

Parkway Improvements such as curb an gutter, pavement tie-in drive approaches, sidewalks an drainage inlets may be required at the building permit issuance via parkway permit.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, sidewalks, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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/clubbhouses/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.

Covenants or Restrictions are Un-altered

This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 parking improvements; and approval is first obtained from the City of Fort Worth.

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.

Floodplain/Drainage-Way 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 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.

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.

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 any 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.

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".

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 that in effect on the date a building permit is issued, or 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.

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 two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

NOTES:

Basils of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon RTK values using the Leica Smartnet network observed 05/27/2020, distances shown are surface, scale factor is 1.00012.

By graphical plotting, the parcel described herein lies within Zone "X" (unshaded) as delineated on the Tarrant County, Texas and Incorporated Areas Flood Insurance Rate Map Number 4443C0180L, revised date March 21, 2019, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

LEGAL DESCRIPTION:

Being a part of the Mary Johnson Survey, Abstract No. 858 and the William Baker Survey, Abstract No. 145 in the City of Fort Worth, Tarrant County, Texas, being all of that called 27.83 acre tract of land described as Tract I in Special Warranty Deed to CRP/CHI Downing Owner, L.P., as recorded in Document No. D220318492 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), being all of that tract of land described as Tract II in Special Warranty Deed to CRP/CHI Downing Owner, L.P., as recorded in Document No. D220318492 O.P.R.T.C.T., being a part of Lot 1, Block 2 and all of that called 0.821 acre right-of-way dedication as described in the plat of the Trillium Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 3158 (Document No. D196213691) in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) being all of Lot 2 Block 5 and all of the called 329 square foot right-of-way dedication described in the plat of Lot 2, Block 5 of Burlington Industrial District Number 3, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 5582 (Document No. D200010423) P.R.T.C.T., and being more particularly described as follows:

BEGINNING at a found brass Texas Department of Transportation monument in concrete (hereinafter referred to as "TXDOT monument") being the southwest corner of that called 0.766 acre tract of land described as Parcel 806 in Deed to the State of Texas as recorded in Document No. D214137790 in the Official Public Records of Tarrant County, Texas, and being on the north right-of-way line of Downing Drive (60 foot wide right-of-way);

THENCE South 89 degrees 16 minutes 23 seconds West, along said north right-of-way line, a distance of 2,879.87 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the southwest corner of said Lot 2, Block 5;

THENCE North 00 degrees 16 minutes 07 seconds West, departing said north right-of-way line and along the west line of said Lot 2, Block 5, a distance of 528.77 feet to the northwest corner of said Lot 2, Block 5 from which a 1/2-inch found iron rod bears North 22 degrees 08 minutes 19 seconds East, a distance of 0.18 feet, and being on the south line of that called 3478/1000 acre tract of land described in Warranty Deed to Texas Electric Service Company as recorded in Volume 2201, Page 61 in the Deed Records of Tarrant County, Texas;

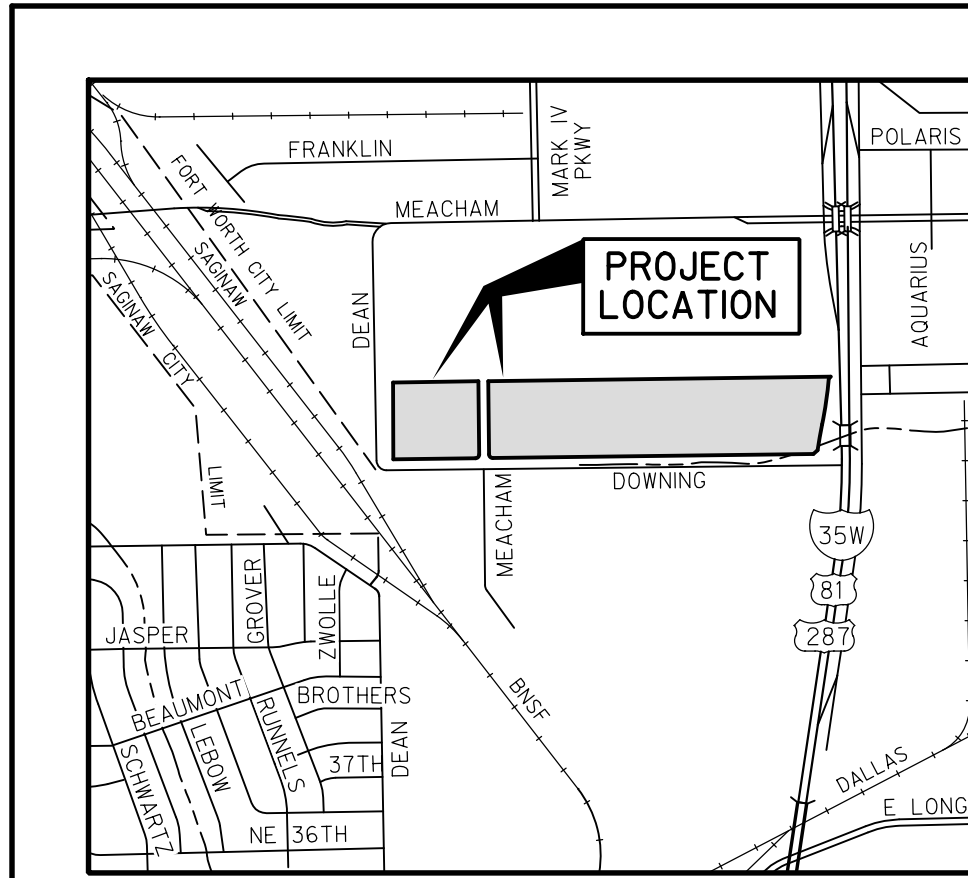
THENCE North 89 degrees 13 minutes 52 seconds East, along the south line of said called 9-07/1000 acre tract of land, a distance of 3,002.58 feet to a found TXDOT monument for the northwest corner of said called 0.766 acre tract of land and being on the west right-of-way line of Interstate Highway 35W (variable width right-of-way);

THENCE South 47 degrees 18 minutes 42 seconds West, departing said common line and along said west right-of-way line, a distance of 19.19 feet to a found TXDOT monument for the point of curvature of a circular curve to the right, not being tangent to the preceding course, having a radius of 2,829.70 feet, whose chord bears South 08 degrees 01 minute 22 seconds West, a distance of 317.38 feet;

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve to the right, through a central angle of 01 degrees 47 minutes 54 seconds, an arc length of 180.93 feet to a found TXDOT monument for corner;

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve to the left, through a central angle of 01 degrees 47 minutes 54 seconds, an arc length of 180.93 feet, whose chord bears South 10 degrees 20 minutes 18 seconds West, a distance of 180.92 feet;

THENCE South 49 degrees 16 minutes 34 seconds West, continuing along said west right-of-way line, a distance of 38.70 feet to the POINT OF BEGINNING AND CONTAINING 1,557,757 square feet or 35.76 acres of land, more or less.



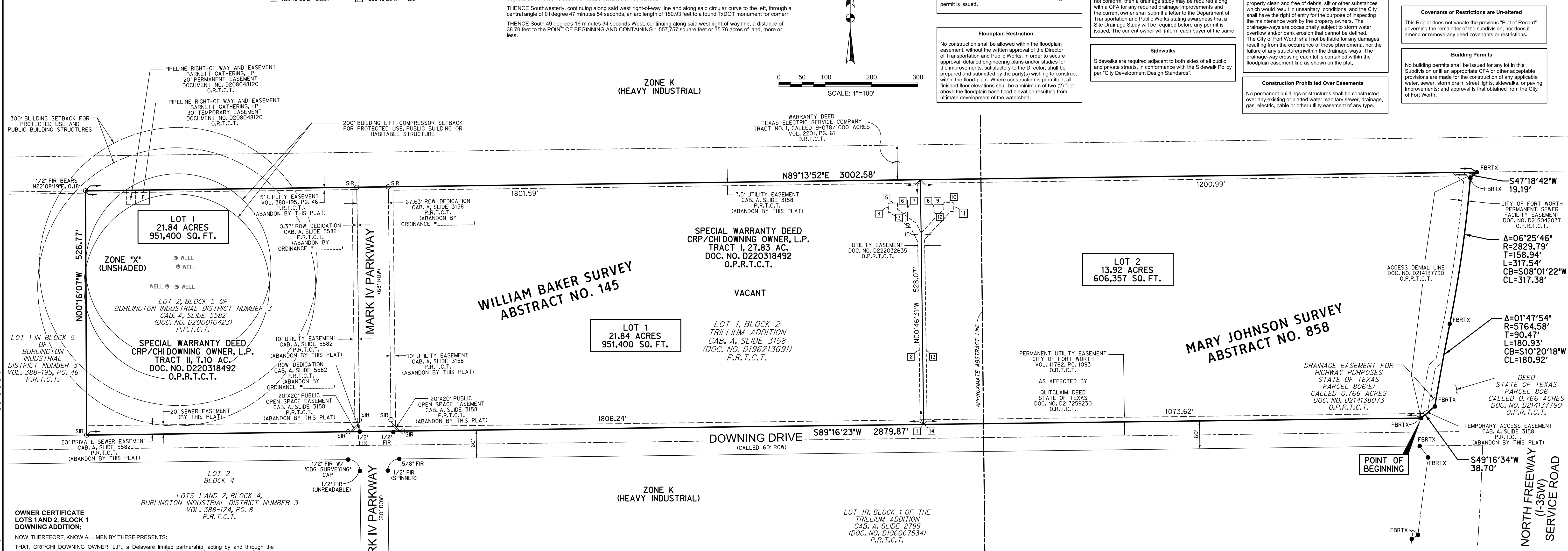
LEGEND

● FIR	FOUND IRON ROD
○ SIR	1/2" SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
● FBRTX	FOUND BRASS MONUMENT TXDOT
● FMON	FOUND MONUMENT
(CM)	CONTROL MONUMENT
---	PROPERTY LINE
O.R.T.C.T.	OFFICIAL RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS

LINE TABLE

1	S89°13'29"W	7.50'	8	N89°13'29"E	50.03'
2	N00°46'31"W	458.46'	9	N00°46'31"W	10.00'
3	S89°13'29"W	62.51'	10	N89°13'29"E	20.00'
4	N00°46'31"W	20.00'	11	S00°46'31"E	20.00'
5	N89°13'29"E	20.00'	12	S89°13'29"W	62.53'
6	S00°46'31"E	10.00'	13	S00°46'31"E	458.46'
7	N89°13'29"E	50.01'	14	S89°13'29"W	7.50'

VICINITY MAP NOT TO SCALE



OWNER CERTIFICATE

LOTS 1 AND 2, BLOCK 1 DOWNING ADDITION;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, CRP/CHI DOWNING OWNER, L.P., a Delaware limited partnership, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Downing Addition, an addition to The City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the Right of Way and Easements shown thereon, and do hereby adopt this Final Plat.
LOTS 1 and 2, BLOCK 1
OWNER: CRP/CHI DOWNING OWNER, L.P., a Delaware limited partnership
By: CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company, its general partner
By: CHI NORTH TEXAS 108 DOWNING, L.P., a Delaware limited partnership, its administrative member
By: CRP/CHI DOWNING VENTURE, L.L.C., a Delaware limited liability company, its sole member
By: CRP/CHI DOWNING GP, L.L.C., a Delaware limited partnership, its general partner
By: William G. Munding, III, Vice President
Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, William G. Munding, III, a Vice President of CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company, the general partner of CHI NORTH TEXAS 108 DOWNING, L.P., a Delaware limited partnership, the administrative member of CRP/CHI DOWNING VENTURE, L.L.C., a Delaware limited liability company, the sole member of CRP/CHI DOWNING GP, L.L.C., a Delaware limited partnership, the general partner of CRP/CHI DOWNING OWNER, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnerships, for the purposes and consideration therein expressed.
Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public, State of Texas
Printed Name: _____
My commission expires: _____

LENDER:

CROSSFIRST BANK, a Kansas state-chartered bank
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2022, by _____, as _____ of CrossFirst Bank, a Kansas state-chartered bank, on behalf of such state-chartered bank.

Notary Public in and for the State of Texas
Printed Name: _____
My commission expires: _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Douglas A. Calhoun, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.
Registered Professional Land Surveyor
Texas No. 5619
Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public (Agent's Name) _____
My Commission Expires _____

OWNER/DEVELOPER

JOHN B. COOPER
CRP/CHI DOWNING OWNER, L.P.
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
(214) 661-8094
bcooper@chindustrial.com

SURVEYOR

DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
dcalhoun@halff.com

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

OF
LOTS 1 AND 2, BLOCK 1 DOWNING ADDITION
BEING A REPLAT OF
LOT 1, BLOCK 2 TRILLIUM ADDITION (DOC. NO. D196213691)
&
LOT 2, BLOCK 5 BURLINGTON INDUSTRIAL DISTRICT NO. 3 (DOC. NO. D200010423)
BEING A TOTAL OF
35.76 ACRES
SITUATED IN THE
MARY JOHNSON SURVEY, ABSTRACT NO. 858
WILLIAM BAKER SURVEY, ABSTRACT NO. 145
IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BY
HALFF
4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 947-1422
TBEPLS FIRM NO. 10029605
DATE: MARCH 11, 2022 AVO: 38747

CASE No.: FS-21-237
PLAT FILED AS INSTRUMENT No.: _____