



**LEGEND**

- CM.....Control Monument
- IRF.....Iron Rod Found
- CIRF.....Capped Iron Rod Found
- CIRS.....Capped Iron Rod Set
- P.R.T.C.T....Plat Records, Tarrant County, Texas
- D.R.T.C.T....Deed 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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II 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 this 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/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 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 plat 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, shrubs, 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**

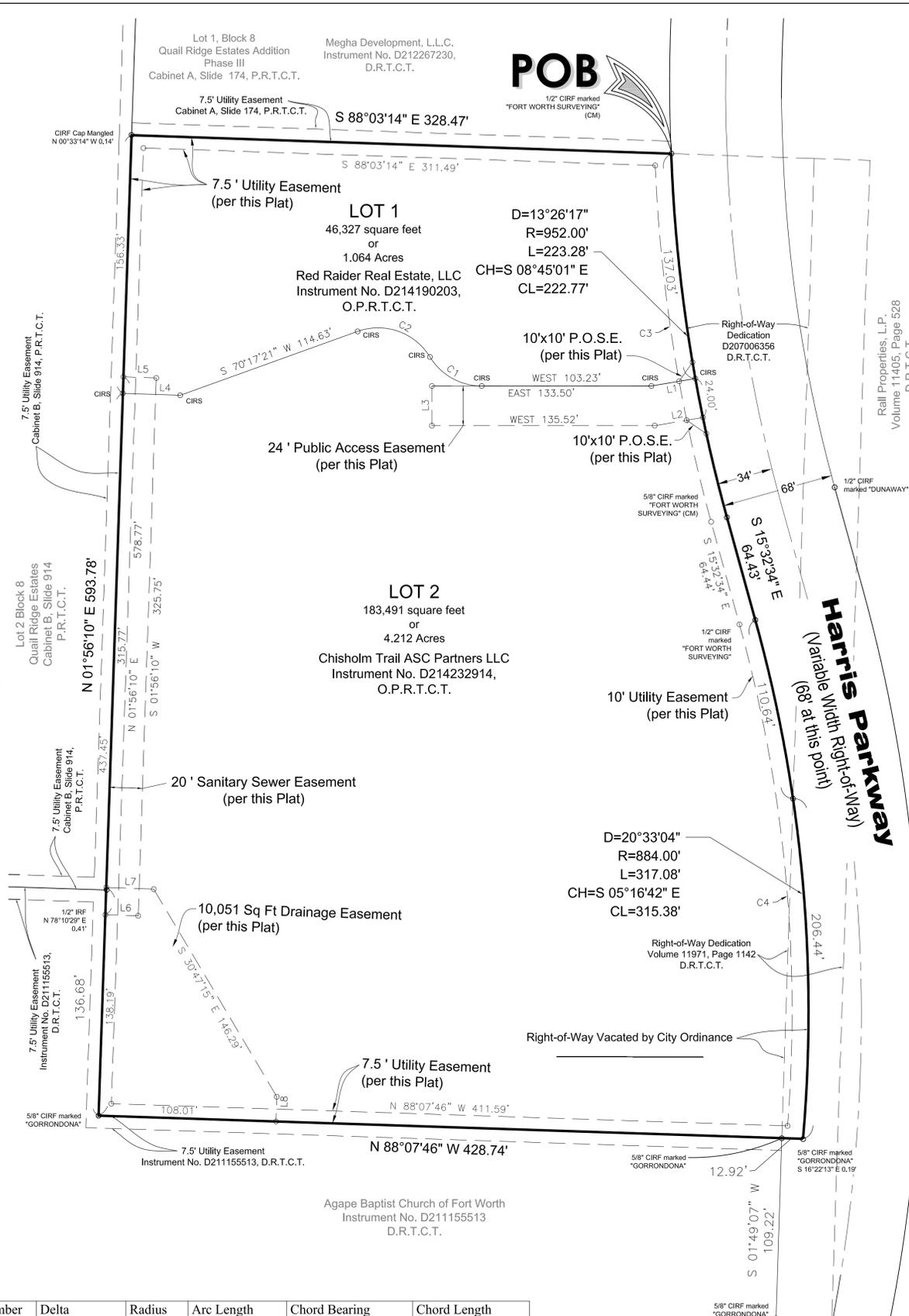
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible 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	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 88°03'50" E	28.91'
L8	S 01°52'14" W	15.00'

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
C4	20°05'39"	874.01	306.52	S 05°30'24" E	304.96



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, as described in those deeds recorded in Instrument No. D214190203 and Instrument No. D214232914, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and a portion of Harris Parkway Right-of-Way (a variable width Right-of-Way) vacated by City Ordinance No. \_\_\_\_\_, being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch capped iron rod (CIRF) marked "FORT WORTH SURVEYING" for the northeast corner of the herein described Tract, also 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 (P.R.T.C.T.), also being the northwest corner of a Right-of-Way dedication according to the Deed recorded in Instrument No. D207006356, Deed Records, Tarrant County, Texas (D.R.T.C.T.), also being a point on the west Right-of-Way line of said Harris Parkway;

**THENCE** with the common line between said west Right-of-Way and said Red Raider Real Estate Tract and 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 set 5/8 inch capped iron rod marked "BHBINC" (CIRS) for the southeast corner of said Red Raider Real Estate Tract, also being the northeast corner of said Chisholm Trail ASC Partners Tract, continuing with the common line between said west Right-of-Way and said Chisholm Trail ASC Partners Tract for a total arc distance of 223.28 feet to a 5/8 inch CIRF marked "FORT WORTH SURVEYING";

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

**THENCE** continuing with said common line and a curve to the right having a central angle of 20°33'04", a radius of 884.00 feet, and a chord which bears South 05°16'42" East, a distance of 317.08 feet, at an arc distance of 110.64 feet passing the south corner of the aforesaid Right-of-Way dedication, also being the north corner of the aforesaid vacated portion of Harris Parkway, continuing with the common line between the aforesaid west Right-of-Way line of Harris Parkway and the east line of said vacated portion of Harris Parkway for a total arc distance of 317.08 feet to a southeast corner of said Chisholm Trail ASC Partners Tract from which a found 5/8 inch CIRF marked "GORRONDONA" bears South 16°22'13" East, a distance of 0.19 feet;

**THENCE** North 88°07'46" West, with the south line of said vacated portion of Harris Parkway, at a distance of 12.92 feet passing a CIRF marked "GORRONDONA" for the most easterly northeasterly corner of that certain tract of land described in deed to Agape Baptist Church of Fort Worth, as recorded in Instrument No. D211155513, D.R.T.C.T., also being the southwest corner of said vacated portion of Harris Parkway, from which a CIRF marked "GORRONDONA" on the aforesaid west Right-of-Way bears South 01°49'07" West, a distance of 109.22 feet continuing with the common line between said Agape Baptist Church tract and the aforesaid Chisholm Trail ASC Partners Tract, a total distance of 428.74 feet to a 5/8 inch CIRF marked "GORRONDONA";

**THENCE** North 01°56'10" East continuing with said common line at a distance of 136.68 feet passing the most northerly northeasterly corner of said Agape Baptist Church tract, same being the southeast corner of Lot 2, Block 8, Quail Ridge Estates as recorded in Cabinet B, Slide 914, P.R.T.C.T., from which a found 1/2 inch iron rod bears North 78°10'29" East, a distance of 0.41 feet, continuing with the common line between said Lot 2 and said Chisholm Trail ASC Partners Tract at an additional distance of 300.77 feet passing a CIRS for the northwest corner of said Chisholm Trail ASC Partners Tract, also being the southwest corner of the aforesaid Red Raider Real Estate Tract, continuing with the common line between said Lot 2 and said Red Raider Real Estate Tract for a total distance of 593.78 feet to the southwest corner of the aforesaid Lot 1, Block 8, 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 said Red Raider Real Estate Tract, a distance of 328.47 feet to the **POINT OF BEGINNING**, containing 229,818 square feet or 5.276 acres more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT, RED RAIDER REAL ESTATE, LLC and 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 \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Candy Hone, 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Candy Hone \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 5867

**Purpose of Document: Review**  
**Surveyor: Candy Hone**  
**Registered Professional Land Surveyor No. 5867**  
**Release Date: 07-23-2013**  
**Revised Lot Line & Access Esmt: 8-20-2013**  
**Revised Acreage: 10-21-2013**  
**Revise per City comments: 7-31-2014**  
**Revised: Easements 11-6-2014**  
**Revised: Easements 11-17-2014**

- NOTES:**
1. Basis of Bearing being State Plane Grid as established using GPS technology in conjunction with the Texas RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2002.0000.
  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 4843C0295K, 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).

**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:** \_\_\_\_\_

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Secretary

**FINAL PLAT**  
**LOTS 1-2, BLOCK 1**  
**CHISHOLM TRAIL HOSPITAL ADDITION**  
**5.276 ACRES**  
**JOHN F. HEATH SURVEY, ABSTRACT NO. 641**  
**FORT WORTH, TARRANT COUNTY, TEXAS**  
**NOVEMBER, 2014**

This plat filed in Document Number \_\_\_\_\_