

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C1 through C25.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C26 through C50.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C51 through C75.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C76 through C100.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C101 through C125.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C126 through C150.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L1 through L10.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L11 through L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L21 through L30.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L31 through L40.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L41 through L50.

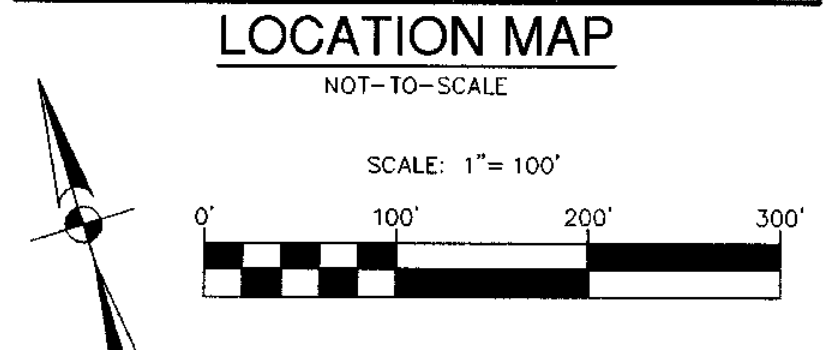
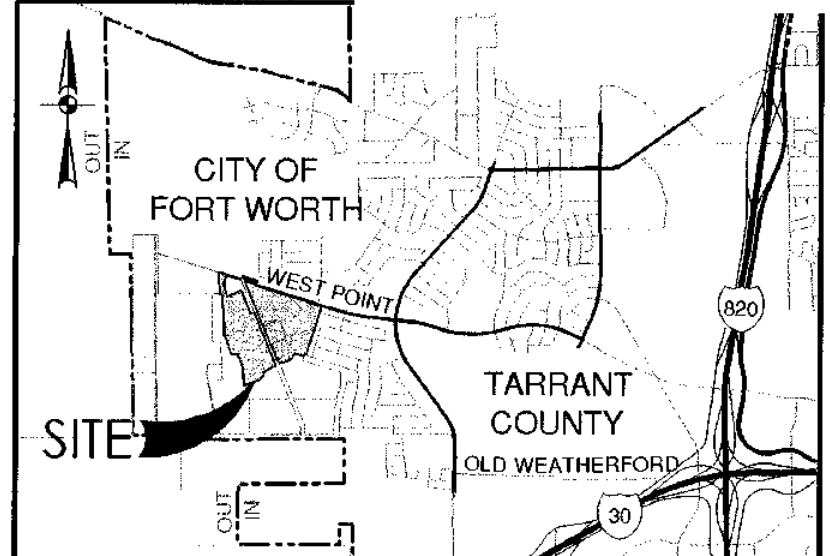
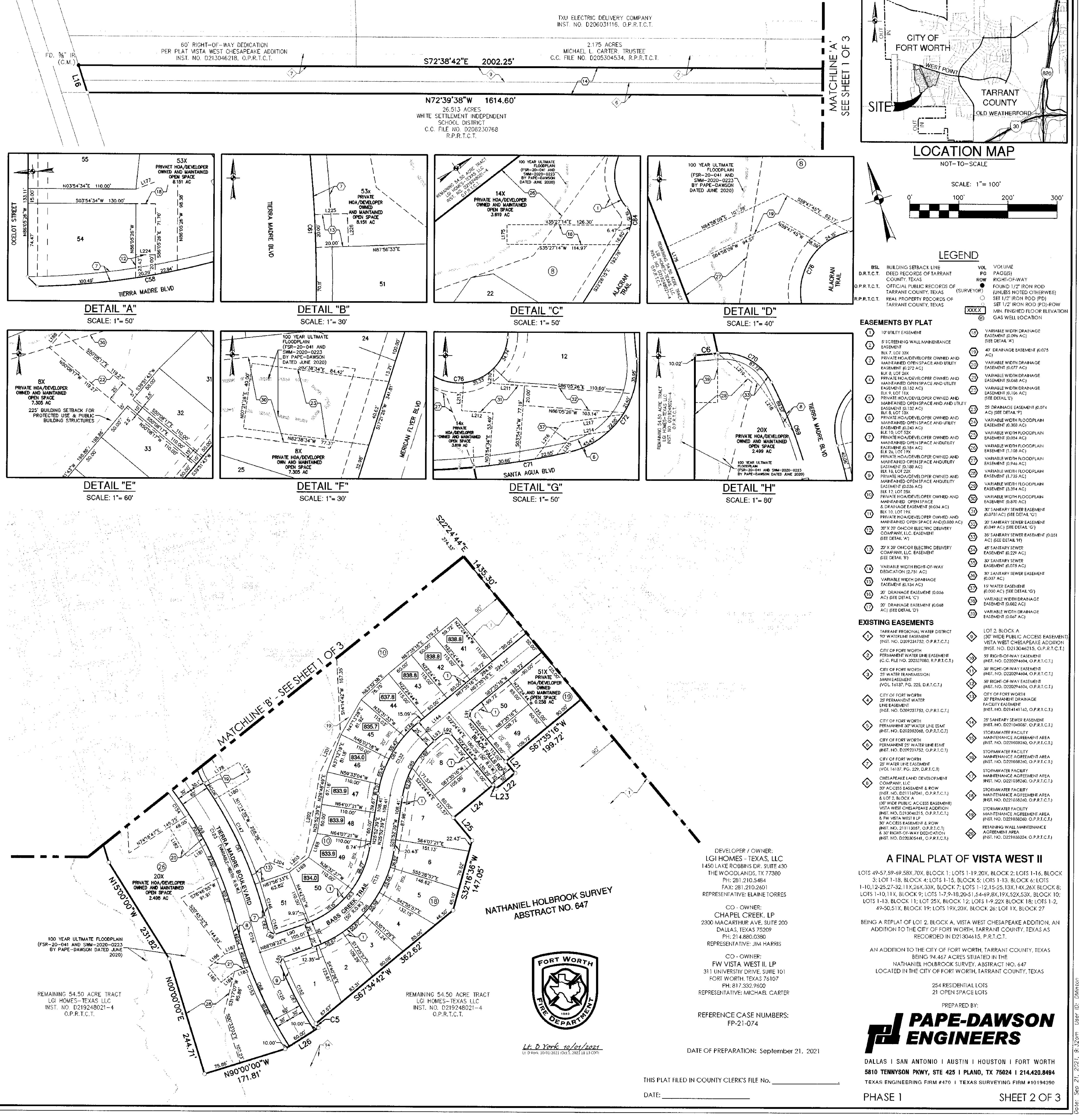
LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L51 through L60.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L61 through L70.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L71 through L80.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L81 through L90.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains data for lines L91 through L100.



- EASEMENTS BY PLAT: List of easements including utility, drainage, and access easements.

- EXISTING EASEMENTS: List of existing easements such as water transmission, drainage, and access easements.

- DEVELOPER / OWNER: LGI HOMES - TEXAS, LLC. REPRESENTATIVE: ELAINE TORRES. CO-OWNER: CHAPEL CREEK, LP. CO-OWNER: FW VISTA WEST II, LP. REPRESENTATIVE: MICHAEL CARTER.

A FINAL PLAT OF VISTA WEST II. LOIS 49-57-59-58, 70X, BLOCK 1; LOIS 1-19, 20X, BLOCK 2; LOIS 1-16, BLOCK 3; LOIS 1-18, BLOCK 4; LOIS 1-15, BLOCK 5; LOIS 1-13, BLOCK 6; LOIS 1-10, 25-27-32, 11, 26X, 33X, BLOCK 7; LOIS 1-12, 15-25, 19X, 14X, 26X, BLOCK 8; LOIS 1-11, 14, BLOCK 9; LOIS 1-7, 19, 20, 25, 54-69, 80, 19, 22X, 33X, BLOCK 10; LOIS 1-13, BLOCK 11; LOIS 25X, BLOCK 12; LOIS 1-9, 22X, BLOCK 13; LOIS 1-2, 49-50, 51X, BLOCK 19; LOIS 19X, 20X, BLOCK 26; LOIS 1-10, BLOCK 27. BEING A REPLAT OF LOT 2, BLOCK A, VISTA WEST CHEESAPEAKE ADDITION ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN D21304615, P.R.T.C.T. AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 94.467 ACRES SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647 LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. 254 RESIDENTIAL LOTS 21 OPEN SPACE LOTS. PREPARED BY: PAPE-DAWSON ENGINEERS. DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH 5810 TENHOUN PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #421 | TEXAS SURVEYING FIRM #10194390. REFERENCE CASE NUMBERS: FP-21-074. DATE OF PREPARATION: September 21, 2021. THIS PLAT FILED IN COUNTY CLERK'S FILE NO. DATE: PHASE 1 SHEET 2 OF 3.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
TARRANT COUNTY

TRACT 1

WHEREAS LGH-HOMES TEXAS, LLC AND CHAPEL CREEK LIMITED, ACTING BY AND THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, ARE THE CURRENT OWNERS OF THAT CERTAIN 48.69 ACRES TRACT OF LAND, SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF TRACT A AND ALL OF TRACT C AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LGH-HOMES - TEXAS, LLC, AS RECORDED IN D2019248021 OF THE OFFICIAL PUBLIC RECORDS OF THE TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING THE REMAINDER OF TRACT 1B AS DESCRIBED IN A SPECIAL WARRANTY DEED TO CHAPEL CREEK LIMITED PARTNERSHIP RECORDED IN VOLUME 11029, PAGE 1159 OF THE DEED PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (D.P.R.T.C.T.), AND ALSO BEING A PORTION OF LOT 2, BLOCK A OF THE VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NO. D213046215 O.P.R.T.C.T., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH-CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00:

BEGINNING AT A FOUND 5/8-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF SAID TRACT A AND THE NORTHWEST CORNER OF VISTA WEST, BLOCK 1 THRU 10, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 8799 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.) SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTPOINT BOULEVARD 1A (20-FOOT WIDE RIGHT-OF-WAY) AS SHOWN ON FINAL PLAT OF CHAPEL CREEK RANCH PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN VOLUME 388-206, PAGE 99 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.):

THENCE SOUTH 17°21'26" WEST, ALONG THE EAST LINE OF SAID TRACT A AND THE COMMON WEST LINE OF SAID VISTA WEST ADDITION, BLOCK 1 THRU 10, A DISTANCE OF 1265.22 FEET TO A FOUND 5/8-INCH IRON ROD WITH A RED PLASTIC CAP (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF LOT 4B, BLOCK 1 OF SAID VISTA WEST ADDITION, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF AMBLING TRAIL (50-FOOT WIDE RIGHT-OF-WAY) AS SHOWN IN SAID VISTA WEST ADDITION;

THENCE NORTH 72°38'34" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMBLING TRAIL, A DISTANCE OF 51.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" THEREIN;

THENCE, SOUTH 17°21'26" WEST, A DISTANCE OF 74.20 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE WEST LINE OF LOT 43, BLOCK 1 OF VISTA WEST WEST, AN ADDITION TO THE CITY OF F. WORTH, RECORDED IN INSTRUMENT NO. D21417800 O.P.R.T.C.T., SAME BEING IN THE COMMON EAST LINE OF SAID LOT 43;

THENCE OVER AND ACROSS SAID TRACT A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 72°38'34" WEST, A DISTANCE OF 108.62 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 17°21'26" EAST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 72°38'34" WEST, A DISTANCE OF 132.55 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 25°25'02" WEST, A DISTANCE OF 135.94 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 43°12'09" WEST, A DISTANCE OF 30.83 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 67°35'16" WEST, A DISTANCE OF 155.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 22°24'44" EAST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 67°35'16" WEST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 22°24'44" WEST, A DISTANCE OF 26.09 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 67°35'16" WEST, A DISTANCE OF 110.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE NORTHEAST LINE OF SAID REMAINDER TRACT;

THENCE NORTH 22°24'44" WEST, ALONG THE NORTHEAST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 105.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE SOUTH 67°35'16" WEST, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE NORTHEAST LINE OF A CALLED 9.304 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 8736, PAGE 1787 D.P.R.T.C.T.;

THENCE NORTH 22°24'44" WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS ELECTRIC TRACT, A DISTANCE OF 257.78 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD;

THENCE SOUTH 72°39'32" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD, A DISTANCE OF 379.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE SOUTH 17°20'04" WEST, OVER AND ACROSS SAID WESTPOINT BOULEVARD, A DISTANCE OF 114.59 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD;

THENCE SOUTH 72°39'32" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD, A DISTANCE OF 1732.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.549 ACRES (21.14811 SQUARE FEET) OF LAND, MORE OR LESS IN THE CITY OF F. WORTH, TARRANT COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70113-02 BY PAPE-DAWSON ENGINEERS, INC.

TRACT 2

WHEREAS LGH-HOMES TEXAS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, IS THE CURRENT OWNERS OF THAT CERTAIN 45.918 ACRES TRACT OF LAND, SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 104.01 ACRES TRACT OF LAND REFERRED TO AS TRACT B AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LGH-HOMES - TEXAS, LLC, AS RECORDED IN D2019248021 OF THE OFFICIAL PUBLIC RECORDS OF THE TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND A PORTION OF LOT 2, BLOCK A OF THE VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NO. D213046215 O.P.R.T.C.T., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF A 26.513-ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT RECORDED IN COUNTY CLERK'S NUMBER D200230768 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING AN INSIDE ELL CORNER OF SAID TRACT B;

THENCE NORTH 72°39'38" WEST, ALONG THE NORTH LINE OF SAID WHITE SETTLEMENT TRACT AND THE MOST NORTHERLY SOUTH LINE OF SAID TRACT B, A DISTANCE OF 161.60 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF SAID WHITE SETTLEMENT TRACT;

THENCE NORTH 09°43'10" WEST, A DISTANCE OF 58.07 FEET TO A FOUND 5/8-INCH IRON ROD (CONTROLLING MONUMENT) AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A;

THENCE SOUTH 72°38'42" WEST, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 2002.25 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT);

THENCE SOUTH 72°40'08" EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 164.83 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90-FOOT WATERLINE EASEMENT DESCRIBED IN A WARRANTY DEED TO TARRANT COUNTY WATER DISTRICT, RECORDED IN INSTRUMENT NO. D209231752 R.P.R.T.C.T., SAME BEING THE SOUTHWEST LINE OF A CALLED 9.304 ACRES TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 8736, PAGE 1787, D.P.R.T.C.T.;

THENCE SOUTH 22°24'44" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 71.14 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTH LINE OF SAID LOT 2;

THENCE NORTH 72°39'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 389.90 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE OVER AND ACROSS SAID TRACT B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 67°20'28" WEST, A DISTANCE OF 48.19 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 07°00'02", A CHORD BEARING AND DISTANCE OF SOUTH 13°02'05" WEST, 79.61 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 23.43 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 11°05'11", A CHORD BEARING AND DISTANCE OF SOUTH 15°02'10" WEST, 23.29 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 23.43 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 156.00 FEET, A CENTRAL ANGLE OF 17°04'51", A CHORD BEARING AND DISTANCE OF SOUTH 11°58'50" WEST, 47.02 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 47.19 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 660.90 FEET, A CENTRAL ANGLE OF 09°25'52", A CHORD BEARING AND DISTANCE OF SOUTH 11°33'31" EAST, 341.24 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 345.16 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTHWEST LINE OF SAID TARRANT COUNTY WATER DISTRICT TRACT;

NORTH 67°35'16" EAST, A DISTANCE OF 393.59 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTHWEST LINE OF SAID TARRANT COUNTY WATER DISTRICT TRACT;

THENCE SOUTH 22°24'44" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 635.88 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE NORTH 67°25'48" EAST, OVER AND ACROSS SAID TARRANT COUNTY WATER DISTRICT TRACT, A DISTANCE OF 90.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTHWEST LINE OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT;

THENCE SOUTH 22°24'44" EAST, ALONG THE SOUTHWEST LINE OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT, A DISTANCE OF 1435.30 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE OVER AND ACROSS SAID TRACT B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47°35'16" WEST, A DISTANCE OF 199.72 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 22°24'44" EAST, A DISTANCE OF 30.29 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 67°35'16" WEST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 22°24'44" WEST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 67°35'16" WEST, A DISTANCE OF 105.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 22°24'44" EAST, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 32°16'30" WEST, A DISTANCE OF 147.05 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 47°34'42" WEST, A DISTANCE OF 342.42 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 00°45'14", A CHORD BEARING AND DISTANCE OF SOUTH 15°22'59" EAST, 10.00 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 10.00 FEET TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

SOUTH 17°54'42" WEST, A DISTANCE OF 80.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 90°00'00" WEST, A DISTANCE OF 171.81 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 00°00'00" EAST, A DISTANCE OF 244.71 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 15°00'00" WEST, A DISTANCE OF 231.82 FEET TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 00°00'00" EAST, A DISTANCE OF 243.99 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 02°35'52", A CHORD BEARING AND DISTANCE OF NORTH 85°08'39" EAST, 37.15 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 37.15 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 12°25'53" WEST, A DISTANCE OF 60.39 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 07°54'08", A CHORD BEARING AND DISTANCE OF SOUTH 88°18'20" WEST, 106.11 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 106.20 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 21°25'09" WEST, A DISTANCE OF 541.04 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 02°33'59" WEST, A DISTANCE OF 711.03 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 51°33'00" E, A DISTANCE OF 131.76 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 14°26'57", A CHORD BEARING AND DISTANCE OF NORTH 31°13'32" WEST, 186.12 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 186.42 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 03°32'42", A CHORD BEARING AND DISTANCE OF SOUTH 76°41'50" WEST, 30.00 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 30.03 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

NORTH 11°52'49" WEST, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 04°07'57", A CHORD BEARING AND DISTANCE OF SOUTH 80°52'09" WEST, 31.26 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 31.26 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";

THENCE ALONG THE EAST LINE OF SAID WHITE SETTLEMENT TRACT, THE FOLLOWING COURSES AND DISTANCES, SAME BEING THE WEST LINE OF SAID TRACT B:

NORTH 05°27'09" WEST, A DISTANCE OF 201.32 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 199.48 FEET, A CENTRAL ANGLE OF 18°09'40", A CHORD BEARING AND DISTANCE OF NORTH 14°29'43" WEST, 62.94 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 63.22 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°44'39", A CHORD BEARING AND DISTANCE OF NORTH 13°40'48" WEST, 68.58 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 68.92 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 16°14'45", A CHORD BEARING AND DISTANCE NORTH 04°18'55" EAST, 197.81 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 198.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.918 ACRES (2000.188 SQUARE FEET) MORE OR LESS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH-CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 70113-02 BY PAPE-DAWSON ENGINEERS, INC.

THENCE OVER AND ACROSS SAID TRACT B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47°35'16" WEST, A DISTANCE OF 48.19 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 156.00 FEET, A CENTRAL ANGLE OF 17°04'51", A CHORD BEARING AND DISTANCE OF SOUTH 11°58'50" WEST, 47.02 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 23.43 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 11°05'11", A CHORD BEARING AND DISTANCE OF SOUTH 15°02'10" WEST, 23.29 FEET;

ALONG SAID CURVE, AN ARC LENGTH OF 23.43 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 156.00 FEET, A CENTRAL ANGLE OF 17°04'51", A CHORD BEARING AND DISTANCE OF SOUTH 11°58'50" WEST, 47.02 FEET;

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LGH-HOMES - TEXAS, LLC, THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS VISTA WEST II, LOTS 49-57, 59-69, 85X, 70X, BLOCK 1; LOTS 1-19, 20X, BLOCK 2; LOTS 1-16, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-15, BLOCK 5; LOTS 1-13, BLOCK 6; LOTS 1-10, 12-25, 27-32, 11X, 26X, 33X, BLOCK 7; LOTS 1-12, 15-25, 13X, 14X, 20X, BLOCK 8; LOTS 1-10, 11X, BLOCK 9; LOTS 1-7, 9-18, 20X, 21-24, 49-69X, 19X, 20X, 53X, BLOCK 10; LOTS 1-13, BLOCK 11; LOT 25X, BLOCK 12; LOTS 1-9, 22X, BLOCK 18; LOTS 1-2, 49-50, 51X, BLOCK 19; LOTS 19X, 20X, BLOCK 26; LOT 1X, BLOCK 27; AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

LGH-HOMES - TEXAS, LLC.

CHERYL ELAINE TORRES, OFFICER
4-22-21
DATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHERYL ELAINE TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF September, 2021.

Theresa Donia
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-7-2022

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT CHAPEL CREEK, L.P. THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS VISTA WEST, PHASE 1, LOT 49, BLOCK 10, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

CHAPEL CREEK, L.P.

Michael L Carter
MICHAEL CARTER

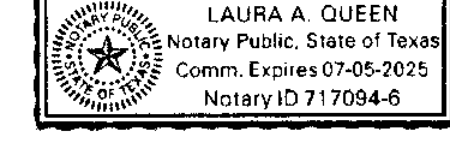
9/23/2021
DATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MICHAEL CARTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF September, 2021.

Laura A Queen
NOTARY PUBLIC



MY COMMISSION EXPIRES: 7/5/2025

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT FW VISTA WEST II L.P. THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS LOT 2, BLOCK A, VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

FW VISTA WEST II L.P.

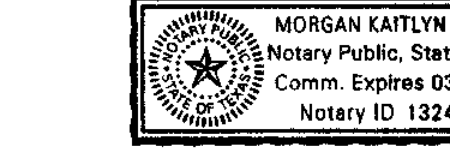
James R Harris
JAMES R. HARRIS
9/29/2021
DATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES R. HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 29 DAY OF September, 2021.

Morgan Katlyn Whately
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/18/24

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID A. MINTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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 THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

FOR PAPE-DAWSON ENGINEERS:

DAVID A. MINTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6039
FIRM REGISTRATION NO. 1019490
PAPE-DAWSON ENGINEERS
8810 TENNISON PARKWAY