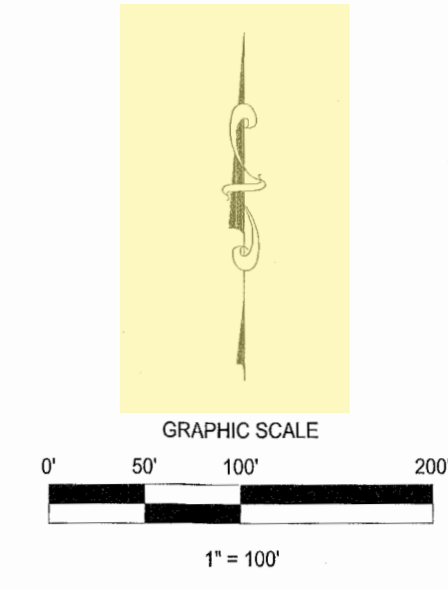


G.S. RALL SURVEY  
ABSTRACT NO. 1801

TARRANT COUNTY LIMITS  
FORT WORTH CITY LIMITS

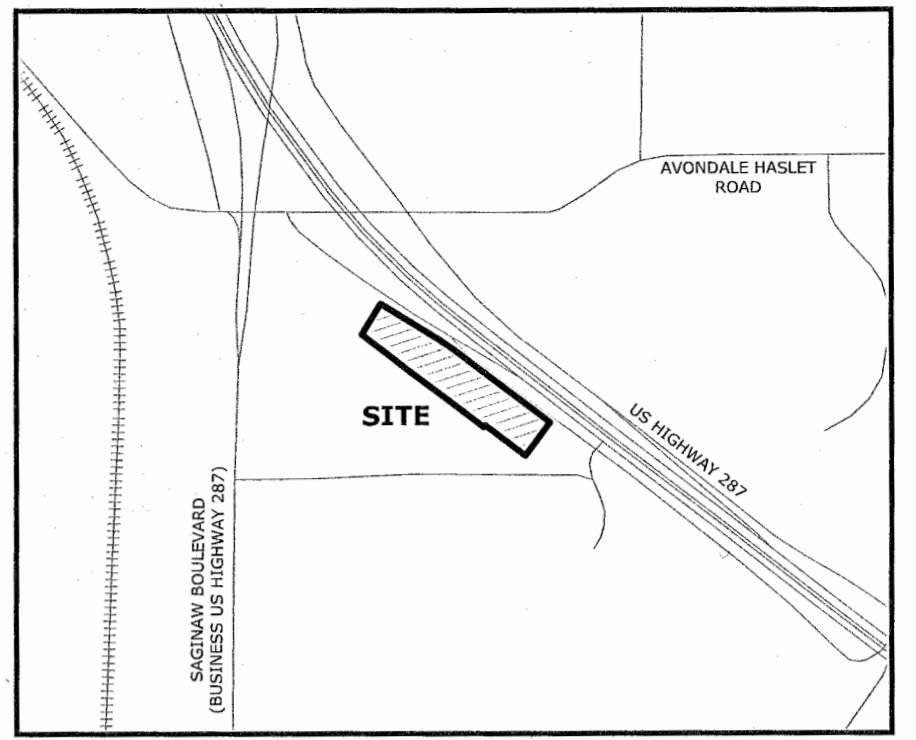
LEGEND / ABBREVIATIONS

---	BOUNDARY LINE
- - -	ADJONER LINE
---	ABSTRACT LINE
---	EASEMENT LINE
---	FIRE LANE
---	FEMA LINE
○	MONUMENT FOUND
○	MONUMENT SET
○	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
○	DEED RECORDS, TARRANT COUNTY, TEXAS
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	X CUT FOUND
○	BRASS CAP FOUND (TXDOT)
○	CAPPED IRON ROD SET
○	PUBLIC OPEN SPACE EASEMENT
○	O.P.R.T.C.T.
○	D.R.T.C.T.
○	IRF
○	CIRF
○	XF
○	BCF
○	CIRS
○	P.O.S.E.



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N53°03'21"W	77.29'
L2	S36°56'39"W	13.06'



# FP-23-136

GENERAL NOTES

- Bearing and Coordinates based on Texas State Plane Coordinates, North Central Zone 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Selling a portion of this addition by metes and bounds is a violation of the City of Fort Worth Development Code and is subject to withholding of utilities and building permits.
- All lot corners are 5/8-inch iron rods with cap stamped "RPLS 6677" set unless otherwise shown or noted.
- Direct access to Saginaw Blvd and HW 287 is restricted to those locations that have been reviewed and approved by TXDOT.
- See Detail "A" Sheet 2 for all "By Plat" Easements.

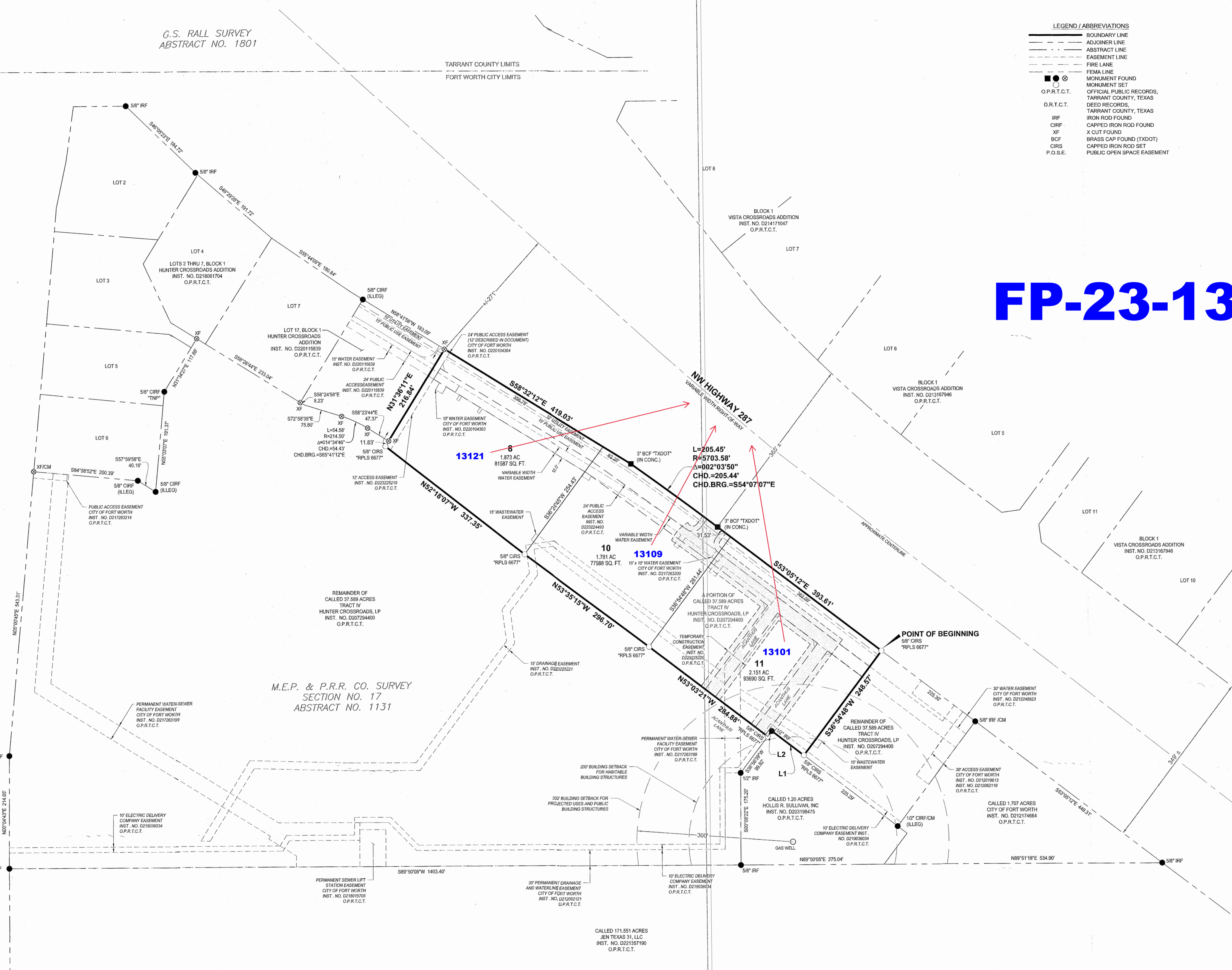
FLOOD STATEMENT

A portion of the surveyed property is situated in Non-Shaded Zone "X" in the City of Fort Worth, Tarrant County, Texas according to FEMA map number 48439C0035L dated March 21st, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

F & M PROPERTIES, INC.  
INST. NO. 020504784  
O.P.R.T.C.T.

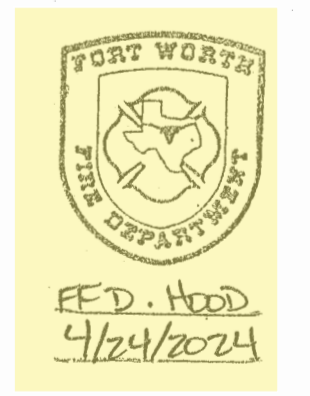
CALLED 18.920 ACRES  
120 LAND CORPORATION  
OCEAN VIEW INC.  
INST. NO. 0208054687  
O.P.R.T.C.T.

SAGINAW BOULEVARD  
(US BUSINESS HIGHWAY 287 NORTH)  
VARIABLE WIDTH RIGHT-OF-WAY



M.E.P. & P.R.R. CO. SURVEY  
SECTION NO. 17  
ABSTRACT NO. 1131

CALLED 171.551 ACRES  
JEN TEXAS 31, LLC  
INST. NO. 0221567190  
O.P.R.T.C.T.



FINAL PLAT  
LOTS 8, 10 AND 11, BLOCK 1  
HUNTER CROSSROADS ADDITION  
BEING 5.805 ACRES  
IN THE M.E.P. & P.R.R. CO. SURVEY, SECTION NO. 17, ABSTRACT NO. 1131  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
DATE: 01/16/2024

PLAT CASE NO: FP-23-136

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
04/28/2024 10:53 AM  
Pages: 3  
Fees: \$73.00  
Mary Louise Nicholson  
COUNTY CLERK

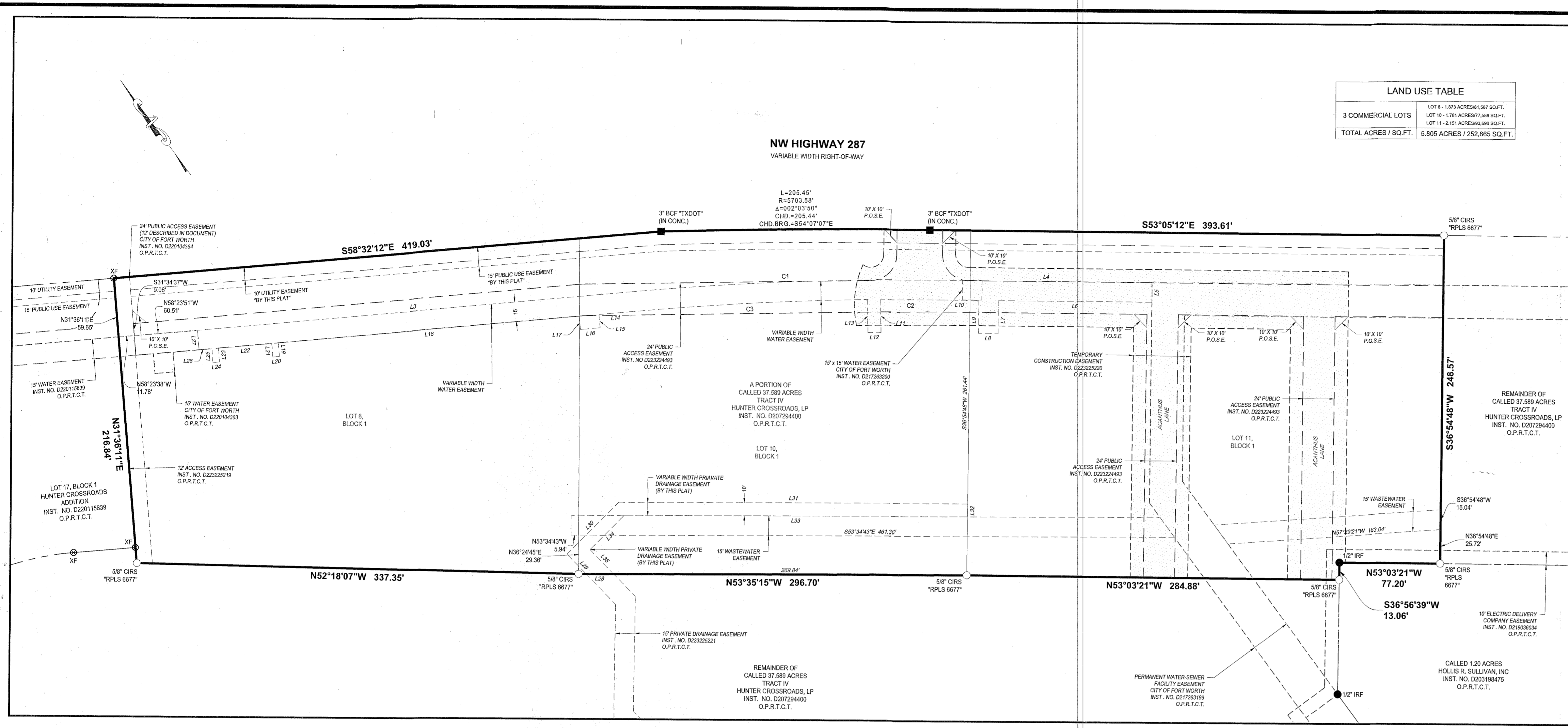
ENGINEER:  
KFM ENGINEERING & DESIGN  
3501 OLYMPUS BOULEVARD  
SUITE 100  
DALLAS, TX 75219  
469-899-0536

SURVEYOR:  
CHISHOLM TRAIL LAND SURVEYING  
1700 THORNDALE COURT  
CORINTH, TX 76210  
940-266-3577

OWNER:  
HUNTER CROSSROADS, LP  
3890 W. NORTHWEST HIGHWAY  
SUITE 100  
DALLAS, TX 75220  
214-739-4200

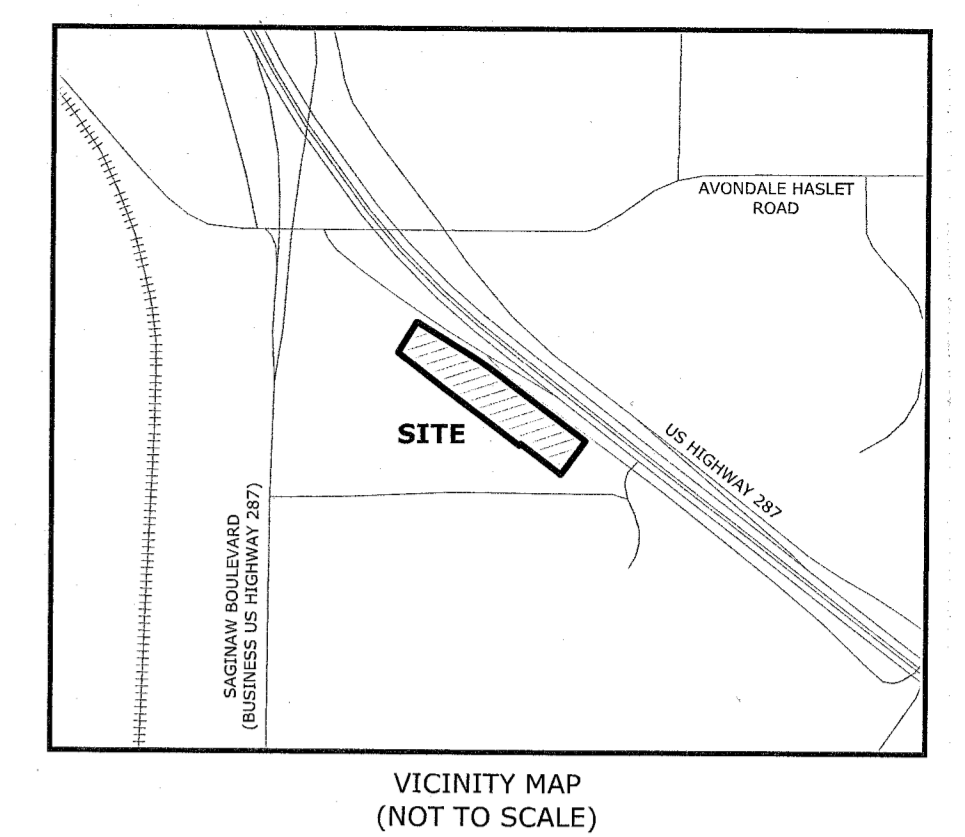
CHISHOLM TRAIL LAND SURVEYING  
TX FIRM #10194767  
MICHAEL R. KERSTEN, RPLS 6677  
INFO@CLTS-LLC.COM  
940.367.7188

KFM ENGINEERING & DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75219  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBE # F-30821



LAND USE TABLE	
3 COMMERCIAL LOTS	LOT 8 - 1.475 ACRES/1547 SQ.FT. LOT 10 - 1.781 ACRES/1738 SQ.FT. LOT 11 - 2.150 ACRES/2048 SQ.FT.
TOTAL ACRES / SQ.FT.	5.805 ACRES / 252,895 SQ.FT.

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L3	S58°43'24\"	331.28'	L20	N59°39'30\"	5.00'
L4	S31°07'43\"	161.68'	L21	N31°12'47\"	10.28'
L5	S36°55'51\"	15.00'	L22	N58°42'23\"	40.80'
L6	N53°07'43\"	117.40'	L23	S32°04'52\"	10.44'
L7	S37°00'13\"	25.02'	L24	N58°47'13\"	5.00'
L8	N53°03'45\"	15.00'	L25	N32°04'52\"	10.45'
L9	N37°00'13\"	25.00'	L26	N59°16'23\"	9.88'
L10	N53°07'43\"	29.28'	L27	N31°30'11\"	15.00'
L11	S35°39'10\"	25.00'	L28	N53°33'32\"	21.00'
L12	N54°20'50\"	10.00'	L29	N07°57'46\"	20.94'
L13	N38°39'10\"	25.00'	L30	N81°20'28\"	55.72'
L14	S31°12'47\"	25.11'	L31	S53°33'00\"	266.63'
L15	S31°12'47\"	10.04'	L32	S36°54'48\"	266.63'
L16	N58°47'13\"	15.00'	L33	S36°54'48\"	262.41'
L17	N31°12'47\"	10.06'	L34	S81°26'28\"	36.08'
L18	N58°42'23\"	230.60'	L35	S67°57'46\"	25.70'
L19	S31°12'47\"	18.20'			



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	237.75'	2407.50'	5°39'30\"	S55°57'28\"	237.66'
C2	45.88'	2392.50'	1°05'55\"	N53°40'41\"	45.88'
C3	180.39'	2392.50'	4°19'12\"	N56°37'37\"	180.39'

- STANDARD NOTES**
- 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 is 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.
  - 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 Construction Distance Limitation to an Oil Or Gas Well Bore - Pursuant to the Fort Worth City Code, no building(s) 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.
  - Public Open Space Easement - 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.
  - Sidewalks - Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in accordance with the Sidewalk Policy per "City Development Design Standards."
  - Private P.R.V.'s - Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
  - 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.
  - 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.

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS HUNTER CROSSROADS, LP, is the rightful owner of all of that tract of land situated in the M.E.P. & P.R.R. Co. Survey, Section No. 17, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 37.589 acre tract of land described as Tract IV in the deed to Hunter Crossroads, LP, recorded in Instrument No. D207294400, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for corner in the southwesterly right-of-way line of US Highway 287 and in the northeasterly line of said 37.589 acre tract, from which a 5/8-inch iron rod found for the northerly corner of a called 1.707 acre tract of land described in the deed to City of Fort Worth, recorded in Instrument No. D21214964, said Official Public Records bears South 53°05'12" East, a distance of 225.99 feet;

- THENCE severing said 37.589 acre tract, the following courses:
- South 36°54'48" West, a distance of 248.57 feet to a capped iron rod set for an angle point found in an interior line of said 37.589 acre tract and in the northeasterly line of a called 1.20 acre tract of land described in the deed to Hollis R. Sullivan, Inc, recorded in Instrument No. D203198475, said Official Public Records for a salient corner of said 1.707 acre tract;
  - North 53°03'21" West, with said interior line of said 37.589 acre tract and the northeasterly line of said 1.20 acre tract, a distance of 77.20 feet to a 1/2-inch iron rod found for a re-entrant corner of said 37.589 acre tract, common to the northerly corner of said 1.20 acre tract;
  - South 36°56'39" West, with an interior line of said 37.589 acre tract and the northwesterly line of said 1.20 acre tract, a distance of 13.06 feet to a capped iron rod set for corner;
  - North 53°03'21" West, a distance of 284.88 feet to a capped iron rod set for an angle point;
  - North 53°35'15" West, a distance of 296.70 feet to a capped iron rod set for an angle point;
  - North 52°18'07" West, a distance of 337.35 feet to a capped iron rod set for an angle point;

THENCE North 31°38'11" East, severing said 37.589 acre tract, passing at a distance of 11.83 feet an X cut found for the southerly corner of Lot 17, Block 1 of Hunters Crossroads Addition, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Instrument No. D220115839, said Official Public Records, and continuing on said course with the southeasterly line of said Lot 17, a total distance of 216.84 feet to an X cut found in the southwesterly right-of-way line of said US Highway 287 and in the northerly line of said 37.589 acre tract for the easterly corner of said Lot 17;

- THENCE with the southwesterly right-of-way line of said US Highway 287 and the northerly line of said 37.589 acre tract, the following courses:
- South 58°32'12" East, a distance of 419.03 feet to a 3" brass cap (TXDOT) found in concrete at the beginning of a non-tangential curve to the right;
  - With said curve to the right having a radius of 5,703.58 feet, a delta angle of 02°03'50", an arc length of 205.44 feet, a chord bearing of South 54°07'07" East and chord distance of 205.44 feet to a 3" brass cap (TXDOT) found in concrete found at the end of said curve;
  - South 53°05'12" East, a distance of 393.61 feet to the POINT OF BEGINNING and enclosing 5.805 acres of land more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That HUNTER CROSSROADS, LP, does hereby adopt this final plat designating the herein described property as the FINAL PLAT OF LOTS 8 & 10 THRU 11, BLOCK 1, HUNTER CROSSROADS ADDITION, to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

By: *Scott Rohman*  
Scott Rohman, General Partner of Hunter Crossroads, LP

STATE OF TEXAS §  
COUNTY OF TARRANT §

Beforeme, the undersigned authority, on this day personally appeared Scott Rohman, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of April 15, 2024.

Notary Public for and in the State of Texas  
My commission expires: 7/13/25

Ryan Charles Dykstra  
My Commission Expires  
7/13/2025  
Notary ID  
13226712

**DETAIL "A"**  
**(NOT TO SCALE)**



**FORT WORTH**

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

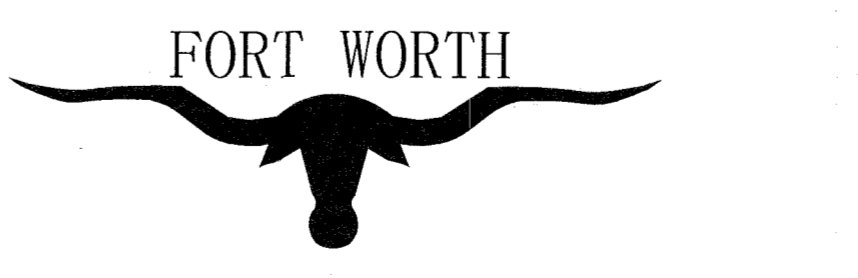
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: April 20, 2024

By: *Samantha Nemer* Chairman

By: *Ryan Charles Dykstra* Secretary

D224071798  
04/26/2024 10:53 AM Page: 1 of 3 Fees: \$73.00  
PLAT  
SUBMITTER: CITY OF FORT WORTH/DEVELOPMENT & PLANNING



**ENGINEER:**  
KFM ENGINEERING & DESIGN  
3501 OLYMPUS BOULEVARD  
SUITE 100  
DALLAS, TX 75019  
469-899-0536

**SURVEYOR:**  
CHISHOLM TRAIL LAND SURVEYING  
1700 THORNDALE COURT  
CORINTH, TX 76210  
840-206-3577

**OWNER:**  
HUNTER CROSSROADS, LP  
3890 W. NORTHWEST HIGHWAY  
SUITE 100  
DALLAS, TX 75220  
214-739-4200

**SURVEYOR CERTIFICATION**

I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, an this plat was prepared in accordance with the rules and regulations of the City of Fort Worth.

Date of Plat: January 16th, 2024

*Michael R. Kersten*  
Michael R. Kersten  
Registered Professional Land Surveyor  
Texas Registration No. 6677

STATE OF TEXAS §  
COUNTY OF TARRANT §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of February 2024.

*Samantha Nemer*  
Samantha Nemer  
Notary Public for and in the State of Texas  
My commission expires: 08/22/2024

**SAMANTHA NEMER**  
Notary ID #129101602  
My Commission Expires  
August 22, 2024

**FORT WORTH**  
COUNTY CLERK

FF-D-HOOD  
4/24/2024

FINAL PLAT  
LOTS 8, 10 AND 11, BLOCK 1  
HUNTER CROSSROADS ADDITION  
BEING 5.805 ACRES  
IN THE M.E.P. & P.R.R. CO. SURVEY, SECTION NO. 17, ABSTRACT NO. 1131  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
DATE: 01/16/2024

PLAT CASE NO: FP-23-136

**CHISHOLM TRAIL LAND SURVEYING**  
TX FIRM #1019767  
MICHAEL R. KERSTEN, RPLS 6677  
INFO@CLT-LLC.COM  
940.367.7188

**KFM ENGINEERING & DESIGN**  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TYPE #: F-20621

PROJECT NO. 23-0018 DRAWN BY: JG SCALE: N/A DATE: 01/16/2024 SHEET: 2 OF 2