

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS = DEED RECORDS, PARKER COUNTY, TEXAS. = REAL RECORDS, PARKER COUNTY, TEXAS.

O.R.P.C.T. = OFFICIAL RECORDS, PARKER COUNTY, TEXAS.
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.

C.C.R.T.C.T. = COUNTY CLERK'S RECORDS, TARRANT MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONT/STREET RIGHT-OF-WAY LINE OF ALL LOTS.

THERE SHALL EXIST A 15' DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY.

THERE SHALL EXIST A 10' LITLITY FASEMENT ADJACENT TO ALL 15' DRAINAGE FASEMENTS.

PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0450E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO

TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

MINIMUM FINISHED FLOOR ELEVATIONS AND FLOODPLAIN EASEMENTS DETERMINED BY CHALK MOUNTAIN, LLC.

LOT B IS A DRAINAGE EASEMENT IN ITS ENTIRETY.

WATER TO BE SERVED BY PRIVATE WELL WATER.

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

BEAR CREEK PARKWAY TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.

ALL OTHER STREETS WITHIN THIS SUBDIVISION ARE PRIVATE 60' RIGHTS-OF-WAYS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCATION (LOT A).

ALL CUL-DE-SACS HAVE A 60' RADIUS.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE

UNDERGROUND UTILITIES EXIST IN THIS AREA CONTACT TEXAS 811 REFORE DIGGING TRENCHING

THIS PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

DRIVEWAY CULVERT PROVIDED BY CHALK MOUNTAIN, LLC.

VERTICAL DATUM = NAVD88.

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 FIR 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 ULTIMATE DEVELOPMENT OF THE WATERSHED.

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 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 LOT 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 CLAÍMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

UTILITY EASEMENTS:
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 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.

FLOOD PLAIN/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 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 FLOOD PLAIN/DRAINAGE WAY MAINTENANCE: 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 OVER EASEMENTS PROHIBITED.

date to the municipal water and/or wastewater system."

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT STANDARDS

"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

> Fort Worth City Plan Commission City of Fort Worth, Texas recorded within 90 days after date of

STATE OF TEXAS ? COUNTY OF PARKER &

KNOW ALL MEN BY THESE PRESENTS, Doyle Hanley Properties Partnership, L.P., acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit;

45.296 acres, in two tracts, situated in the S. COBB SURVEY, Abst. No. 221, the S. COBB SURVEY, Abst. No. 222, and the J.F. GOMER SURVEY, Abst. No. 497, Parker County, Texas, being the tracts described in deed as Tract 1 and Tract 2 to Doyle Hanley Properties Partnership, L.P. by deed recorded in Document Number 202214949, Official Records, Parker County, Texas, and being more fully described, as follows:

12.952 acres situated in the J.F. GOMER SURVEY, Abst. No. 497, Parker County, Texas, being the tract described in deed as Tract 1 to Doyle Hanley Properties Partnership, L.P. by deed recorded in Document Number 202214949, Official Records, Parker County, Texas, and being more fully described, as follows:

Beginning at a 1/2" iron rod capped Texas Surveying found, the northeast corner of said Tract 1, for the south line of the tract described in deed to Jimmie Joe Wiley and Susan E. Wiley, Trustee(s) of the Jimmie Joe Wiley and Susan Eskew Wiley Revocable Management Trust by deed recorded in Document Number 201930816, Official Records, Parker County, Texas, an ell corner of the tract described in deed to Doyle Hanley Properties, L.P. by deed recorded in Document Number 220100054, Official Records, Parker County, Texas, from which, a 5/8" iron rod capped PELOTON found, the north corner of Lot 22, Block 3, BARBER TRACT, an Addition to Parker County according to the Plat thereof recorded in Plat Cabinet E, Slide 645, Plat Records, Parker County, Texas, and recorded in Document Number D221005950, Plat Records, Tarrant County, Texas, bears S 39°48'00" E, 1618.07 feet;

THENCE S 00°28'19" W, along the common line of said Tract 1 and Doyle Hanley Properties, L.P. tract, 450.57 feet to a 1/2" iron rod capped Texas Surveying found, the southeast corner of said Tract 1, in the north line of the tract described as Tract Two in deed to Texas Electric Service Company by deed recorded in Volume 569, Page 545, Deed Records, Parker County, Texas;

THENCE along the north line of said Texas Electric Service Company Tract Two, as follows:

S 60°58'56" W, 759.98 feet to a 5/8" iron rod found;

N 49°48'26" W. 50.03 feet to a 5/8" iron rod found;

S 40°17'06" W. 69.97 feet to a 5/8" iron rod found:

S 49°47'30" E, 49.87 feet to a 1/2" iron rod capped MIZELL 6165 set;

S 19°27'30" W, 310.18 feet to a 5/8" iron rod found in the east line of the tract described as Tract One in deed to Hélen Marie Wiley Hyles and Husband Terry O. Hyles by deed recorded in Document Number 201416614, Official Records, Parker County, Texas, in the west line of said Tract 1;

THENCE N 00°26'58" W, along the common line of said Tract 1 and Hyles Tract One, pasing the northeast corner of said Hyles Tract One and the most southerly southeast corner of said Wiley Revocable Management Tract, continuing along the common line of said Tract 1 and Wiley Revocable Management Trust tract, in all, a distance of 1155.21 feet to an 8" wood post found for the northwest corner of said Tract 1, for an ell corner of said Wiley Revocable Management Trust tract;

THENCE N 89°19'18" E, along the common line of said Tract 1 and Wiley Revocable Management Trust tract, 826.11 feet to the POINT OF BEGINNING and containing 12.952 acres of land.

Tract 2:

32.344 acres situated in the S. COBB SURVEY, Abst. No. 221, the S. COBB SURVEY, Abst. No. 222, and the J.F. GOMER SURVEY, Abst. No. 497, Parker County, Texas, being the tract described in deed as Tract 2 to Doyle Hanley Properties Partnership, L.P. by deed recorded in Document Number 202214949, Official Records, Parker County, Texas, and being more fully described, as follows:

Beginning at a 1/2" iron rod capped Texas Surveying found, the northeast corner of said Tract 2, in the west line of the tract described in deed to Doyle Hanley Properties, L.P. by deed recorded in Document Number 220100054, Official Records, Parker County, Texas, in the south line of the tract described as Tract Two in deed to Texas Electric Service Company by deed recorded in Volume 569, Page 545, Deed Records, Parker County, Texas, from which, a 5/8" iron rod capped PELOTON found, the north corner of Lot 22, Block 3, BARBER TRACT, an Addition to Parker County according to the Plat thereof recorded in Plat Cabinet E, Slide 645, Plat Records, Parker County, Texas, and recorded in Document Number D221005950, Plat Records, Tarrant County, Texas, bears S 59°12'38" E, 1211.65 feet;

THENCE S 00°28'19" W, along the common line of said Tract 2 and Hanley Properties, L.P. tract, 1539.11 feet to the southeast corner of said Tract 2 and the southwest corner of said Hanley Properties, L.P. tract, at the beginning of a curve to the left whose radius is 970.00 feet and whose long chord bears S 35°25'39" E. 93.49 feet:

THENCE along said curve, along the south line of said Tract 2, in a southwesterly direction, through a central angle of 05°31'27", a distance of 93.52 feet to a 1/2" iron rod capped MIZELL 6165 set at the end of said curve, at the beginning of a curve to the right whose radius is 1030.00 feet and whose long chord bears S 57°35'14" W, 868.04 feet;

THENCE along said curve, along the south line of said Tract 2, in a southwesterly direction, through a central anale of 49°50′35″. a distance of 896.02 feet to a 2″ steel post found at the end of said curve

THENCE S 89°47'47" W, along the south line of said Tract 2, 457.76 feet to a 5/8" iron rod found in the east line of the tract Tract One in deed to Texas Electric Service Company by deed recorded in Volume 569, Page 545, Deed Records, Parker County, Texas;

THENCE along the common line of said Tract 2 and Texas Electric Service Company Tract One, as

N 00°19'18" W, 40.03 feet to a pk nail found;

S 89'44'51" W. 85.09 feet to a pk nail found:

S 19°30'35" W, 42.49 feet to a 5/8" iron rod found;

FIELD NOTES CONTINUED:

THENCE S 89°41'37" W, along the south line of said Tract 2, 1487.80 feet to a 1/2" iron rod capped Texas Surveying found at the beginning of a curve to the left whose radius is 480.00 feet and whose long chord bears S 78°56'17" W, 172.24 feet;

THENCE along said curve, along the south line of said Tract 2, through a central angle of 20°40'15", a distance of 173.17 feet to a 1/2" iron rod capped Texas Surveying found at the end of said curve;

THENCE S 64°52'35" W, along the south line of said Tract 2, 15.64 feet to a 1/2" iron rod capped Texas Surveying found, the most westerly southwest corner of said Tract 2, in the east line of FARM TO MARKET HIGHWAY NO. 1187 (a 100' Right-of-Way), at the beginning of a curve to the right whose radius is 1860.00 feet and whose long chord bears N 22°02'12"W, 37.17 feet;

THENCE along said curve, along the east line of said FARM TO MARKET HIGHWAY NO. 1187, along the west line of said Tract 2, in a northwesterly direction, through a central angle of 01°08'42", a distance of 37.17 feet to a 1/2" iron rod capped MIZELL 6165 set at the end of said curve;

THENCE N 20°39'47" W, along the east line of said FARM TO MARKET HIGHWAY NO. 1187 and the west line of said Tract 2, 68.46 feet to a 5/8" iron rod found, the most westerly northwest corner of said Tract 2, for the southwest corner of said Hyles Tract One;

THENCE N 89°41'38" E, along the north line of said Tract 2, 1730.45 feet to a 5/8" iron rod found;

THENCE N 89°47'47" E, along the north line of said Tract 2, 535.33 feet to a 1" square iron found, an ell corner of said Tract 2, the southeast corner of said Hyles Tract One;

THENCE N 00°26'58" W, along the common line of said Tract 2 and Hyles Tract One, 1037.67 feet to a 5/8" iron rod found in the south line of said Texas Electric Service Company Tract Two;

THENCE N 19°27'58" E, along the common line of said Tract 2 and Texas Electric Service Company Tract Two, 705.13 feet to a 5/8" iron rod found;

THENCE N 60°59'05" E. along the common line of said Tract 2 and Texas Electric Service Company Tract Two, 655.71 feet to the POINT OF BEGINNING and containing 32.344 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, Hanley Family Partnership does hereby adopt this Plat of the hereinabove described real property to be designated as.....

> Lots 1-10, Block A; Lots 1-4, Block B; and Lot A and B; PRAIRIE HILL ADDITION. PHASE 1

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

Duyle Hamilsy Hanley (Dolle Hanley Properties Partnership, L.P.,

STATE OF TEXAS ?

COUNTY OF PARKER ?

BEFORE ME, the undersigned authority on this day personally appeared Doyle Hanley, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 28th

Iddism Suroya Notary Public Parker County, Texas My Commission Expires__

SUROYA ADDISON Notary Public State of Texas ID # 10533764 Comm. Expires 07/07/2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle

202236011 09/30/2022 02:36 PM Fee: 80.00 Lila Deakle, County Clerk Parker County, Texas PLAT

STEPHEN MIZELL 6165

THE PLAT HEREON WAS PREPARED FROM AN ACTU

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JANUARY/FEBRUARY 2022
PLAT PREPARED MARCH 17, 2022
REVISED JUNE 23, 2022 (14 LOT LAYOUT)
REVISED AUGUST 25, 2022 (CITY COMMENTS)

CRT. WURT

and accompany to the

Final Plat Lots 1-9, Block A; Lots 1-4, Block B; and Lots A and B; PRAIRIE HILL ADDITION, PHASE 1,

an Addition to Parker County, Texas, being 45.296 acres situated in the S. COBB SURVEY, Abst. No. 221; S. COBB SURVEY, Abst. No. 222; and the J.F. GOMER SURVEY, Abst. No. 497,

Parker County, Texas.

9/30/2022 SHEET 2 OF 2 PP-21-010 FP-22-072 THIS PLAT RECORDED IN DOCUMENT NUMBER 2022360[]

TEXAS GEOSPATIAL STEPHEN@TXGEO.COM

P.O. BOX 2598 GLEN ROSE, TX 76043 817-819-7987 TBPELS FIRM NO. 10083300

5420 E. HWY. 377, STE. F GRANBURY, TX 76049 TBPELS FIRM NO. 19516

CHALK MOUNTAIN, LLC DOYLE HANLEY PROPERTIES PARTNERSHIP, L.P. ALEDO, TX 76008