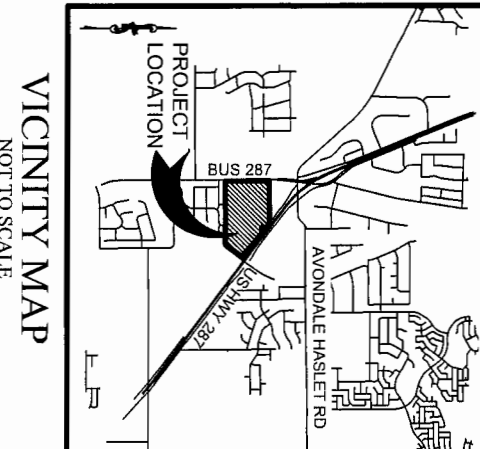
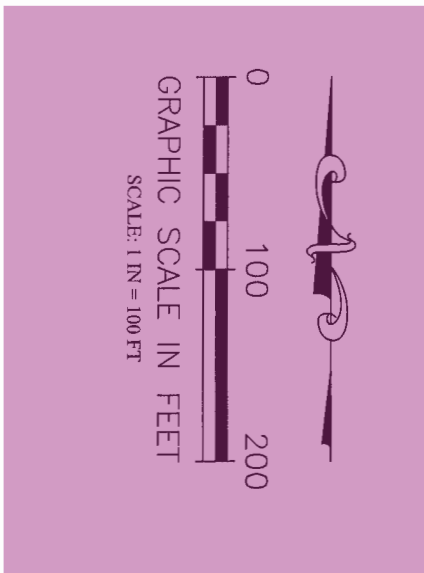


FP-24-194



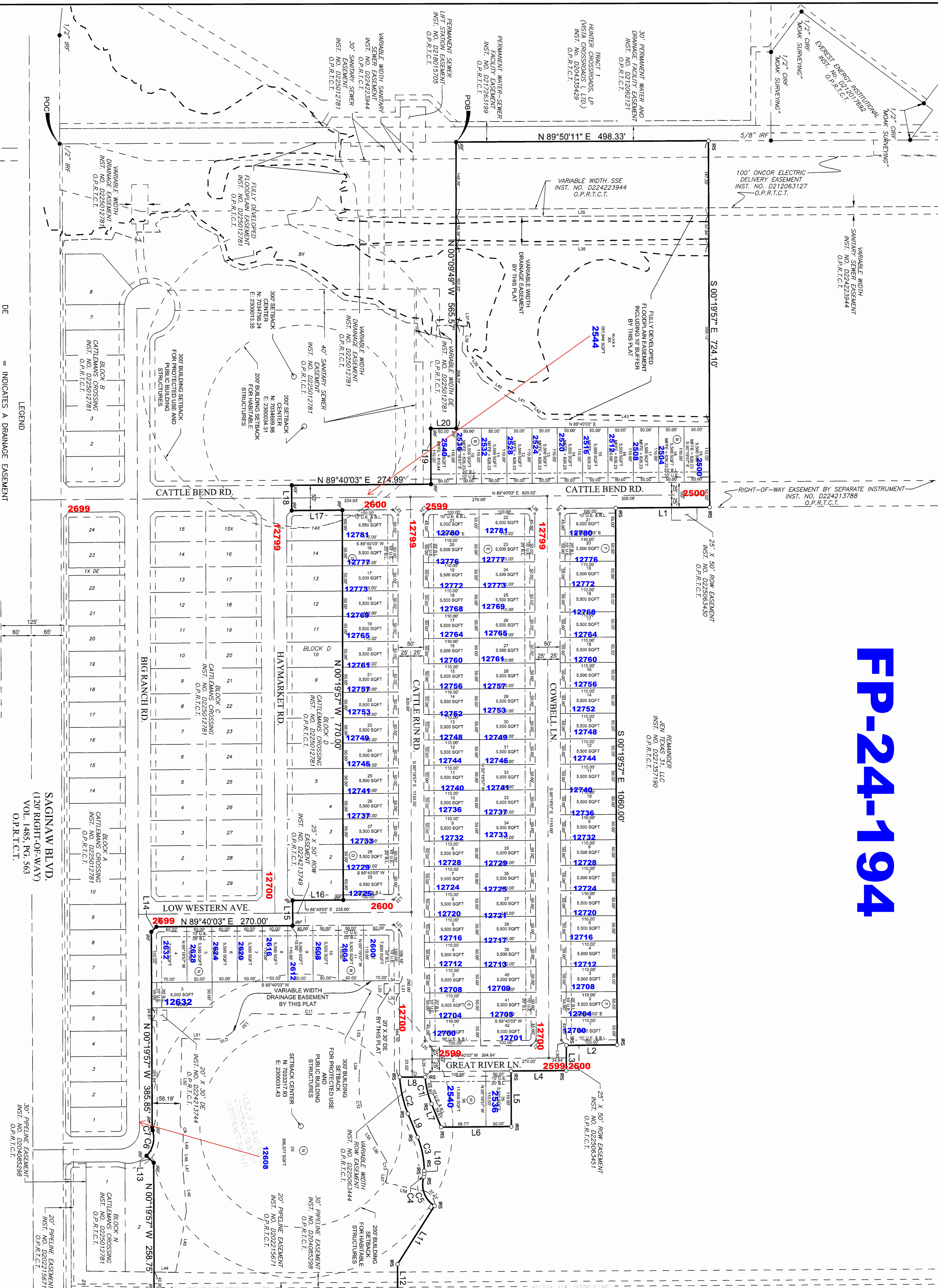
LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S89°40'33"W	181.12	L26	N42°40'37"E	14.62	L51	N89°23'44"W	59.89
L2	S89°40'33"W	100.00	L27	S44°40'03"W	14.44	L52	S46°35'57"W	51.86
L3	S60°02'37"W	50.00	L28	S45°18'57"E	14.44	L53	N05°49'31"E	87.70
L4	S89°40'33"W	108.67	L29	N44°40'03"E	14.44	L54	N02°44'57"E	41.55
L5	S00°19'57"E	110.00	L30	N45°19'57"E	14.44	L55	N27°58'41"W	20.85
L6	S89°40'33"W	138.77	L31	S00°19'57"E	20.00	L56	N25°25'25"W	42.05
L7	N22°12'04"W	54.81	L32	N22°12'04"W	30.00	L57	N09°24'11"E	16.76
L8	N89°41'29"W	50.12	L33	N00°19'57"W	20.00	L58	N07°38'46"W	75.97
L9	S22°16'52"E	50.63	L34	N88°40'03"E	30.00			
L10	S00°19'57"E	6.26	L35	N89°44'02"E	487.76			
L11	S24°38'29"W	138.88	L36	N89°58'59"W	488.94			
L12	S00°13'05"E	55.62	L37	S74°21'22"E	15.27			
L13	N45°34'47"W	20.00	L38	S04°37'56"W	47.07			
L14	N44°40'03"E	14.44	L39	S34°22'15"E	68.83			
L15	N00°19'57"W	50.00	L40	S54°14'22"E	60.35			
L16	N89°40'33"E	100.00	L41	S65°44'15"E	38.81			
L17	S89°40'33"W	130.00	L42	S49°02'21"E	33.81			
L18	N00°10'51"W	50.00	L43	S88°52'24"E	33.15			
L19	N00°19'57"W	110.00	L44	N88°03'44"W	42.73			
L20	N89°40'33"E	50.00	L45	S00°40'07"W	122.48			
L21	S45°19'57"E	14.14	L46	S04°39'48"E	70.13			
L22	S44°40'03"W	14.14	L47	S05°36'00"E	28.86			
L23	S45°19'57"E	14.14	L48	S05°02'51"W	17.20			
L24	N44°40'03"E	14.14	L49	S03°41'18"W	32.46			
L25	N45°19'57"W	170.46	L50	S00°58'30"W	10.46			

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH		
C1	48.90	175.00	16°20'21"	N12°28'55"W	49.74		
C2	74.43	225.00	18°57'14"	S12°47'43"E	74.00		
C3	68.10	175.00	22°17'52"	S11°07'33"E	67.68		
C4	6.05	20.00	17°19'48"	S89°19'57"W	6.03		
C5	65.32	50.00	74°51'21"	S20°25'59"E	60.78		
C6	54.18	50.00	62°45'30"	N12°22'43"E	51.57		
C7	6.05	20.00	17°19'48"	N88°56'51"W	6.03		
C8	11.94	200.00	3°25'19"	S02°02'37"E	11.94		
C9	25.37	103.33	14°19'54"	S14°40'11"E	25.30		
C10	45.78	56.79	46°10'10"	S88°53'56"W	44.53		
C11	224.94	1873.50	6°52'43"	S88°17'32"W	224.80		
C12	107.46	223.46	27°33'12"	N10°51'01"W	106.45		
C13	34.88	40.65	48°10'15"	N89°25'59"W	30.83		



FINAL PLAT
OF
CATTLEMAN'S CROSSING;

LOTS 9-19, 8X, BLOCK B, LOTS 15-29 BLOCK D;
LOTS 1-42 BLOCK E; LOTS 1-21 BLOCK F;
LOTS 35-35-BLOCK H, LOTS 3-12, 2X, BLOCK N;
AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 30.649 ACRES OF LAND
SITUATED IN THE M.E.P. & P. RR CO SURVEY,
17 ABSTRACT 1131 TRACT 4 & 4A HS,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



ENGINEERING

TBELS ENGINEERING #F-11029, SURVEYING #10193890

LEGEND

DE = INDICATES A DRAINAGE EASEMENT

SSE = INDICATES A SANITARY SEWER EASEMENT

UE = INDICATES A UTILITY EASEMENT

BL = INDICATES A BUILDING LINE

XCF = INDICATES "X" CUT IN CONCRETE FOUND

XCS = INDICATES "X" CUT IN CONCRETE SET

IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

CM = INDICATES A CONTROLLING MONUMENT

POB = POINT OF BEGINNING

O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

P.R.I.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR

SHIELD ENGINEERING GROUP, PLLC

1600 W. WORTH STREET, SUITE 400

FORT WORTH, TEXAS 76102

(817) 810-0896

INFO@SHIELD-ENGINEERING.COM

OWNER

JEN TEXAS 31, LLC

601 ELM ST

DALLAS, TX

DEVELOPER

ASHTON WOODS - DANIEL SATSKY

1600 W. WORTH STREET, SUITE 400

FORT WORTH, TEXAS 76102

(972) 428-5413

CITY OF FORT WORTH, TEXAS

THIRTEEN (13) VOLUMES IN RECORDED INSTRUMENT NO. 2025-1114

DATE OF APPROVAL

11/14/2025

PLAT APPROVAL DATE

11/14/2025

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

PRELIMINARY PLAT CASE NUMBER: P-21-194

PLAT FOR CASE NUMBER: FP-24-194

PAGE 2

PREPARED: OCT. 2025

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER:

