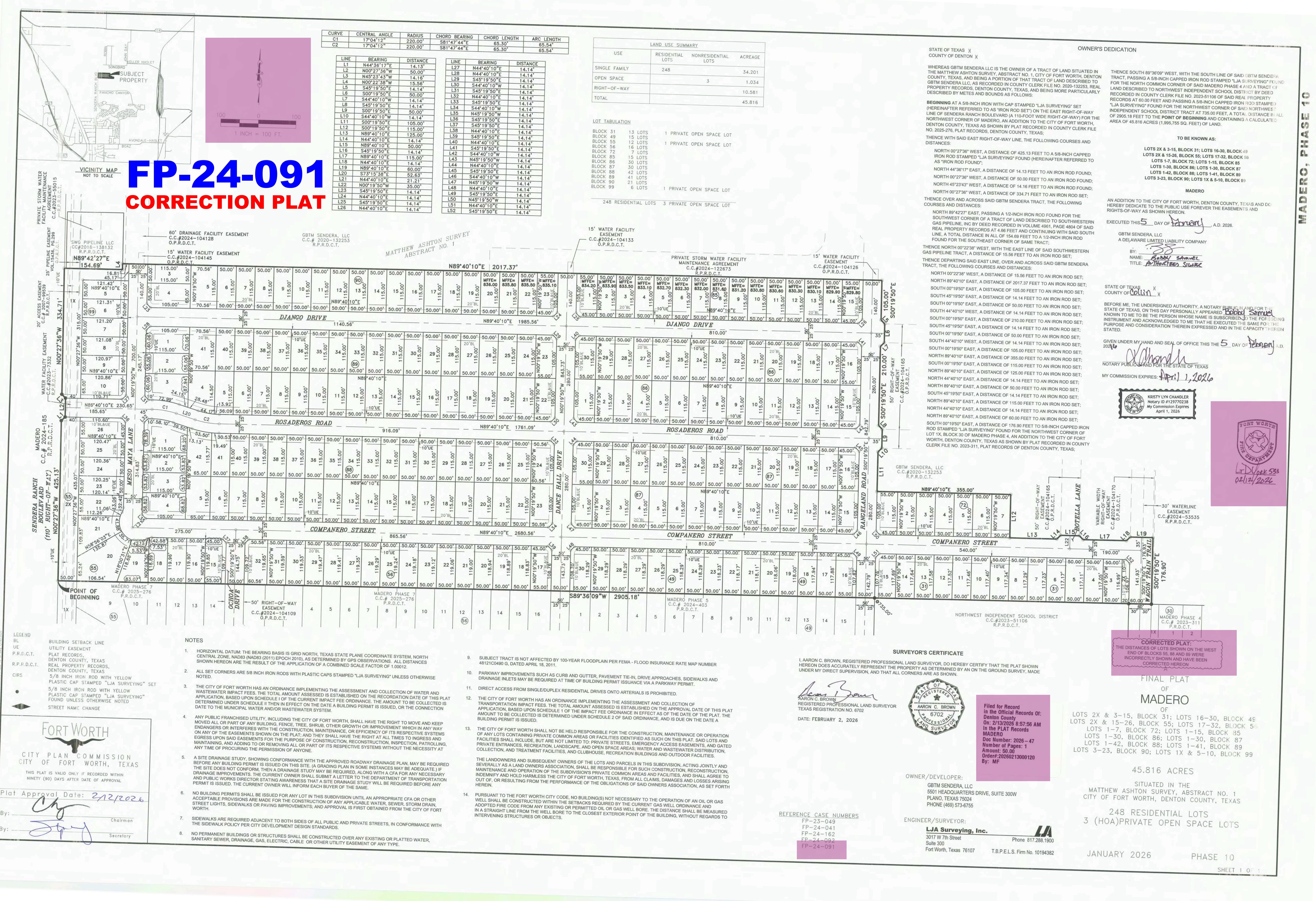


FP-24-091
CORRECTION PLAT



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°04'12"	220.00'	S81°47'44"E	65.30'	65.54'
C2	17°04'12"	220.00'	S81°47'44"E	65.30'	65.54'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N44°36'17"E	14.13'	L27	N44°40'10"E	14.14'
L2	N00°27'36"W	50.00'	L28	N44°40'10"E	14.14'
L3	N45°23'45"W	14.16'	L29	S45°19'50"E	14.14'
L4	N00°27'36"W	15.56'	L30	S44°40'10"W	14.14'
L5	S45°19'50"E	14.14'	L31	S45°19'50"E	14.14'
L6	S00°19'50"E	50.00'	L32	N44°40'10"E	14.14'
L7	S44°40'10"W	14.14'	L33	S45°19'50"E	14.14'
L8	S45°19'50"E	14.14'	L34	S44°40'10"W	14.14'
L9	S00°19'50"E	14.14'	L35	N45°19'50"W	14.14'
L10	S44°40'10"W	14.14'	L36	S45°19'50"E	14.14'
L11	S00°19'50"E	105.00'	L37	S45°19'50"E	14.14'
L12	S00°19'50"E	115.00'	L38	N44°40'10"E	14.14'
L13	N89°40'10"E	125.00'	L39	S45°19'50"E	14.14'
L14	N44°40'10"E	14.14'	L40	N44°40'10"E	14.14'
L15	N89°40'10"E	14.14'	L41	S45°19'50"E	14.14'
L16	S45°19'50"E	14.14'	L42	S44°40'10"W	14.14'
L17	N89°40'10"E	115.00'	L43	N45°19'50"W	14.14'
L18	N44°40'10"E	60.00'	L44	N44°40'10"E	14.14'
L19	N89°40'10"E	14.14'	L45	S45°19'50"E	14.14'
L20	S73°15'58"E	52.83'	L46	S44°40'10"W	14.14'
L21	N44°40'10"E	21.21'	L47	N45°19'50"W	14.14'
L22	N00°19'50"W	35.00'	L48	N44°40'10"E	14.14'
L23	S45°19'50"E	14.14'	L49	S45°19'50"E	14.14'
L24	N44°40'10"E	14.14'	L50	N45°19'50"W	14.14'
L25	S45°19'50"E	14.14'	L51	N44°40'10"E	14.14'
L26	N44°40'10"E	14.14'	L52	S45°19'50"E	14.14'

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	248		34.201
OPEN SPACE		3	1.034
RIGHT-OF-WAY			10.581
TOTAL			45.816

LOT	TABULATION
BLOCK 31	13 LOTS
BLOCK 49	15 LOTS
BLOCK 55	12 LOTS
BLOCK 56	16 LOTS
BLOCK 72	7 LOTS
BLOCK 85	15 LOTS
BLOCK 86	30 LOTS
BLOCK 87	30 LOTS
BLOCK 88	42 LOTS
BLOCK 89	41 LOTS
BLOCK 90	21 LOTS
BLOCK 99	6 LOTS

STATE OF TEXAS)
COUNTY OF DENTON)

OWNER'S DEDICATION

WHEREAS GTM SENDERA LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE MATTHEW ASHTON SURVEY, ABSTRACT NO. 1, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO GTM SENDERA LLC, AS SHOWN IN COUNTY CLERK FILE NO. 2020-132253, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") ON THE EAST RIGHT-OF-WAY LINE OF SENDERA RANCH BOULEVARD (A 110-FOOT WIDE RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF MADERO, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-276, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°27'36" WEST, A DISTANCE OF 425.13 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "IRON ROD FOUND");

NORTH 44°36'17" EAST, A DISTANCE OF 14.13 FEET TO AN IRON ROD FOUND; NORTH 00°27'36" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND; NORTH 45°23'45" EAST, A DISTANCE OF 14.16 FEET TO AN IRON ROD FOUND; NORTH 00°27'36" WEST, A DISTANCE OF 334.71 FEET TO AN IRON ROD SET;

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

NORTH 89°42'27" EAST, PASSING A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO SOUTHWESTERN GAS PIPELINE, INC. BY DEED RECORDED IN VOLUME 4861, PAGE 4804 OF SAID REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING WITH SAID SOUTH LINE, A TOTAL DISTANCE IN ALL OF 154.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE NORTH 00°27'36" WEST, WITH THE EAST LINE OF SAID SOUTHWESTERN GAS PIPELINE TRACT, A DISTANCE OF 15.56 FEET TO AN IRON ROD SET; THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID GTM SENDERA TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°27'36" WEST, A DISTANCE OF 15.56 FEET TO AN IRON ROD SET; NORTH 89°40'10" EAST, A DISTANCE OF 2017.37 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 105.00 FEET TO AN IRON ROD SET; SOUTH 45°19'50" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 00°19'50" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; SOUTH 44°40'10" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 210.00 FEET TO AN IRON ROD SET; SOUTH 45°19'50" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 00°19'50" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; SOUTH 44°40'10" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 105.00 FEET TO AN IRON ROD SET; SOUTH 89°40'10" EAST, A DISTANCE OF 355.00 FEET TO AN IRON ROD SET;

NORTH 89°40'10" WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD SET; NORTH 44°40'10" EAST, A DISTANCE OF 115.00 FEET TO AN IRON ROD SET; NORTH 89°40'10" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 45°19'50" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; NORTH 89°40'10" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 44°40'10" EAST, A DISTANCE OF 115.00 FEET TO AN IRON ROD SET;

NORTH 44°40'10" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 89°40'10" EAST, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 176.90 FEET TO 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 30 OF MADERO PHASE 4, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-311, PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89°36'09" WEST, WITH THE SOUTH LINE OF SAID GTM SENDERA TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTH COMMON CORNER OF SAID MADERO PHASE 4 AND A TRACT OF LAND DESCRIBED TO NORTHWEST INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERK FILE NO. 2023-51108 OF SAID REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") ON THE EAST RIGHT-OF-WAY LINE OF SENDERA RANCH BOULEVARD (A 110-FOOT WIDE RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF MADERO, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-276, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°27'36" WEST, A DISTANCE OF 425.13 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "IRON ROD FOUND");

NORTH 44°36'17" EAST, A DISTANCE OF 14.13 FEET TO AN IRON ROD FOUND; NORTH 00°27'36" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND; NORTH 45°23'45" EAST, A DISTANCE OF 14.16 FEET TO AN IRON ROD FOUND; NORTH 00°27'36" WEST, A DISTANCE OF 334.71 FEET TO AN IRON ROD SET;

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

NORTH 89°42'27" EAST, PASSING A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO SOUTHWESTERN GAS PIPELINE, INC. BY DEED RECORDED IN VOLUME 4861, PAGE 4804 OF SAID REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING WITH SAID SOUTH LINE, A TOTAL DISTANCE IN ALL OF 154.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE NORTH 00°27'36" WEST, WITH THE EAST LINE OF SAID SOUTHWESTERN GAS PIPELINE TRACT, A DISTANCE OF 15.56 FEET TO AN IRON ROD SET; THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID GTM SENDERA TRACT, THE FOLLOWING COURSES AND DISTANCES:

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SOUTH 00°19'50" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; SOUTH 44°40'10" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 105.00 FEET TO AN IRON ROD SET; SOUTH 89°40'10" EAST, A DISTANCE OF 355.00 FEET TO AN IRON ROD SET;

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NORTH 44°40'10" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 89°40'10" EAST, A DISTANCE OF 60.00 FEET TO AN IRON ROD SET; SOUTH 00°19'50" EAST, A DISTANCE OF 176.90 FEET TO 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 30 OF MADERO PHASE 4, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-311, PLAT RECORDS OF DENTON COUNTY, TEXAS;

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