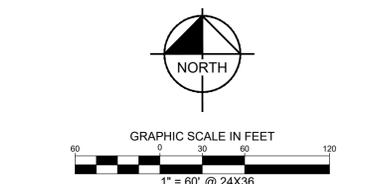
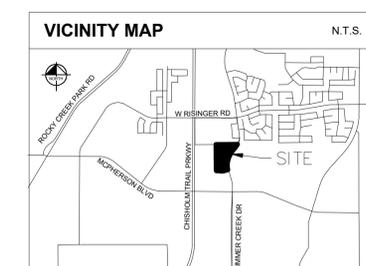


LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°33'04"E	57.79'	L21	N31°34'30"W	139.18'
L2	S00°33'04"E	26.00'	L22	N15°38'06"E	22.14'
L3	S16°40'20"W	26.00'	L23	N29°30'24"W	61.02'
L4	N00°33'04"W	26.00'	L24	N54°48'43"W	26.39'
L5	N89°26'56"E	26.00'	L25	N15°25'42"W	27.26'
L6	S00°33'04"E	26.00'	L26	N31°30'46"W	108.13'
L7	N89°26'56"E	10.00'	L27	N89°26'53"E	623.96'
L8	S00°33'04"E	253.38'	L28	S00°33'07"E	25.00'
L9	N89°26'56"E	10.00'	L29	N89°26'53"E	623.96'
L10	S00°33'04"E	10.00'	L30	S89°26'53"W	86.82'
L11	S33°36'39"E	10.64'	L31	N45°33'07"W	12.29'
L12	N38°38'00"W	24.46'	L32	S45°33'04"E	14.14'
L13	S87°11'25"W	27.46'	L33	S89°26'53"W	38.72'
L14	N05°15'27"E	25.02'	L34	N00°33'07"W	10.00'
L15	N86°09'08"W	63.65'	L35	N89°26'53"E	38.72'
L16	S74°44'54"W	34.35'	L36	S44°26'56"W	14.14'
L17	S10°17'32"E	42.23'	L37	S45°33'07"E	12.29'
L18	S13°21'08"W	42.31'	L38	N28°19'40"W	14.77'
L19	S04°49'05"E	22.62'	L39	N89°26'53"E	79.46'
L20	N70°04'05"W	29.24'	L40	N61°40'20"E	14.77'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	38.00'	59.69'	N45°33'04"E	53.74'
C2	24°59'36"	100.00'	43.62'	S13°02'52"E	43.28'
C3	39°10'10"	38.00'	25.98'	N05°57'34"W	25.48'
C4	17°13'24"	448.00'	134.67'	N81°56'22"W	134.16'
C5	90°00'00"	25.00'	39.27'	S45°33'04"E	35.36'
C6	90°00'00"	25.00'	39.27'	N44°26'56"E	35.36'
C7	90°00'00"	25.00'	39.27'	S44°26'56"E	35.36'
C8	90°00'00"	25.00'	39.27'	N45°33'04"E	35.36'
C9	85°30'56"	25.00'	37.31'	S66°22'58"W	33.95'
C10	86°57'11"	25.00'	37.94'	S29°51'05"E	34.40'
C11	89°53'58"	25.00'	39.23'	S44°56'59"W	35.32'
C12	89°26'56"	25.00'	39.03'	S44°43'28"E	35.18'
C13	89°26'56"	25.00'	39.03'	N44°43'28"E	35.18'
C14	89°26'56"	51.00'	79.62'	S44°43'28"E	71.78'
C15	87°36'14"	25.03'	38.28'	S45°37'05"W	34.66'
C16	90°00'00"	25.00'	39.27'	N45°33'04"E	35.36'
C17	90°00'00"	25.00'	39.27'	S45°33'04"E	35.36'
C18	90°00'00"	25.00'	39.27'	S44°26'56"E	35.36'
C19	90°00'00"	25.00'	39.27'	N44°26'56"E	35.36'
C20	90°00'00"	25.00'	39.27'	S45°33'04"E	35.36'
C21	29°59'18"	25.00'	13.08'	S75°35'53"E	12.94'
C22	76°12'33"	40.00'	53.20'	N74°25'24"E	49.37'
C23	18°28'52"	25.00'	8.05'	N08°40'22"E	8.01'
C24	3°38'26"	25.00'	1.59'	S02°22'17"E	1.59'
C25	14°22'51"	25.00'	6.27'	N07°11'25"W	6.26'
C26	11°16'36"	28.41'	5.59'	S10°03'46"W	5.58'
C27	13°10'10"	25.00'	5.75'	S06°35'05"W	5.73'
C28	13°29'07"	25.00'	5.89'	S06°00'58"E	5.87'
C29	53°09'11"	50.00'	46.38'	N62°53'43"E	44.74'
C30	51°45'52"	25.00'	22.59'	S86°38'44"W	21.83'
C33	45°00'00"	20.00'	15.71'	N68°03'07"W	15.31'
C34	45°00'00"	20.00'	15.71'	N68°03'07"W	15.31'
C35	45°00'00"	30.00'	23.56'	S68°03'07"E	22.96'
C36	45°00'00"	10.00'	7.85'	S68°03'07"E	7.65'
C37	17°13'24"	300.00'	90.18'	S81°56'22"E	89.84'
C38	17°13'24"	385.00'	115.73'	N81°56'22"W	115.30'
C39	160°04'05"	1.50'	4.19'	N10°59'45"E	2.95'
C40	15°38'32"	171.23'	46.75'	S81°08'56"E	46.60'
C41	180°00'00"	5.50'	17.28'	S16°40'20"W	11.00'
C42	4°17'23"	613.34'	45.92'	N71°10'59"W	45.91'



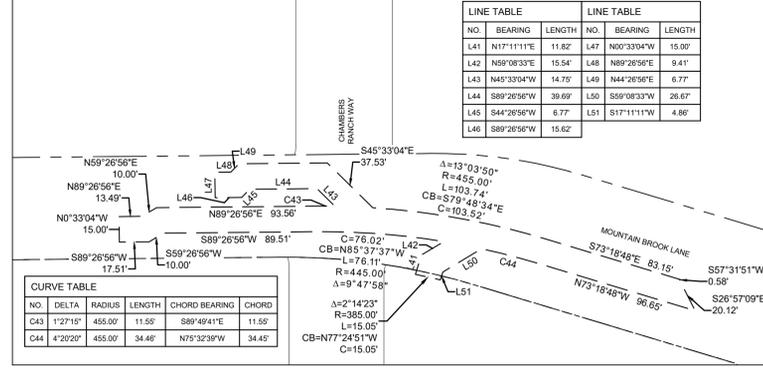
- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - IRFC = CAPPED IRON ROD FOUND
 - MON = MONUMENT
 - D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
 - W.E. = WATER EASEMENT
 - S.E.S.E. = SANITARY SEWER EASEMENT
 - P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
 - B.L. = BUILDING LINE
 - VOL. = VOLUME
 - P.G. = PAGE
 - W.M. = WATER METER
 - NTS = NOT TO SCALE
 - ◇ = ROAD NAME CHANGE
 - Ⓜ = WATER METER

LINE TYPE LEGEND

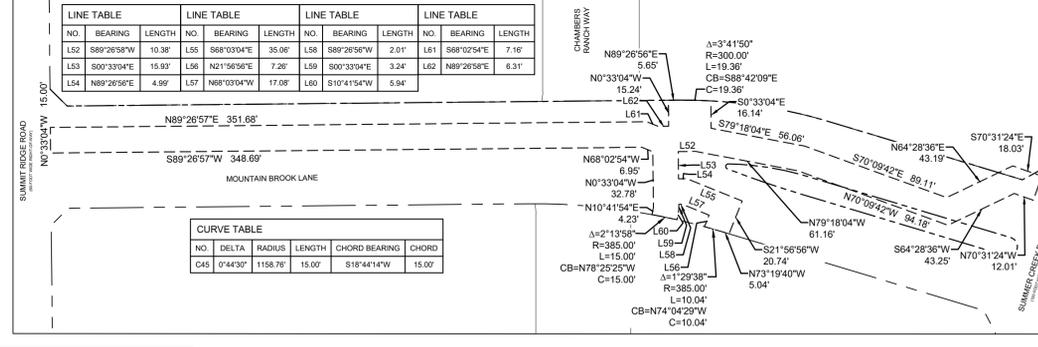
---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
- - - -	ADJOINER LINE

- NOTES:**
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed therein. This survey is not to be used for any subsequent transactions.
 - Minimum FF Elevation adjacent to floodplain shall be at least 2' above Fully Developed FP as shown on approved drainage study. Regulatory flood elevation along creek ranges from 783.96' - 792.19'. All finished floor elevations adjacent to creek are above 794.19'. Refer to grading plan on private improvements set for more details.

DETAIL A - NTS



DETAIL B - NTS



LAND USE TABLE

Development Yield	18.2775
Gross Site Area (Acreage)	18.2775
Total Number Lots:	2
Duplex:	99
Total No. Dwelling Units:	198
NO PUBLIC PARKS PROPOSED	

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
400 N. OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
Tel. No. (469) 501-2200
Contact: Sean Patton, RPLS
Email: sean.patton@kimley-horn.com

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
400 N. OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
Tel. No. (469) 501-2200
Contact: Lori Lusk, P.E.
Email: lori.lusk@kimley-horn.com

OWNER/DEVELOPER:
ONM Cottages Summer
Creek, LLC
1038 TEXAN TRAIL
Grapevine, TX 76051
Tel. (817) 614-9049
Contact: Zac Thompson

CHISHOLM TRAIL RANCH
REF. CASE # PP-21-016
FINAL PLAT CASE # RP-22-000

REPLAT
LOT 1R & 4X, BLOCK 5
CHISHOLM TRAIL RANCH
A 18.2775 ACRE addition to
Tarrant County, Texas
Situated in the
J.J. ALBRADO SURVEY,
ABSTRACT NO. 4

BEING A REPLAT of ALL of Lot 1, Block 5 and
Lot 1, Block 6, CHISHOLM TRAIL RANCH, an
addition to the city of Fort Worth, Tarrant
County, Texas
as recorded in Instrument No. D222088926

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	10/13/2022	063219503	1 OF 2
THIS PLAT RECORDED IN DOCUMENT NUMBER					
DATE					

OWNERS CERTIFICATE

COUNTY OF TARRANT §

CITY OF FORT WORTH §

LOT 1R_BLK 5

BEING a 18.2775 acre tract of land situated in the J.J. Albrirado Survey, Abstract No. 4, Tarrant County, Texas and being a replat of all of that tract of land described as Lot 1, Block 5 & Lot 1, Block 6, of Chisholm Trail Ranch, an addition to the City of Fort Worth, according to the Plat filed of record in Instrument No. D222088926 Official Public Record, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the south line of that tract of land conveyed to HMH VSC Land LLC, according to the document filed of record in Instrument No. D222024803 (O.P.R.T.C.T.), also being in the east right-of-way of Summit Ridge Road, for the northwest corner of said Lot 1, Block 5;

THENCE North 89°26'56" East, with said south line, same being common with the north line of said Lot 1, Block 5, a distance of 993.82 feet to a 5/8-inch iron rod found in the west right-of-way of Summer Creek Drive a 120-foot right-of-way, for the northeast corner of said Lot 1, Block 5, same being for the southeast corner of said HMH VSC Land tract, for the northeast corner of this tract at the beginning of a non-tangent curve to the right with a radius of 771.24 feet, a central angle of 17°05'30", and a chord bearing and distance of South 33°54'28" West, 229.21 feet;

THENCE with said west right-of-way, same being common with the east lines of said Lot 1, Block 5 and the above-mentioned Lot 1, Block 6 the following three (3) courses and distances:

With curve to the right, an arc distance of 230.07 feet to a point for corner of this tract;

South 42°27'13" West, a distance of 83.93 feet to a point for corner of this tract at the beginning of a tangent curve to the left with a radius of 1,056.76 feet, a central angle of 53°22'25", and a chord bearing and distance of South 15°46'01" West, 951.01 feet;

With said curve to the left, an arc distance of 986.28 feet to a point for a northern corner clip at the intersection of the west right-of-way of the above-mentioned Summit Creek Drive and the north right-of-way of Crescent Hill Lane, a variable width right-of-way, for the southeast corner of the above-mentioned Lot 1, Block 6 and this tract;

THENCE with the south line of said Lot 1, Block 6, same being common with the north right-of-way of said Crescent Hill Lane the following eight (8) courses and distances:

South 32°36'02" West, a distance of 14.51 feet to a point for corner of this tract;

South 76°23'21" West, a distance of 194.74 feet to a point for corner of this tract at the beginning of a tangent curve to the right with a radius of 350.00 feet, a central angle of 13°03'35", and a chord bearing and distance of South 62°55'09" West, 79.60 feet;

With said curve to the right, an arc distance of 79.78 feet to a point for corner of this tract;

South 89°26'56" West, a distance of 16.04 feet to a point for corner of this tract at the beginning of a tangent curve to the right with a radius of 430.00 feet, a central angle of 11°02'32", and a chord bearing and distance of North 85°01'48" West, 82.74 feet;

With said curve to the right, an arc distance of 82.87 feet to a point for corner of this tract at the beginning of a reverse curve to the left with a radius of 490.00 feet, a central angle of 11°02'32", and a chord bearing and distance of North 85°01'48" West, 94.29 feet;

With said curve to the left, an arc distance of 94.44 feet to a point for corner of this tract;

South 89°26'56" West, a distance of 60.70 feet to a point for corner of this tract;

North 45°33'04" West, a distance of 14.14 feet to a point for a northern corner clip at the intersection of the east right-of-way of the above-mentioned Summit Ridge Road and the north right-of-way of the above-mentioned Crescent Hill Lane, for the southwest corner of the above-mentioned Lot 1, Block 6 and this tract;

THENCE North 00°33'04" West, with said east right-of-way, same being common with the west lines of said Lot 1, Block 6 and the above-mentioned Lot 1, Block 5, a distance of 1,201.24 feet to the POINT OF BEGINNING and containing 796,168 square feet or 18.2775 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

That we, ONM COTTAGES SUMMER CREEK, LLC, being the owners of the property described hereon do hereby adopt this plat designating the hereon described property as CHISHOLM TRAIL RANCH, LOT 1R & 4X, BLOCK 5, an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS _____ day of _____, 2022.

By: ONM COTTAGES SUMMER CREEK, LLC

Signature

Zac Thompson, President

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of Tarrant County, Texas.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

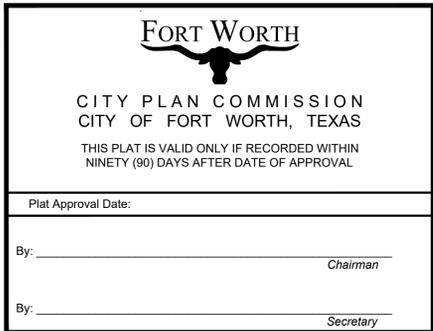
FLOOD STATEMENT:

According to Map No. 48439C0410K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Tarrant County, Texas, dated September 25, 2009, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain. Zone "A"; defined as special flood hazard area inundated by the 100-year flood with no base elevations determined. ; average depths determined. For areas of alluvial fan flooding, velocities also determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon, were determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. The Surveyor assumes no liability as to the accuracy of the location of the flood zone limits.

NOTES:

- 1. 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.
2. 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.
3. 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.
4. 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 an 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 regards to intervening structures or objects.
5. 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.
6. 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.
7. 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 / 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.
8. 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 curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
9. 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'.
10. 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.
11. 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(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from the ultimate development of the watershed.
12. Covenants or Restrictions are Un-altered - This Replat 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.
13. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
14. 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.
15. Parking Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via Parkway Permit.
16. Private PRV's will be required; water pressure exceeds 80 psi.
17. Gated Subdivision and Developments - On the subdivision " Final Plat", or planned development "site plan", shall be placed language whereby the owner, developer, or property owner's association (as owner of the private streets, gates and appurtenance) agrees to release, indemnify, and hold harmless the city or any other governmental entity or public utility, for damages or injury (including death) arising out of the use or operation by said entities, of any restricted security gate/entrance or related feature.



REPLAT
LOT 1R & 4X, BLOCK 5
CHISHOLM TRAIL RANCH
A 18.2775 ACRE addition to
Tarrant County, Texas
Situated in the
J.J ALBRADO SURVEY,
ABSTRACT NO. 4

BEING A REPLAT of ALL of Lot 1, Block 5 and Lot 1, Block 6, CHISHOLM TRAIL RANCH, an addition to the city of Fort Worth, Tarrant County, Texas as recorded in Instrument No. D222088926

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105, Celina, Texas 75009
Tel. No. (469) 501-2200, FIRM # 10194503
Scale NA, Drawn by SPA, Checked by KHA, Date 10/13/2022, Project No. 063219503, Sheet No. 2 OF 2
THIS PLAT RECORDED IN DOCUMENT NUMBER
DATE

SURVEYOR: KIMLEY-HORN AND ASSOC. INC.
ENGINEER: KIMLEY-HORN AND ASSOC. INC.
OWNER/DEVELOPER: ONM Cottages Summer Creek, LLC

CHISHOLM TRAIL RANCH
REF. CASE # PP-21-016
FINAL PLAT CASE # RP-22-000