

- 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.

LOT 1, BLOCK 1  
HIGHLAND MEADOWS ADDITION  
CCF# D212306375  
THE CITY OF FORT WORTH, TEXAS  
CCF# D212309210  
(75.732 ACRES)

EDWIN GREINES COHEN  
VOL. 11447, PG. 1698  
D.R.T.C.T.

RICHARD K. BARTLETT, SR., AND WIFE  
CYNTHIA J. BARTLETT  
VOL. 12354, PG. 1388  
D.R.T.C.T.

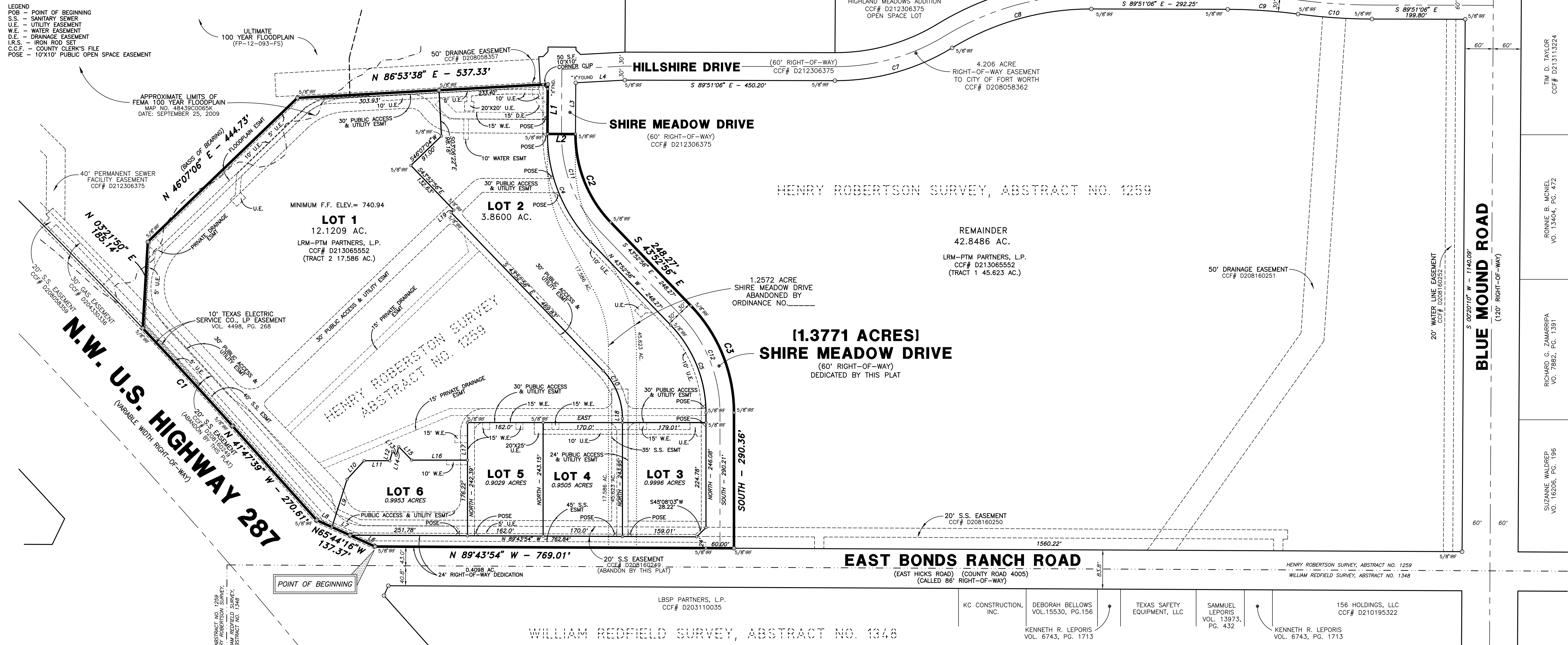
LOT 1X, BLOCK 3  
HIGHLAND MEADOWS ADDITION  
CCF# D212306375  
OPEN SPACE LOT

LOT 1X, BLOCK 2  
HIGHLAND MEADOWS ADDITION  
CCF# D212306375  
OPEN SPACE LOT

4.206 ACRE  
RIGHT-OF-WAY EASEMENT  
TO CITY OF FORT WORTH  
CCF# D208058362

REMAINDER  
42.8486 AC.  
LRM-PTM PARTNERS, L.P.  
CCF# D213065552  
(TRACT 1 45.623 AC.)

(1.3771 ACRES)  
SHIRE MEADOW DRIVE  
(60' RIGHT-OF-WAY)  
DEDICATED BY THIS PLAT



~ 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'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L10	N 42°33'27" E	54.18'
L11	N 90°00'00" E	55.00'
L12	N 16°07'10" E	20.90'
L13	S 43°53'12" E	11.56'
L14	N 16°05'22" E	19.06'
L15	S 43°54'19" E	40.00'
L16	N 90°00'00" E	119.64'
L17	N 00°00'02" W	80.43'
L18	N 00°00'22" E	8.46'
L19	N 46°07'04" E	7.78'

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: 21.6173 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: \_\_\_\_\_

FINAL PLAT  
LOTS 1, 2, 3, 4, 5 AND 6 BLOCK A  
BONDS RANCH MARKETPLACE  
BEING 21.6173 ACRES OUT OF  
THE HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
JANUARY 29, 2016  
CASE NO. FP-15-074  
DOCUMENT NO. \_\_\_\_\_, DATE: \_\_\_\_\_

OWNER:  
LRM-PTM PARTNERS, L.P.  
12400 COIT ROAD  
SUITE 800  
DALLAS, TEXAS 75251  
PH. (214) 751-8183  
EMAIL: GWITHWERSPOON@COPPERBEACHCAP.NET

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

SURVEYOR:  
BLUE SKY SURVEYING &  
MAPPING CORPORATION  
DAVID PETREE, RPLS NO. 1890  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PH. (214) 358-4500  
EMAIL: DRPETREE@BLUESKYSURVEYING.COM

OWNERS CERTIFICATE

WHEREAS, **LRM-PTM PARTNERS, L.P.**, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF 45.623 ACRE TRACT OF LAND CALLED TRACT 1 AND ALL OF 17.586 ACRE TRACT OF LAND CALLED TRACT 2 AS DESCRIBED IN DEED TO LRM-PTM PARTNERS, L.P. AS RECORDED IN COUNTY CLERK'S FILE NO. D213065552 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 4.206 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO THE CITY OF FORT WORTH, TEXAS, BY DEED AND RECORDED IN COUNTY CLERK'S FILE NO. D208058382 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF E. BONDS RANCH ROAD, (CALLED 86" RIGHT-OF-WAY), (HICKS ROAD), (COUNTY ROAD 4005), SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT;

**THENCE** NORTH 65° 44' 16" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID E. BONDS RANCH ROAD, (CALLED 86" RIGHT-OF-WAY), (HICKS ROAD), (COUNTY ROAD 4005) AND FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287, FOR A DISTANCE OF 137.37 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR CORNER;

**THENCE** NORTH 41° 47' 39" WEST AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE WEST LINE OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT, FOR A DISTANCE OF 270.61 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11659.16 FEET WITH A CENTRAL ANGLE OF 01° 23' 52" AND A CHORD BEARING NORTH 42° 33' 53" WEST AT A DISTANCE OF 284.40 FEET;

NORTHWESTERLY AND FOLLOWING ALONG SAID NON-TANGENT CURVE TO THE LEFT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE WEST LINE OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT, FOR AN ARC DISTANCE OF 284.41 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT, AND THE MOST SOUTHERLY CORNER OF A 75.732 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF FORT WORTH, TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO. D212309201 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND THE SOUTHERLY CORNER OF LOT 1, BLOCK 1 OF HIGHLAND MEADOWS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. D212306375 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

**THENCE** NORTH 03° 21' 50" EAST DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND FOLLOWING ALONG THE COMMON LINES OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT, 75.732 ACRE CITY OF FORT WORTH TRACT, AND THE SOUTHERLY LINE OF LOT 1, BLOCK 1 OF SAID HIGHLAND MEADOWS ADDITION FOR A DISTANCE OF 185.14 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

**THENCE** NORTH 46° 07' 06" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 444.73 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

**THENCE** NORTH 86° 53' 38" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 537.33 FEET TO AN "X" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HILLSHIRE DRIVE (60" RIGHT-OF-WAY), WITH THE WEST LINE OF SHIRE MEADOW DRIVE, (60" RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID 17.586 ACRE LRM-PTM PARTNERS, L.P. TRACT, AND A COMMON SOUTHWESTERLY CORNER OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT AND 4.206 CITY OF FORT WORTH RIGHT OF WAY EASEMENT TRACT;

**THENCE** SOUTH 00° 20' 18" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID HILLSHIRE DRIVE AND FOLLOWING ALONG THE COMMON LINE OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT AND THE EAST LINE OF AFORESAID 17.5867 ACRE LRM-PTM PARTNERS, L.P. TRACT, AND THE COMMON WEST LINE OF SAID SHIRE MEADOW DRIVE AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT FOR A DISTANCE OF 106.30 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH 89° 39' 42" EAST ACROSS SAID SHIRE MEADOWS DRIVE FOR A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE COMMON LINE OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT AND THE WEST LINE OF AFORESAID 45.623 ACRE LRM-PTM PARTNERS, L.P. TRACT, AND THE COMMON EAST LINE OF SAID SHIRE MEADOW DRIVE AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 44° 13' 14" AND A RADIUS OF 270.02 FEET, WITH A CHORD BEARING SOUTH 21° 46' 19" EAST FOR A DISTANCE OF 203.27 FEET;

**THENCE** FOLLOWING ALONG SAID CURVE TO THE LEFT, AND ALONG EAST LINE OF SHIRE MEADOW DRIVE FOR AN ARC DISTANCE OF 208.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH 43° 52' 56" EAST AND CONTINUING ALONG SAID EAST LINE OF SHIRE MEADOW DRIVE FOR A DISTANCE OF 248.27 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43° 52' 55" AND A RADIUS OF 330.00 FEET, WITH A CHORD BEARING SOUTH 21° 56' 28" EAST FOR A DISTANCE OF 246.61 FEET;

**THENCE** FOLLOWING ALONG SAID CURVE TO THE RIGHT, AND CONTINUING ALONG SAID EAST LINE OF SHIRE MEADOW DRIVE FOR AN ARC DISTANCE OF 252.74 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH AND CONTINUING ALONG SAID EAST LINE OF SHIRE MEADOW DRIVE FOR A DISTANCE OF 290.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. BONDS RANCH ROAD, (CALLED 86" RIGHT-OF-WAY), (HICKS ROAD), (COUNTY ROAD 4005), AND ALSO BEING THE SOUTHEAST CORNER OF SAID SHIRE MEADOW DRIVE AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT;

THENCE NORTH 89° 43' 54" WEST AND FOLLOWING ALONG SAID E. BONDS RANCH ROAD FOR A DISTANCE OF 769.01 FEET TO THE **POINT OF BEGINNING AND CONTAINING 21.6173 ACRES OF LAND**, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF FORT WORTH §

THAT **LRM-PTM PARTNERS, L.P.**, DOES HEREBY ADOPT THIS PLAT AS **LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK A, BLOCK A, BONDS RANCH MARKETPLACE**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

**LRM-PTM PARTNERS, L.P.**,  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
GARY WITHERSPOON  
TITLE: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY WITHERSPOON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

**PRELIMINARY**  
DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT TABULATION:

BLOCK A, LOT 1	—	NON-RESIDENTIAL	=	12.1132 ACRES	(	527,649 SQ. FT.)
BLOCK A, LOT 2	—	NON-RESIDENTIAL	=	3.8600 ACRES	(	168,140 SQ. FT.)
BLOCK A, LOT 3	—	NON-RESIDENTIAL	=	0.9996 ACRES	(	43,544 SQ. FT.)
BLOCK A, LOT 4	—	NON-RESIDENTIAL	=	0.9505 ACRES	(	41,403 SQ. FT.)
BLOCK A, LOT 5	—	NON-RESIDENTIAL	=	0.9029 ACRES	(	39,329 SQ. FT.)
BLOCK A, LOT 6	—	NON-RESIDENTIAL	=	1.0030 ACRES	(	43,690 SQ. FT.)
BLOCK B, LOT 1	—	NON-RESIDENTIAL	=	42.8486 ACRES	(	1,866,486 SQ. FT.)

TOTAL 7 LOTS — 7 NON-RESIDENTIAL  
0 RESIDENTIAL  
0 OPEN SPACE

FLOOD NOTES:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) — NATIONAL FLOOD INSURANCE PROGRAM (NFIP) — FLOOD INSURANCE RATE MAP (FIRM) — FOR ANGELINA COUNTY, TEXAS AND INCORPORATED AREAS — MAP NO. 48439C0065K, EFFECTIVE DATE, SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES **PARTIALLY WITHIN AN EXISTING FLOOD ZONE A** (NO FLOOD ELEVATOIN DETERMINED) AND ZONE X UNSHADED (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) BY GRAPHIC SCALE.

GENERAL NOTES

1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.

2. ALL INNER LOT CORNERS MONUMENTS ARE 5/8" IRON RODS SET UNLESS NOTED OTHERWISE.

3. BASIS OF BEARING (NORTH 46° 07' 06" EAST) SOUTHERLY LINE OF LOT 1, BLOCK 1 OF HIGHLAND MEADOWS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. D212306375 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

4. 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.

5. NO PERMANENT STRUCTURE  
PLEASE NOTE: NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE NOTE:

COMPLIANCE WITH TREE ORDINANCE # 17228-10-2006 WILL BE REQUIRED.

**UTILITY EASEMENT**

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 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.

**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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN REFLECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1L OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**PARKWAY PERMIT**

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

**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 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 SUBDIVISIONS 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.

**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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

**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 FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FOOD ELEVATION.

**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.

**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.


**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.

**PRELIMINARY DETENTION NOTE:**

THIS PLAT IDENTIFIES PRELIMINARY NEED AND LOCATIONS FOR STORM WATER STORAGE FACILITIES KNOWN AS DETENTION PONDS. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE OWNER OR OWNER'S DESIGNEE OF ANY SPECIFIC LOT OR TRACT WITHIN THE PLATTED SUBDIVISION THAT THE OWNER OR OWNER'S DESIGNEE OF LOTS OR TRACTS SHALL BE RESPONSIBLE TO PROVIDE FOR THE FINAL DETENTION VOLUME MITIGATION DURING THE SITE DEVELOPMENT. THE PRELIMINARY DETENTION STORAGE VOLUME ESTIMATE IS NOTED AT EACH LOCATION. THE FINAL DETAILED ANALYSIS DETENTION VOLUME AND REQUIRED EASEMENT MAY BE MORE OR LESS THAN SHOWN ON THIS PLAT. THE DETENTION POND DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE FINAL STORMWATER MANAGEMENT PLAN IS SUBMITTED.

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) 751-8183  
EMAIL: GWITHERSPOON@COPPERBEACHCAP.NET

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

SURVEYOR:  
BLUE SKY SURVEYING &  
MAPPING CORPORATION  
DAVID PETREE, RPLS NO. 1890  
11015 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  
JANUARY 29, 2016  
CASE NO. FP-15-074  
DOCUMENT NO. \_\_\_\_\_, DATE: \_\_\_\_\_



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.

ULTIMATE  
100 YEAR FLOODPLAIN  
(FP-12-093-FS)

APPROXIMATE LIMITS OF  
FEMA 100 YEAR FLOODPLAIN  
MAP NO. 48439C0065K  
DATE: SEPTEMBER 25, 2009

40' PERMANENT SEWER  
FACILITY EASEMENT  
CCF# D212306375

20' S.S. EASEMENT  
CCF# D208058357

30' GAS EASEMENT  
CCF# D204330336

10' TEXAS ELECTRIC  
SERVICE CO., LP EASEMENT  
VOL. 4498, PG. 268

N.W. U.S. HIGHWAY 287  
(WIDEN WITH RIGHT-OF-WAY)

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  
POSE - 10'X10' PUBLIC OPEN SPACE EASEMENT

LOT 1, BLOCK 1  
HIGHLAND MEADOWS ADDITION  
CCF# D212306375

THE CITY OF FORT WORTH, TEXAS  
CCF# D212309210  
(75.732 ACRES)

50' DRAINAGE EASEMENT  
CCF# D208058357

SEE DETAIL "A"

50' S.S.  
10' AND  
CORNER CLIP

HILLSHIRE DRIVE

(60' RIGHT-OF-WAY)

CCF# D212306375

SHIRE MEADOW DRIVE

(60' RIGHT-OF-WAY)

CCF# D212306375

REMAINDER  
42.8486 AC.  
LRM-PTM PARTNERS, L.P.  
CCF# D213065552  
(TRACT 1 45.623 AC.)

1.2572 ACRE  
SHIRE MEADOW DRIVE  
ABANDONED BY  
ORDINANCE NO. \_\_\_\_\_

11.3771 ACRES!  
SHIRE MEADOW DRIVE  
(60' RIGHT-OF-WAY)  
DEDICATED BY THIS PLAT

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: \_\_\_\_\_

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

BEING 21.6173 ACRES OUT OF  
THE HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JANUARY 29, 2016

CASE NO. FP-15-074

DOCUMENT NO. \_\_\_\_\_, DATE: \_\_\_\_\_

NO.	BEARING	DISTANCE
A1	N89°43'54"W	189.99'
A2	N16°08'57"W	39.66'
A3	N43°52'56"W	233.48'
A4	N42°37'57"W	188.31'
A5	N46°07'06"E	398.19'
A6	N86°53'38"E	131.46'
A7	S89°39'58"E	173.30'
A8	S00°20'47"W	38.03'
A9	NOT USED	
A10	NOT USED	
A11	NOT USED	
A12	NOT USED	
A13	NOT USED	
A14	NOT USED	
A15	NOT USED	
A16	NOT USED	
A17	NOT USED	
A18	NOT USED	
A19	NOT USED	
A20	N89°40'26"W	172.97'
A21	S86°53'38"W	138.42'
A22	S46°07'06"W	383.00'
A23	S42°38'03"E	188.24'
A24	N46°07'06"E	621.15'
A25	S89°40'26"E	135.21'
A26	N89°40'26"W	159.44'
A27	S46°07'06"W	53.16'
A28	S43°52'56"E	447.10'
A29	N90°00'00"E	139.39'
A30	N90°00'00"E	136.51'
A31	S00°00'00"W	224.00'
A32	N89°43'54"W	24.00'
A33	N00°00'00"E	223.88'
A34	N90°00'00"W	265.00'
A35	S00°00'00"E	222.45'
A36	N90°00'00"W	32.00'
A37	N00°00'00"E	5.58'
A38	N43°52'56"W	221.13'
A39	N46°07'06"E	542.00'
A40	S43°52'51"E	446.33'
A41	S89°59'46"W	254.78'
A42	S00°00'00"E	146.70'
A43	N89°43'54"W	181.02'
A44	N16°08'57"W	2.19'

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	80.00'	47°39'05"	66.53'	N65°54'22"W	64.63'
AC2	205.00'	13°17'52"	47.58'	N50°31'52"W	47.47'
AC3	132.00'	15°00'32"	34.58'	N49°40'32"W	34.48'
AC4	125.00'	89°12'43"	194.63'	N01°30'44"E	175.56'
AC5	150.00'	40°46'32"	106.75'	N66°30'22"E	104.51'
AC6	60.00'	57°53'10"	60.62'	N64°09'47"W	58.07'
AC7	65.00'	54°26'46"	61.77'	S62°26'35"E	59.47'
AC8	30.00'	39°27'03"	20.66'	N70°36'31"E	20.25'
AC9	330.02'	1°01'40"	5.92'	S00°10'31"E	5.92'
AC10	30.00'	40°19'08"	21.11'	N69°30'52"W	20.68'
AC11	95.00'	54°27'42"	90.30'	N62°26'35"W	86.94'
AC12	30.00'	57°53'38"	30.31'	N64°09'33"W	29.04'
AC13	126.00'	40°46'32"	89.67'	S66°30'22"W	87.79'
AC14	101.00'	89°12'44"	157.26'	S01°30'44"W	141.85'
AC15	40.00'	91°42'26"	64.02'	S88°01'41"E	57.41'
AC16	34.00'	44°12'28"	26.23'	S68°13'20"W	25.59'
AC17	20.00'	45°57'39"	16.04'	N67°20'44"E	15.62'
AC18	330.02'	6°40'10"	38.41'	S18°46'00"E	38.39'
AC19	20.00'	7°46'26"	2.71'	N85°47'13"W	2.71'
AC20	4.00'	44°12'28"	3.09'	S68°13'20"W	3.01'
AC21	10.00'	90°00'02"	15.71'	S01°07'05"W	14.14'
AC22	162.01'	29°28'16"	83.33'	S27°28'19"E	82.42'
AC23	20.00'	77°15'49"	26.97'	S51°22'05"E	24.97'
AC24	20.00'	36°09'27"	12.62'	N71°55'17"E	12.41'
AC25	270.00'	2°39'54"	12.56'	S01°19'58"E	12.56'
AC26	20.00'	31°40'06"	11.05'	N74°09'57"W	10.91'
AC27	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
AC28	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
AC29	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
AC30	15.00'	90°49'04"	23.78'	N45°22'23"W	21.36'
AC31	10.00'	90°00'02"	15.71'	N01°07'05"E	14.14'
AC32	10.00'	89°59'58"	15.71'	S88°52'55"E	14.14'
AC33	135.01'	21°46'41"	51.32'	S31°19'07"E	51.01'
AC34	20.00'	110°25'32"	38.55'	S34°47'00"W	32.85'
AC35	50.00'	89°59'46"	78.54'	S44°59'53"W	70.71'
AC36	25.00'	90°16'06"	39.39'	S45°08'03"W	35.44'
AC37	40.00'	73°34'57"	51.37'	N52°56'25"W	47.91'
AC38	80.00'	27°43'59"	38.72'	N30°00'56"W	38.35'

NO.	BEARING	DISTANCE
W1	S00°20'02"W	15.00'
W2	N89°39'58"W	169.42'
W3	S00°20'02"W	43.54'
W4	N89°39'58"W	10.00'
W5	N00°20'02"E	43.54'
W6	N89°39'58"W	30.82'
W7	N44°39'58"W	43.75'
W8	N45°20'02"E	20.00'
W9	NOT USED	
W10	NOT USED	
W11	NOT USED	
W12	NOT USED	
W13	NOT USED	
W14	NOT USED	
W15	NOT USED	
W16	NOT USED	
W17	NOT USED	
W18	NOT USED	
W19	NOT USED	
W20	S44°39'58"E	42.53'
W21	S89°39'58"E	196.96'
W22	S00°00'16"E	43.13'
W23	N90°00'00"E	511.01'
W24	S00°00'31"W	15.00'
W25	N90°00'00"W	127.14'
W26	S00°00'00"E	15.07'
W27	N90°00'00"W	15.00'
W28	N00°00'00"E	15.07'
W29	S89°59'41"W	173.07'
W30	S00°00'00"E	15.00'
W31	N90°00'00"W	15.00'
W32	N00°00'00"E	15.02'
W33	N90°00'00"W	61.93'
W34	S00°00'00"E	15.00'
W35	N90°00'00"W	15.00'
W36	N00°00'00"W	15.00'
W37	N90°00'00"W	56.36'
W38	S00°00'00"E	15.00'
W39	N90°00'00"W	15.00'
W40	N00°00'00"W	15.00'
W41	N89°59'59"W	17.51'
W42	S00°00'22"E	20.00'
W43	S00°00'00"E	222.45'
W44	N89°43'54"W	15.00'
W45	N00°00'00"E	151.96'
W46	S90°00'00"W	45.00'
W47	N00°00'00"E	10.00'
W48	S89°59'49"E	45.00'
W49	N00°00'00"E	37.30'
W50	N90°00'00"W	27.00'
W51	N00°00'00"E	15.00'
W52	N90°00'00"E	27.00'

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
D1	N02°19'21"E	34.68'	D12	S00°20'18"W	30.00'
D2	S43°52'54"W	22.89'	D13	N43°52'56"W	15.00'
D3	N03°21'12"E	5.26'	D14	N46°07'06"E	544.15'
D4	N46°07'23"E	17.81'	D15	N13°53'16"W	35.69'
D5	S43°52'54"E	26.46'	D16	S43°52'56"E	45.91'
D6	S02°19'21"W	18.81'	D17	S46°07'06"W	562.00'
D7	N29°39'58"W	66.26'	D18	N67°26'11"E	302.82'
D8	N00°20'02"E	19.77'	D19	N89°59'46"E	73.44'
D9	N86°53'38"E	15.03'	D20	S89°59'46"W	34.74'
D10	S00°20'02"W	16.66'	D21	S67°26'11"W	293.97'
D11	S29°39'58"E	36.26'	D22	N43°52'56"W	16.10'

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	125.00'	16°04'22"	35.07'	S27°44'16"W	34.95'
DC2	50.00'	45°34'23"	39.77'	S67°12'34"W	38.73'

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
S1	N89°43'54"W	736.43'	S6	S89°43'54"E	537.78'
S2	N41°47'39"W	292.31'	S7	N00°00'16"W	282.46'
S3	N03°21'50"E	54.97'	S8	N90°00'00"E	35.00'
S4	S41°47'39"E	284.70'	S9	S00°00'16"E	282.62'
S5	S65°44'16"E	52.76'	S10	S89°43'54"E	167.01'
			S11	N65°44'16"W	83.62'

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
SC2	11669.16'	1°26'38"	294.05'	N42°30'58"W	294.04'
SC3	11709.16'	1°37'43"	332.83'	N42°36'30"W	332.82'

NO.	BEARING	DISTANCE
F1	N47°33'20"E	7.77'
F2	N03°21'50"E	142.28'
F3	N46°06'48"E	467.72'

NO.	BEARING	DISTANCE
F4	N60°56'11"E	38.41'
F5	N86°53'38"E	102.15'
F6	N03°06'22"W	3.50'

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	11667.16'	0°49'57"	169.52'	N42°47'20"W	169.52'

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
U1	S46°06'48"W	191.73'	U33	S00°00'00"W	21.30'
U2	S04°07'34"W	34.60'	U34	N90°00'00"W	24.17'
U3	S43°53'12"E	16.77'	U35	S00°00'00"E	15.00'
U4	S46°06'48"W	26.00'	U36	S90°00'00"W	313.76'
U5	N43°53'12"W	20.00'	U37	N00°00'00"E	15.00'
U6	N46°06'48"E	14.64'	U38	N90°00'00"W	20.00'
U7	N04°07'34"E	44.73'	U39	S00°00'00"E	25.00'
U8	N46°06'48"E	195.56'	U40	N90°00'00"E	347.93'
U9	NOT USED		U41	S00°00'00"E	4.04'
U10	NOT USED		U42	N90°00'00"E	10.00'
U11	NOT USED		U43	S00°00'00"E	198.63'
U12	NOT USED		U44	S45°08'03"W	17.01'
U13	NOT USED		U45	N89°43'54"W	739.68'
U14	NOT USED		U46	N65°44'16"W	76.23'
U15	NOT USED		U47	N41°47'39"W	269.55'
U16	NOT USED		U48	N03°21'50"E	181.03'
U17	NOT USED		U49	N46°07'06"E	440.91'
U18	NOT USED		U50	N86°53'38"E	525.15'
U19	NOT USED		U51	S00°20'09"W	25.59'
U20	N86°53'52"E	392.03'	U52	N89°39'58"W	10.00'
U21	S89°39'58"E	66.85'	U53	N00°20'02"E	10.00'
U22	N00°20'02"E	10.00'	U54	N89°39'58"W	66.55'
U23	N86°53'14"E	10.03'	U55	S86°53'52"W	76.60'
U24	S00°20'39"W	107.90'	U56	S00°20'02"W	12.40'
U25	S43°52'56"E	187.98'	U57	S89°39'58"E	5.00'
U26	N90°00'00"W	5.43'	U58	S00°20'02"W	20.00'
U27	N43°50'20"W	12.40'	U59	N89°39'58"W	20.00'
U28	S46°09'40"W	20.00'	U60	N00°20'02"E	20.00'
U29	S43°50'20"E	20.00'	U61	S89°39'58"E	5.00'
U30	N46°09'40"E	13.48'	U62	N00°20'02"E	11.80'
U31	S90°00'00"E	14.49'	U63	S86°53'52"W	304.36'
U32	S43°52'56"E	46.42'			

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	95.00'	32°27'50"	53.83'	N62°20'43" E	53.11'
UC2	340.02'	43°51'00"	260.23'	S21°57'24" E	253.92'
UC3	260.00'	43°52'55"	199.13'	S21°56'28" E	194.30'
UC4	11664.16'	1°23'31"	282.38'	N42°33'34" W	282.37'
UC5	85.00'	31°59'14"	47.45'	S62°06'25" W	46.84'



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

BY: \_\_\_\_\_

BY: \_\_\_\_\_

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SHEET 4 OF 4