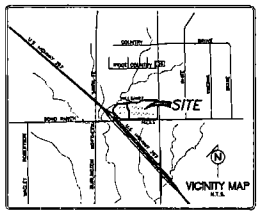
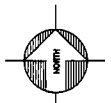


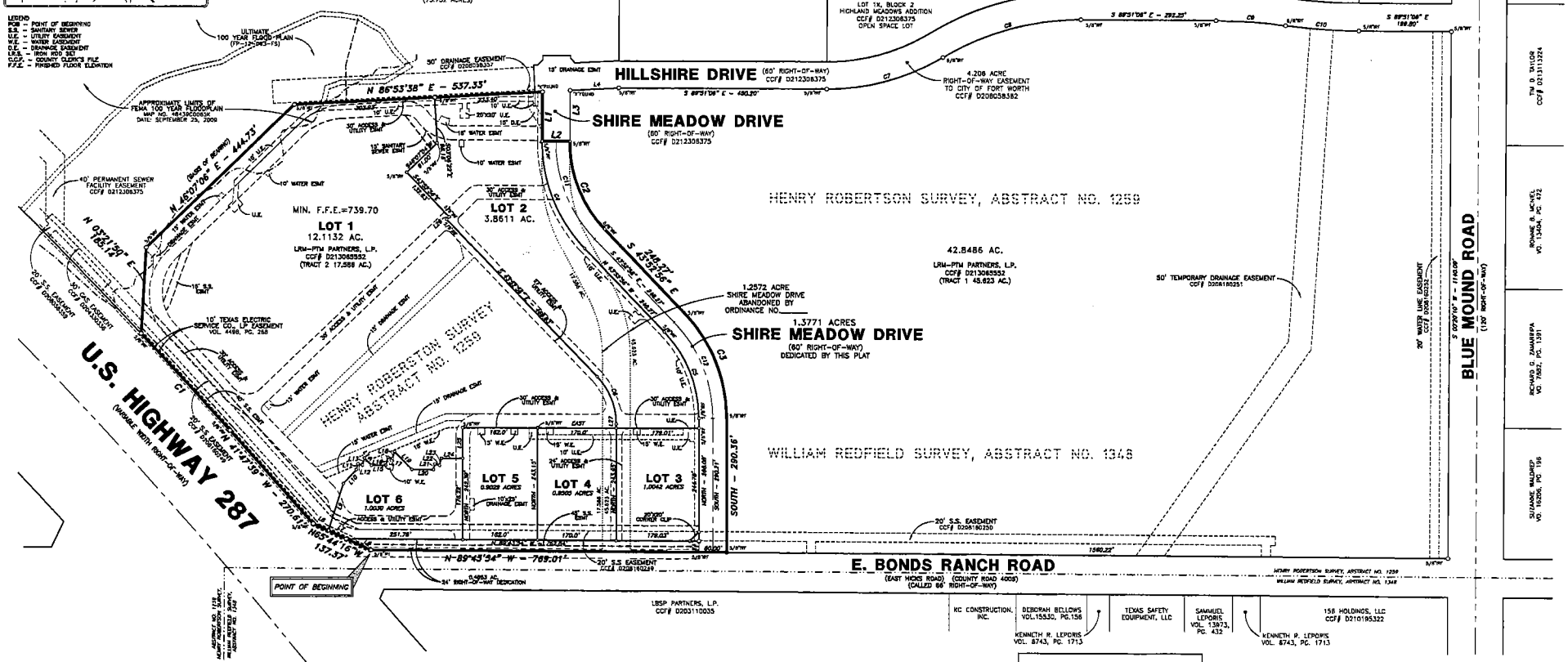


0 50' 100' 200'
GRAPHIC SCALE: 1"=100'

NOTES:

1. ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
2. NO PERMANENT STRUCTURE OR BUILDING STRUCTURE SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
3. PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

LEGEND
POB – POINT OF BEGINNING
S.S. – SANITARY SEWER
U.E. – UTILITY EASEMENT
W.E. – WATER EASEMENT
D.E. – DRAINAGE EASEMENT
I.R.S. – IRON ROD SET
C.C.F. – COUNTY CLERK'S FILE
F.F.E. – FINISHED FLOOR ELEVATION



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	11659.16'	01°23'52"	284.41'	N42°33'53"W	284.40'
C2	270.02'	44°13'14"	208.40'	S21°46'19"E	203.27'
C3	330.00'	43°52'55"	252.74'	S21°56'28"E	246.61'
C4	330.02'	44°13'14"	254.71'	N21°46'19"W	248.43'
C5	330.02'	44°13'14"	254.71'	S21°46'19"E	248.43'
C6	148.00'	43°52'56"	113.35'	S21°56'28"E	110.60'
C7	480.00'	31°31'42"	264.13'	N74°23'03"E	260.81'
C8	570.00'	31°31'42"	313.66'	N74°23'03"E	309.71'
C9	1170.00'	07°24'07"	151.15'	S86°09'02"E	151.05'
C10	1230.00'	07°24'07"	158.90'	S86°09'02"E	158.79'
C11	300.02'	44°13'14"	231.55'	S21°46'19"E	225.85'
C12	300.00'	43°52'55"	229.77'	S21°56'28"E	224.19'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 00°20'18" W	106.30'
L2	S 89°39'42" E	60.00'
L3	N 00°20'18" E	109.92'
L4	N 86°53'38" E	105.18'
L5	S 00°20'18" W	106.30'
L6	N 65°44'16" W	59.00'
L7	N 65°44'16" W	42.38'
L8	N 65°44'16" W	35.99'
L9	N 17°31'55" E	107.20'
L10	N 42°33'27" E	41.46'
L11	N 16°07'04" E	12.63'
L12	S 73°57'05" E	9.99'
L13	N 16°09'16" E	16.15'
L14	S 43°52'56" E	21.80'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L15	S 89°43'54" E	30.79'
L16	N 16°07'04" E	18.39'
L17	S 73°47'01" E	9.99'
L18	N 16°08'49" E	16.17'
L19	S 43°54'19" E	53.86'
L20	S 89°44'10" E	46.60'
L21	N 16°06'48" E	12.20'
L22	S 73°53'12" E	10.00'
L23	N 16°06'48" E	16.17'
L24	EAST	45.94'
L25	NORTH	65.17'
L26	S 46°07'04" W	7.76'
L27	SOUTH	8.46'

DEVELOPMENT YIELD

GROSS SITE AREA (ACREAGE): 21.6173

TOTAL NUMBER LOTS: 6

RESIDENTIAL LOTS: NUMBER 0 TOTAL NUMBER DWELLING UNITS: 0

ACREAGE: SINGLE FAMILY DETACHED 0

SINGLE FAMILY ATTACHED 0 TWO FAMILY 0 MULTIFAMILY 0

NON-RESIDENTIAL LOT: NUMBER 6

ACREAGE: COMMERCIAL LOTS: 19.8348 INDUSTRIAL LOTS: 0 OPEN SPACE LOTS: 0 RIGHT-OF-WAY: 1.7825 AC.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN WITHIN (90) NINETY DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CASE NUMBER: _____

OWNER:
LRM-PTM PARTNERS, L.P.
12400 COIT ROAD
SUITE 800
DALLAS, TEXAS 75251
PH. (214) 751-8153
EMAIL: GWITHWERSPOON@COPPERBEACHCAP.NET

ENGINEER
CATES-CLARK & ASSOC., LLP
14800 QUORUM DRIVE,
SUITE 200
DALLAS, TEXAS 75254
PH. (972) 385-2272
EMAIL: MCLARK@CATES-CLARK.COM

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
DAVID PIETREE, RPLS NO. 1890
11013 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
EMAIL: DRPETREE@BLUESKYSURVEYING.COM

FINAL PLAT
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK A
BONDS RANCH MARKETPLACE

BEING 21.6173 ACRES OUT OF
THE HENRY ROBERSTON SURVEY, ABSTRACT NO. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
JULY 28, 2015
CASE NO. FS-___-___

DOCUMENT NO._____, DATE: _____