

NOTES
 1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD 83) (2011 EDITION), AS ESTABLISHED BY GPS OBSERVATIONS. ALL AREAS AND DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
 2. ALL SET CORNERS ARE 3/8" INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
 3. 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 4. ANY PUBLIC FRANCHISED 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 (ANY OF THE EASEMENTS SHOWN ON THE PLAT) AND 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.
 5. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE REQUIRED IF THE SITE DOES NOT CONFORM. THIS DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
 6. 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.
 7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
 8. 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.
 9. SUBJECT TRACT IS NOT AFFECTED BY 10-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48060C0106, DATED SEPTEMBER 28, 2009.
 10. PARKWAY IMPROVEMENTS SUCH AS CURBS AND DRIVEWAY PAVEMENT TIE-IN, GROOVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
 11. DIRECT ACCESS FROM SINGLE/DUPLICATION RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
 12. 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 CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 13. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS, WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND BUILDINGS, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
 14. THE LANDOWNERS 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.
 15. PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDINGS; NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL. BORE, THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.
 16. 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, WILL 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 TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
 17. ALL EASEMENTS THAT DO NOT PROVIDE REFERENCE TO A RECORDED DOCUMENT ARE TO BE CONSIDERED AS DEDICATED BY THIS PLAT.
 18. FLOODPLAIN DRAINAGE MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL, TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, SHALL REMAIN UNOBTAINED 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, AND/OR OPERATION, AND/OR 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 PREVENTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF SUCH 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.

LEGEND
 BUILDING SETBACK LINE
 DRAINAGE EASEMENT
 SANITARY SEWER EASEMENT
 WALL MAINTENANCE EASEMENT
 UTILITY EASEMENT
 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 STREET NAME CHANGE

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

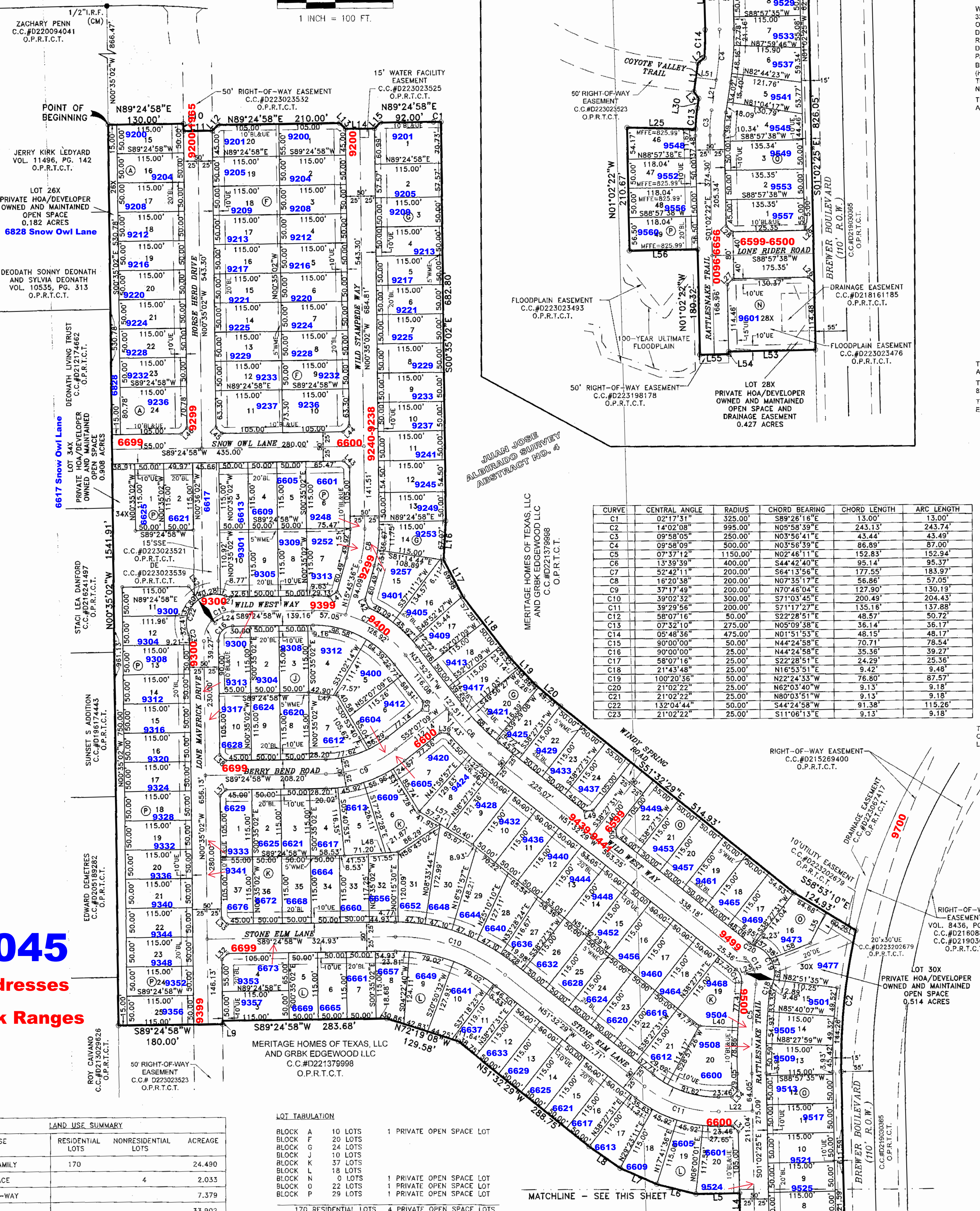
Plat Approval Date: 4/5/2024
 Chairman: Donald R. Brown
 Secretary: [Signature]

LAND USE SUMMARY

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	170		24.490
OPEN SPACE	4		2.033
RIGHT-OF-WAY			7.379
TOTAL			33.902

LOT TABULATION

BLOCK	LOTS	PRIVATE OPEN SPACE LOT
BLOCK A	10 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK B	20 LOTS	
BLOCK C	24 LOTS	
BLOCK D	10 LOTS	
BLOCK E	10 LOTS	
BLOCK F	37 LOTS	
BLOCK G	18 LOTS	
BLOCK H	0 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK I	22 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK P	29 LOTS	1 PRIVATE OPEN SPACE LOT
TOTAL	170 RESIDENTIAL LOTS	4 PRIVATE OPEN SPACE LOTS



OWNER'S DEDICATION
 STATE OF TEXAS)
 COUNTY OF TARRANT)

TO BE KNOWN AS:
 LOTS 15-24, & 26X, BLOCK A; LOTS 1-20, BLOCK F
 LOTS 1-24, BLOCK G; LOTS 1-10, BLOCK K
 LOTS 1-37, BLOCK K; LOTS 3-20, BLOCK L
 LOT 28X, BLOCK N; LOTS 1-22 & 30X, BLOCK O
 LOTS 1-25 & 46-49 & 34X, BLOCK P

CHISHOLM TRAIL RANCH,
 SECTION 3, PHASE 2

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____ A.D. 2024.

MERITAGE HOMES OF TEXAS, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: FRANK SU
 TITLE: VICE PRESIDENT - LAND ACQUISITION

STATE OF Texas)
 COUNTY OF Dallas)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Frank Su, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF April, A.D. 2024.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 11-06-2027

JACQUELINE COLT HERRERA
 Notary Public, State of Texas
 Comm. Expires 11-06-2027
 Notary ID 132241903

GRBK EDGEWOOD LLC
 A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: Erin Hammett
 TITLE: Purchaser's Signer

STATE OF TEXAS)
 COUNTY OF Collin)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Erin Hammett, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF April, A.D. 2024.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: April 1, 2026

KRISTY LYNN CHANDLER
 Notary ID #12970238
 My Commission Expires
 April 1, 2026

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6702
 DATE: MARCH 29, 2024

[Signature]
 AARON C. BROWN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6702

DATE: MARCH 29, 2024

FINAL PLAT
 OF
 CHISHOLM TRAIL RANCH
 SECTION 3, PHASE 2
 OF
 LOTS 15-24, & 26X, BLOCK A; LOTS 1-20, BLOCK F
 LOTS 1-24, BLOCK G; LOTS 1-10, BLOCK K
 LOTS 1-37, BLOCK K; LOTS 3-20, BLOCK L
 LOT 28X, BLOCK N; LOTS 1-22 & 30X, BLOCK O
 LOTS 1-25 & 46-49 & 34X, BLOCK P

33.902 ACRES
 SITUATED IN THE
 JUAN JOSE ALBARADO SURVEY, ABSTRACT NO. 4
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

170 RESIDENTIAL LOTS
 4 (HOA) PRIVATE OPEN SPACE LOTS

OWNERS/DEVELOPERS:
 MERITAGE HOMES OF TEXAS, LLC
 8840 CYPRESS WATERS BOULEVARD
 SUITE 100
 DALLAS, TEXAS 75019
 GRBK EDGEWOOD LLC
 2805 NORTH DALLAS PARKWAY
 SUITE 400
 PLANO, TEXAS 75093

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
 3017 W 7th Street
 Suite 300
 Fort Worth, Texas 76107
 Phone 817.288.1900
 T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS
 PP-19-056
 FP-23-045

MARCH 2024 PHASE 2
 SHEET 1 OF 1

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°17'11"	325.00'	S89°26'16"E	13.00'	13.00'
C2	14°02'08"	995.00'	N03°58'39"E	243.13'	243.74'
C3	09°58'05"	250.00'	N03°56'41"E	43.44'	43.49'
C4	09°58'09"	500.00'	N03°56'39"E	86.89'	87.00'
C5	07°57'12"	1150.00'	N02°46'11"E	152.83'	152.94'
C6	43°39'39"	400.00'	S44°42'07"E	95.14'	95.37'
C7	52°42'11"	200.00'	S64°13'56"E	177.55'	183.97'
C8	16°20'38"	200.00'	N07°35'17"E	56.86'	57.05'
C9	37°17'49"	200.00'	N70°46'04"E	127.90'	130.19'
C10	39°02'32"	300.00'	S71°03'45"E	200.49'	204.43'
C11	39°29'56"	200.00'	S71°12'27"E	135.15'	137.68'
C12	58°07'16"	50.00'	S22°28'51"E	48.57'	50.72'
C13	07°52'10"	275.00'	N05°09'38"E	36.14'	36.17'
C14	05°48'36"	475.00'	N01°51'53"E	48.15'	48.17'
C15	80°00'00"	50.00'	N44°24'58"E	70.71'	78.54'
C16	90°00'00"	25.00'	N44°24'58"E	35.36'	39.27'
C17	58°07'16"	25.00'	S22°28'51"E	24.29'	25.36'
C18	14°43'48"	25.00'	N16°53'51"E	9.42'	9.48'
C19	100°20'58"	50.00'	N22°24'33"W	76.80'	87.57'
C20	21°02'22"	25.00'	N62°03'40"W	9.13'	9.18'
C21	21°02'22"	25.00'	N80°03'51"W	9.13'	9.18'
C22	132°04'44"	50.00'	S44°24'58"E	91.38'	115.26'
C23	21°02'22"	25.00'	S11°06'15"E	9.13'	9.18'