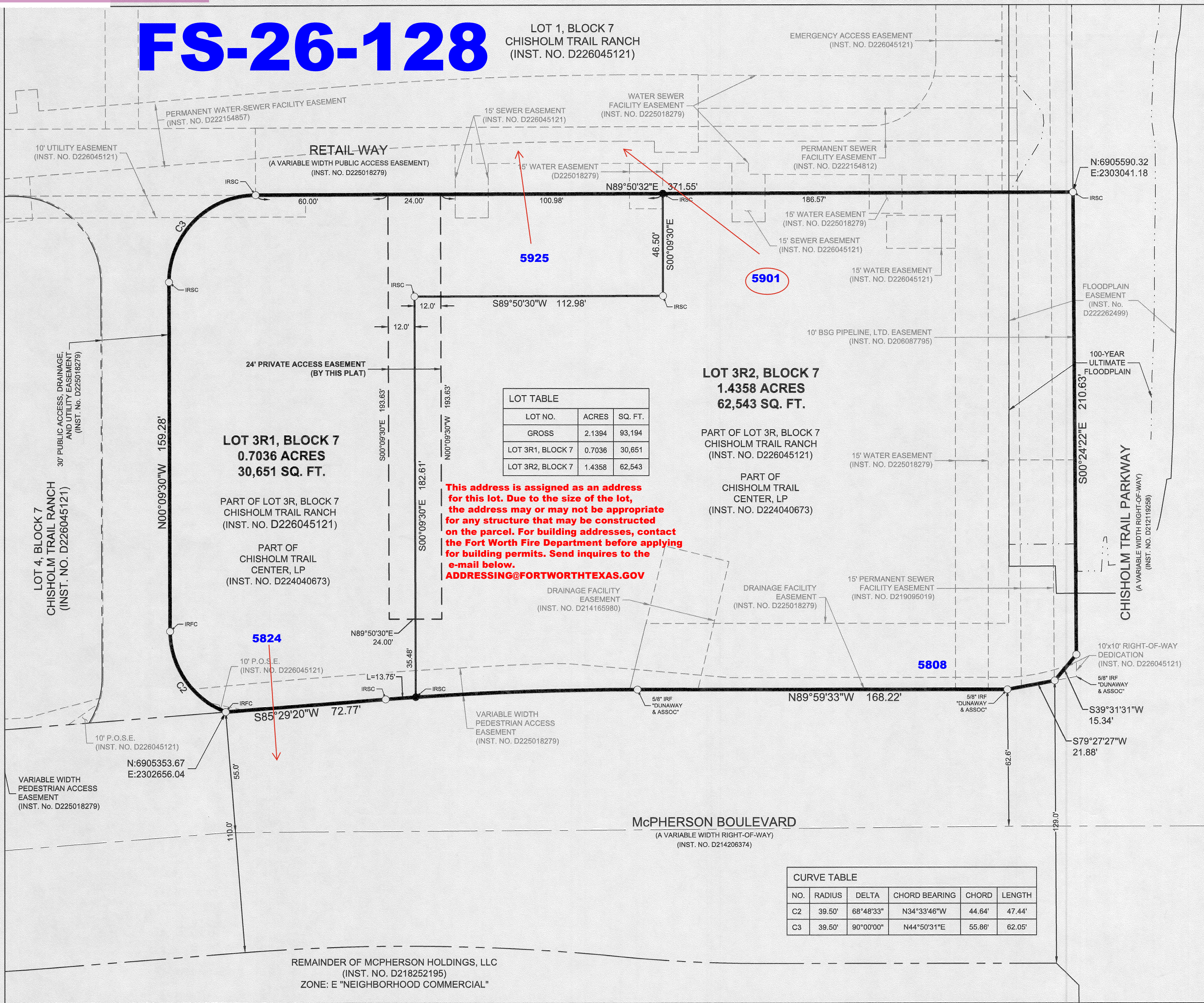


FS-26-128

LOT 1, BLOCK 7
CHISHOLM TRAIL RANCH
(INST. NO. D226045121)



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Chisholm Trail Center, LP is the owner of a 2.1406 acre (93,243 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 Lot 3R, Block 7, Chisholm Trail Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D226045121 of the Official Public Records of Tarrant County, Texas; said tract also being a portion of that tract of land described in Deed to Chisholm Trail Center, LP recorded in Instrument No. D224040673 of said Official Public Records.

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 January 15, 2025 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 does hereby adopt this plat as **LOTS 3R1 & 3R2, 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 1st day of SEPTEMBER, 2026.

By: Chisholm Trail Center, LP
Robert V. Dorazil, CEO

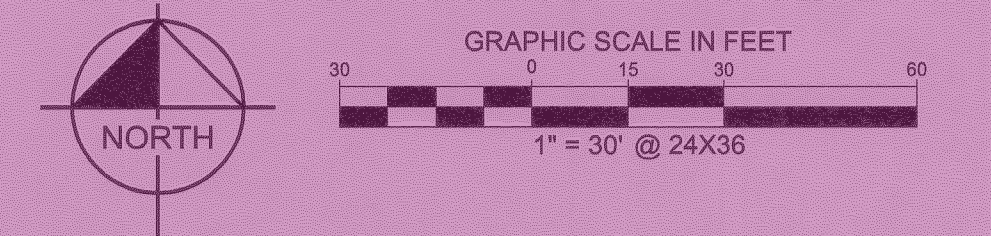
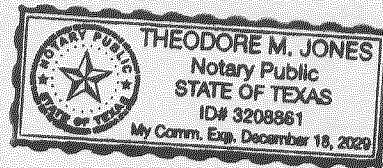
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert V. 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 1st day of SEPTEMBER, 2026.

Thodore M. Jones
Notary Public in and for the State of Texas

My Commission expires: 12/18/29



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 1 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, walks, 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 flood 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.

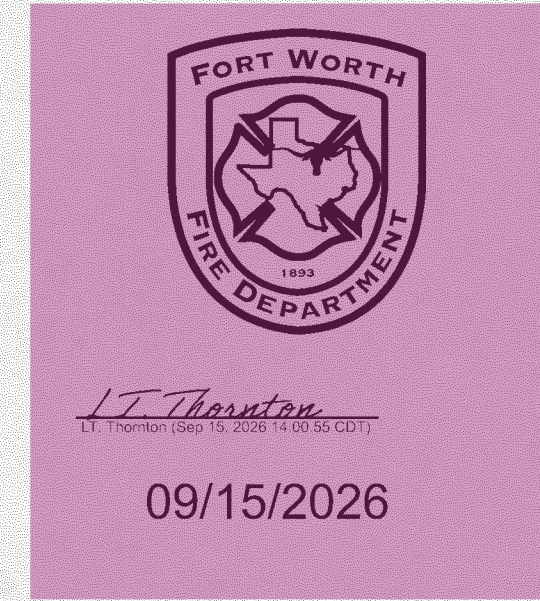
NOTES

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.

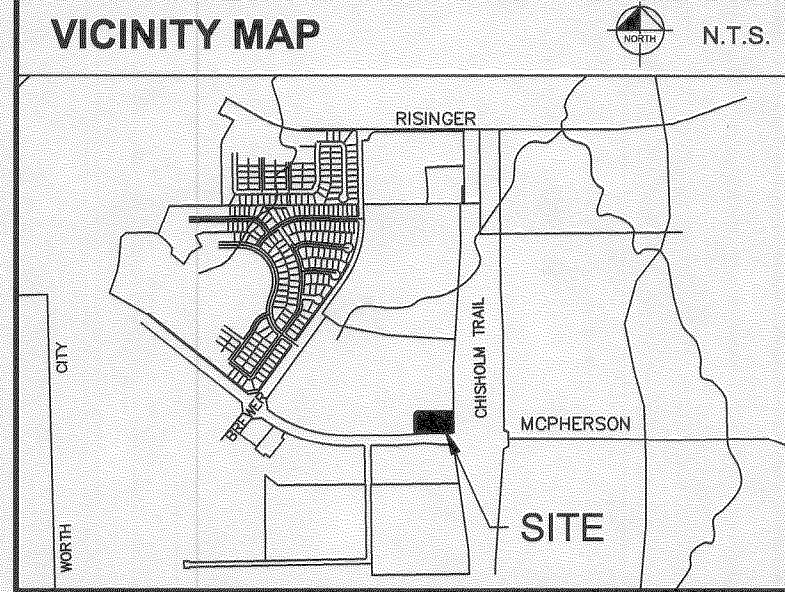
The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

The purpose of this plat is to subdivide Lot 3R into Lots 3R1 and 3R2, 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.



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.

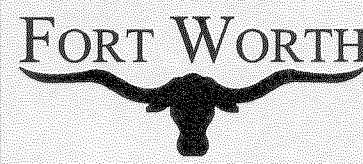


LEGEND

1. ROOF DRAIN	25. MAIL BOX
2. CABLE TV BOX	26. SANITARY SEWER CLEAN OUT
3. CABLE TV HANDHOLE	27. SANITARY SEWER MANHOLE
4. CABLE TV MANHOLE	28. SANITARY SEWER MARKER FLAG
5. CABLE TV MARKER FLAG	29. SANITARY SEWER MARKER SIGN
6. CABLE TV MARKER SIGN	30. SANITARY SEWER REPT. TANK
7. CABLE TV VAULT	31. SANITARY SEWER VAULT
8. COMMUNICATIONS BOX	32. STORM SEWER BOX
9. COMMUNICATIONS HANDHOLE	33. STORM SEWER MANHOLE
10. COMMUNICATIONS MANHOLE	34. STORM SEWER MARKER FLAG
11. COMMUNICATIONS MARKER SIGN	35. STORM SEWER VAULT
12. COMMUNICATIONS VAULT	36. TRAFFIC BARRIER
13. ELEVATION BENCHMARK	37. TRAFFIC BOLLARD
14. FIBER OPTIC BOX	38. CROSS WALK SIGNAL
15. FIBER OPTIC HANDHOLE	39. TRAFFIC HANDHOLE
16. FIBER OPTIC MARKER FLAG	40. TRAFFIC MANHOLE
17. FIBER OPTIC MARKER SIGN	41. TRAFFIC MARKER SIGN
18. FIBER OPTIC MARKER SIGN	42. TRAFFIC SIGNAL
19. FIBER OPTIC VAULT	43. TRAFFIC VAULT
20. MONITORING WELL	44. UNIDENTIFIED BOX
21. GAS HANDHOLE	45. UNIDENTIFIED MANHOLE
22. GAS METER	46. UNIDENTIFIED MARKER FLAG
23. GAS MANHOLE	47. UNIDENTIFIED MARKER SIGN
24. GAS MARKER FLAG	48. UNIDENTIFIED POLE
25. GAS SIGN	49. UNIDENTIFIED TANK
26. GAS TANK	50. UNIDENTIFIED VAULT
27. GAS VAULT	51. UNIDENTIFIED VALVE
28. GAS VALVE	52. IRRIGATION VALVE
29. GAS VALVE	53. WATER BOX
30. TELEPHONE BOX	54. FIRE DEPT. CONNECTION
31. TELEPHONE HANDHOLE	55. WATER HAND HOLE
32. TELEPHONE MANHOLE	56. FIRE HYDRANT
33. TELEPHONE MARKER FLAG	57. WATER METER
34. TELEPHONE MARKER SIGN	58. WATER MANHOLE
35. TELEPHONE VAULT	59. WATER MARKER FLAG
36. PIPELINE MARKER SIGN	60. WATER MARKER SIGN
37. ELECTRIC BOX	61. WATER VAULT
38. FLOOD LIGHT	62. WATER VALVE
39. GUY ANCHOR	63. WATER WELL
40. GUY ANCHOR POLE	64. 8\"/>

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	DENIAL OF ACCESS LINE



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:	09/17/2026
By: <u>Caroline Cranz</u> Caroline Cranz, State 11, 2026 08 16 38 CDT	Chairman
By: <u>Stephen Munsil</u> Stephen Munsil, Sep 17, 2026 08:20:11 CDT	Secretary

FS-26-128

FINAL PLAT
CHISHOLM TRAIL RANCH
LOTS 3R1 & 3R2, BLOCK 7
BEING A REPLAT OF LOT 3R,

CHISHOLM TRAIL RANCH, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN INSTRUMENT NO. D226045121,
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
JUAN JOSE ALBRADO SURVEY, ABSTRACT No. 4
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SDH	MCB	08/31/2026	069303026	1 OF 1

INSTRUMENT NO. _____ DATE _____