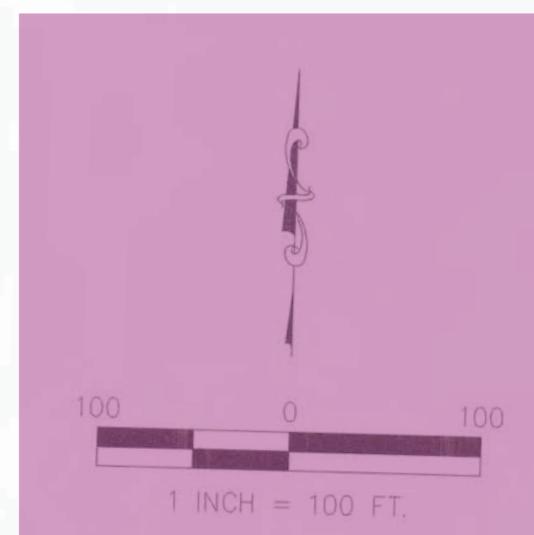
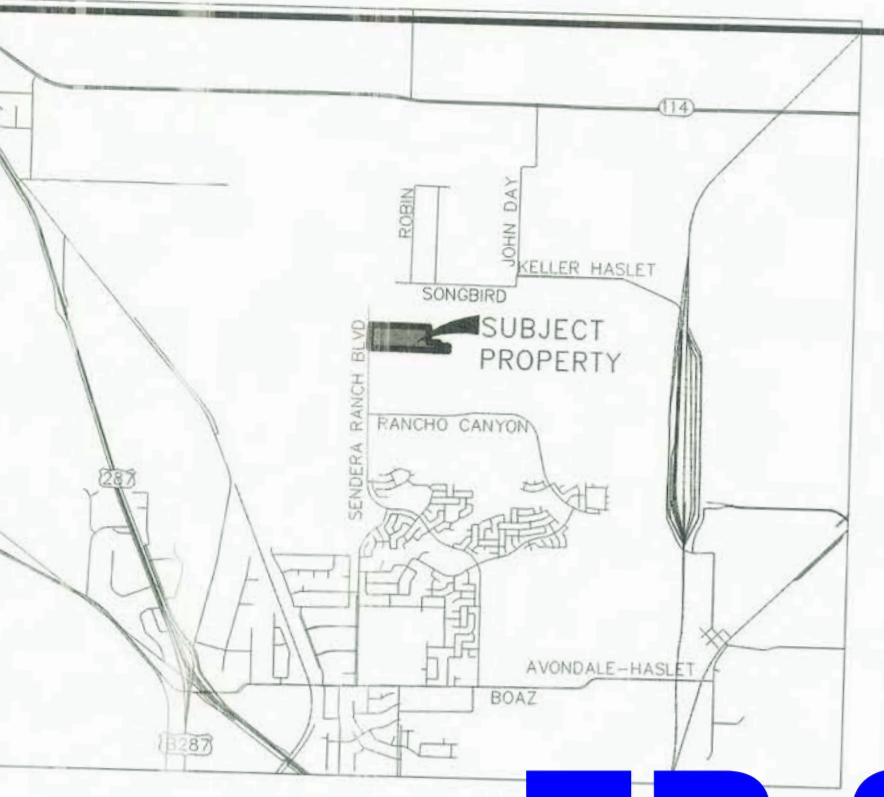


FP-24-091

CORRECTION PLAT



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°04'12"	220.00'	SB1°47'44"E	65.30'	65.54'
C2	17°04'12"	220.00'	SB1°47'44"E	65.30'	65.54'

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

STATE OF TEXAS X
COUNTY OF DENTON X

WHEREAS GBTM SENDERA LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE MATTHEW ASHTON SURVEY ASSESSMENT NO. 1, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RECORD IN COUNTY CLERK FILE NO. 2020-32253, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SETT") 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°23'43" WEST, 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 GBTM 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 DECRED RECORDED IN VOLUME 4961, PAGE 4804 OF SAID 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°22'38" 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 GBTM SENDERA TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°22'38" 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 45°19'50" EAST, A DISTANCE OF 105.00 FEET TO AN IRON ROD SET;

SOUTH 00°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 00°19'50" EAST, A DISTANCE OF 21.21 FEET TO AN IRON ROD SET;

SOUTH 00°19'50" WEST, A DISTANCE OF 35.00 FEET TO AN IRON ROD SET;

SOUTH 00°19'50" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 00°19'50" WEST, A DISTANCE OF 21.21 FEET TO AN IRON ROD SET;

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