

- LEGEND**
- POB.....Point of Beginning
 - IRF.....Iron Rod Found
 - CIRF.....Capped Iron Rod Found
 - CIRS.....Capped Iron Rod Set
 - POSE.....Public Open Space Easement
 - PRTCT.....Plat Records, Tarrant County, Texas
 - DRTCT.....Deed Records, Tarrant County, Texas
 - OPRTCT.....Official Public Records, Tarrant County, Texas

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 date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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.

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".

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 of 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.

PRIVATE COMMON AREAS AND FACILITIES
 The City of Fort Worth shall not be held responsible for 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 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/cubhouse/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.

PUBLIC OPEN SPACE RESTRICTION
 No structure, object, or part 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. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

CONSTRUCTION PROHIBITED OVER EASEMENTS
 No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric cable or other utility easement of any type.

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

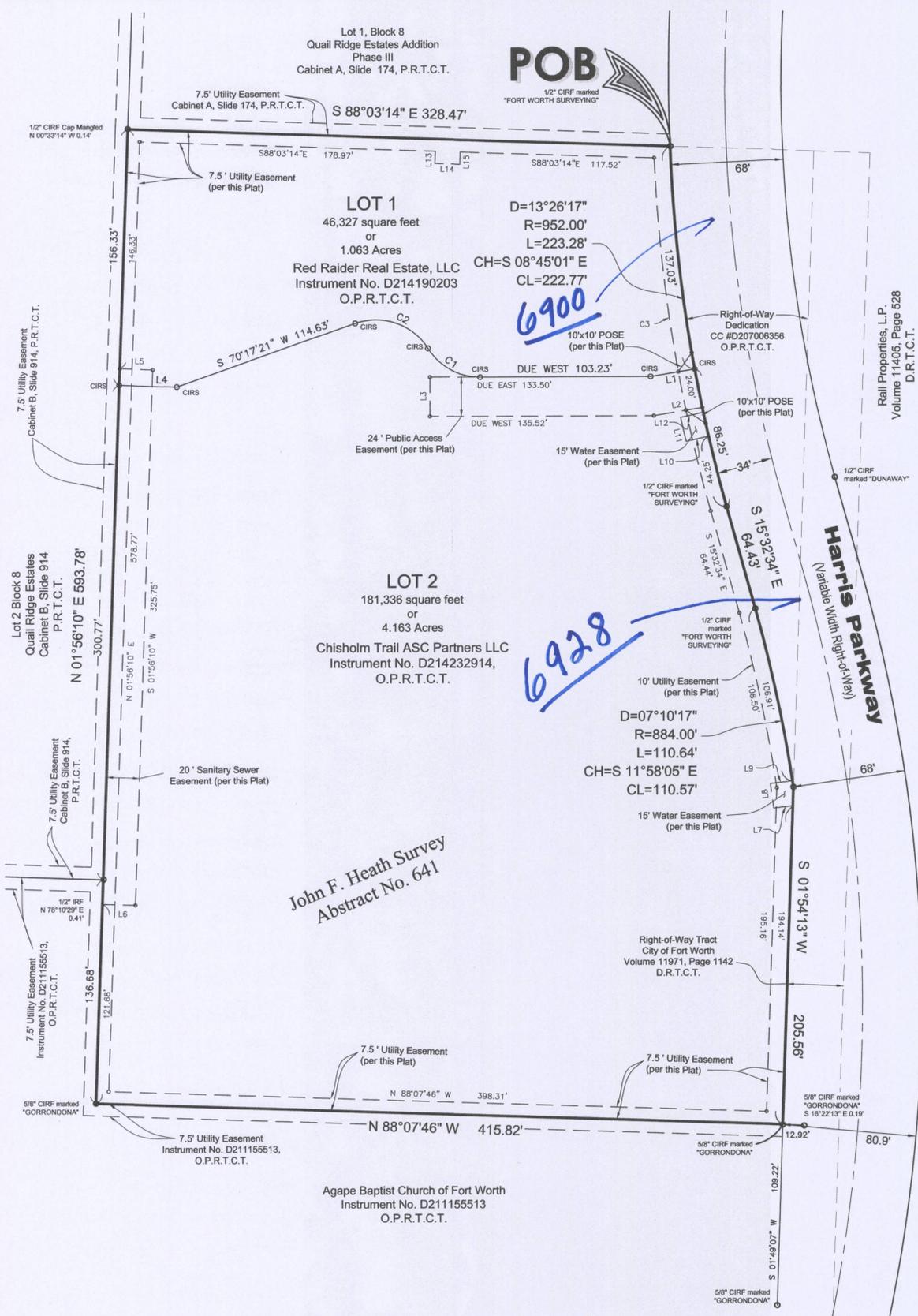
FLOODPLAIN/DRAINAGEWAY MAINTENANCE
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The 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 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 these 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.

PARKWAY PERMIT
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parking permit.

Number	Bearing	Distance
L1	S 80°24'44" W	27.10'
L2	S 80°24'44" W	29.71'
L3	DUE NORTH	24.00'
L4	N 88°03'50" W	34.90'
L5	S 88°03'50" E	20.00'
L6	N 88°07'46" W	20.00'
L7	S 82°27'17" W	11.69'
L8	N 07°32'43" W	15.00'
L9	N 82°27'17" E	13.50'
L10	S 77°00'10" W	13.95'
L11	N 12°59'50" W	15.00'
L12	N 77°00'10" E	14.12'
L13	S 01°56'46" W	7.50'
L14	S 88°03'14" E	15.00'
L15	N 01°56'46" E	7.50'

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	58°22'41"	37.00'	37.70'	N 60°48'39" W	36.09'
C2	78°05'20"	37.00'	50.43'	N 70°39'59" W	46.61'
C3	13°01'54"	962.00'	218.80'	S 08°57'13" E	218.33'

- NOTES:**
1. Basis of Bearing being the Texas Coordinate System, NAD83 North Central Zone - 4202, as established using GPS technology in conjunction with the RTK Cooperative Network.
 2. All distances shown are at ground.
 3. This Survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
 4. By scaled location of FEMA FIRM 48439C0295K, map revision date September 25, 2009 this parcel is within an area classified Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
 5. Private P.R.V.s will be required if water pressure exceeds 80 P.S.I.



STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, RED RAIDER REAL ESTATE, LLC and CHISHOLM TRAIL ASC PARTNERS, LLC are the owners of those certain tracts of land situated in the John F. Heath Survey, Abstract No. 641, Tarrant County, Texas, being described in those deeds recorded in Instrument No. D214190203 (Red Raider Real Estate, LLC tract), and Instrument No. D214232914 (Chisholm Trail ASC Partners, LLC tract), Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found (CIRF) marked "FORT WORTH SURVEYING" for the northeast corner of the said Red Raider Real Estate, LLC tract, and being on the south line of Lot 1, Block 8, Quail Ridge Estates Addition, Phase III, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 174, Plat Records, Tarrant County, Texas (PRTCT), also being the northwest corner of a right-of-way dedication according to the deed recorded in Instrument No. D207006356, OPRTCT, also being on the west right-of-way line of Harris Parkway, a variable width right-of-way;

THENCE with the common line between the said Harris Parkway right-of-way and the said Red Raider Real Estate, LLC tract, and with a curve to the left having a central angle of 13°26'17", a radius of 952.00 feet, and a chord which bears South 08°45'01" East, a distance of 222.77 feet, at an arc distance of 137.03 feet passing a 5/8 inch capped iron rod set marked "BHB INC" (CIRS) for the southeast corner of the said Red Raider Real Estate, LLC tract, same being the northeast corner of the said Chisholm Trail ASC Partners, LLC tract, and continuing with the common line between the said Harris Parkway right-of-way and the said Chisholm Trail ASC Partners, LLC tract, for a total arc distance of 223.28 feet to a 1/2 inch CIRF marked "FORT WORTH SURVEYING";

THENCE South 15°32'34" East, continuing with the said common line, a distance of 64.43 feet to a 1/2 inch CIRF marked "FORT WORTH SURVEYING";

THENCE continuing with the said common line and a curve to the right having a central angle of 07°10'17", a radius of 884.00 feet, an arc distance of 110.64 feet, and a chord which bears South 11°58'05" East, a distance of 110.57 feet, to a point for the south corner of the aforesaid right-of-way dedication, and being on the west line of a right-of-way tract of land conveyed to the City of Fort Worth according to the deed recorded in Volume 11971, Page 1142 Deed Records, Tarrant County, Texas (DRTCT);

THENCE South 01°54'13" West, with the said west line, a distance of 205.56 feet to a 5/8 inch CIRF marked "GORRONDONA" for the easternmost northeast corner of that certain tract of land described in the deed to Agape Baptist Church of Fort Worth, as recorded in Instrument No. D21155513, OPRTCT;

THENCE North 88°07'46" West, with the common line between the said Chisholm Trail ASC Partners, LLC tract, and the said Agape Baptist Church tract, a distance of 415.82 feet to a 5/8 inch CIRF marked "GORRONDONA";

THENCE North 01°56'10" East continuing with the said common line, at a distance of 136.68 feet passing the northernmost northeast corner of the said Agape Baptist Church tract, same being the southeast corner of Lot 2, Block 8, Quail Ridge Estates, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 914, PRTCT, continuing with the common line between said Lot 2 and the said Chisholm Trail ASC Partners, LLC tract, at an additional distance of 300.77 feet passing a CIRS for the northwest corner of the said Chisholm Trail ASC Partners, LLC tract, same being the southwest corner of the aforesaid Red Raider Real Estate, LLC tract, continuing with the common line between said Lot 2 and the said Red Raider Real Estate, LLC tract, from which a 1/2 inch CIRF with a damaged cap bears North 00°33'14" West, a distance of 0.14 feet;

THENCE South 88°03'14" East, with the common line between said Lot 1, Block 8, and the said Red Raider Real Estate, LLC tract, a distance of 328.47 feet to the **POINT OF BEGINNING**, containing 227,663 square feet or 5.226 acres more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RED RAIDER REAL ESTATE, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOTS 1-2, BLOCK 1, CHISHOLM TRAIL HOSPITAL ADDITION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner: *[Signature]*
 STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, *[Signature]*, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the *20th* day of *May*, 2015.

Notary Public in and for the State of Texas

THAT, CHISHOLM TRAIL ASC PARTNERS, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOTS 1-2, BLOCK 1, CHISHOLM TRAIL HOSPITAL ADDITION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner: *[Signature]*
 STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, *[Signature]*, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the *20th* day of *May*, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

[Signature] 05/14/15
 Joshua D. Wargo Date
 Registered Professional Land Surveyor No. 6391

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 JOSHUA D. WARGO
 6391

FS-13-196

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 L.T. RSC
 5-21-2015

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: *5/22/2015*

By: *[Signature]* Chairman
 By: *[Signature]* Secretary

FINAL PLAT
LOTS 1-2, BLOCK 1
CHISHOLM TRAIL HOSPITAL ADDITION
5.226 ACRES
JOHN F. HEATH SURVEY, ABSTRACT NO. 641
FORT WORTH, TARRANT COUNTY, TEXAS
MAY, 2015

This plat filed in Document Number *D215108520* *05/22/2015*