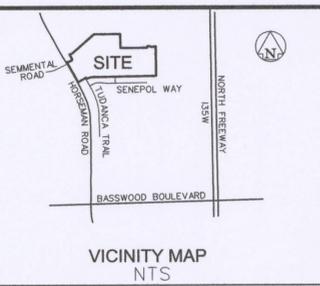


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STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS PULTE HOMES OF TEXAS, L.P. IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE MILLY GILBERT SURVEY, ABSTRACT NUMBER 565, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN INSTRUMENT NUMBER D210282641, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF LOT 1X, BLOCK 76, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D213295396, SAID COUNTY RECORDS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF HORSEMAN ROAD (AN 80' RIGHT-OF-WAY);

THENCE N 29°51'58"W, 432.49 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 74°51'58"E, 14.14 FEET DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 60°08'02"E, 10.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 15°08'02"E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 29°51'58"W, 59.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.97 FEET, THROUGH A CENTRAL ANGLE OF 05°39'31", HAVING A RADIUS OF 425.00 FEET, THE LONG CHORD WHICH BEARS N 27°02'13"W, 41.96 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 85°47'33"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 49°17'59"E, 548.86 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 88°58'10"E, 500.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 01°05'50"E, 270.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 88°58'10"E, 505.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00°44'34"W, 100.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 45°53'12"W, 14.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 00°44'34"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 44°06'48"E, 14.18 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 88°58'10"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 45°53'12"E, 14.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 88°58'10"E, 100.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE EAST LINE OF AFOREMENTIONED PULTE HOMES OF TEXAS, L.P. TRACT;

THENCE S 00°44'34"E, 700.01 FEET WITH SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF LOT 15, BLOCK 21, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213295396, SAID COUNTY RECORDS;

THENCE WITH THE NORTH LINE OF SAID PARR TRUST THE FOLLOWING BEARINGS AND DISTANCES

S 88°58'10"W, 1224.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

S 74°32'12"W, 100.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 29°51'58"W, 23.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

THENCE S 60°08'02"E, 170.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,080.816 SQUARE FEET OR 24.807 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P. BY AND THROUGH ITS DULY AUTHORIZED OFFICER DOES HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS LOTS 19-35, BLOCK 16, LOT 22, BLOCK 17, LOTS 1-11, 22-39, BLOCK 18, LOTS 1-51, BLOCK 19, LOTS 27-45, 46X, BLOCK 21, LOTS 1-11, BLOCK 22 AND LOTS 19-25, 25X, BLOCK 76, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON.

BY: PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

CLINT VINCENT, DIVISION VICE PRESIDENT LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August 2015

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: April 18, 2018

JESSICA HERNANDEZ  
Notary Public, State of Texas  
My Commission Expires April 18, 2018

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 8/28/2015

By: *Philip R. Reed* Chairman

By: *Mary Elliott* Secretary

LEGEND

B.L.	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
U.E.	UTILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	05°39'31"	400.0'	39.51'	N 27°02'13" W	39.49'
C2	10°50'03"	175.00'	33.09'	N 54°43'00" E	33.04'
C3	39°40'12"	250.00'	173.09'	N 69°08'04" E	169.66'
C4	50°19'48"	150.00'	131.76'	N 65°51'58" W	127.57'
C5	28°50'08"	150.00'	75.49'	N 74°33'05" E	74.70'
C6	10°46'02"	275.00'	51.68'	N 06°24'51" W	51.60'
C7	89°42'44"	50.00'	78.29'	N 44°06'48" E	70.53'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 74°51'58"E	14.14
L2	N 15°08'02"E	14.14
L3	N 74°51'58" W	14.14
L4	S 85°42'01"E	14.14
L5	N 04°17'59" E	14.14
L6	S 43°58'10" W	14.14
L7	S 46°01'50" E	14.14
L8	N 44°06'48" E	14.18
L9	S 44°06'48" W	14.18
L10	N 45°53'12" W	14.11
L11	S 43°58'10" W	14.14
L12	S 46°01'50" E	14.14
L13	N 15°08'02" E	14.14
L14	N 74°51'58" W	14.14
L15	N 15°08'02" E	14.14

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A BRIDGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF August 2015

TODD A BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4940

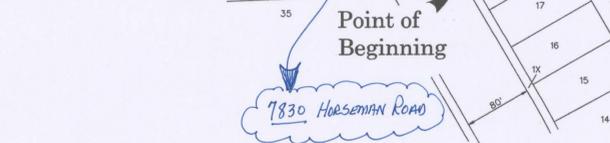
DATED: 8-2-15

LAND USE TABLE

RESIDENTIAL LOTS	18.464 ACRES
OPEN SPACE	0.601 ACRES
RIGHT-OF-WAY	5.742 ACRES
TOTAL	24.807 ACRES

OWNER / DEVELOPER

PULTE HOMES OF TEXAS, L.P.  
4800 REGENT BLVD., SUITE 100  
IRVING, TEXAS 75063  
(972) 304-2800  
670-3305

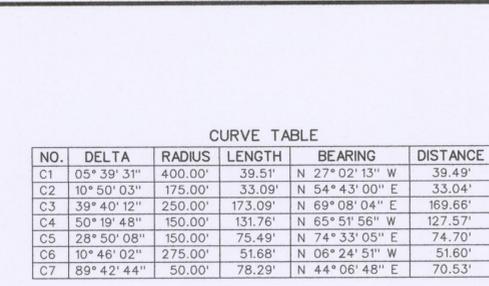


LOT TABULATION

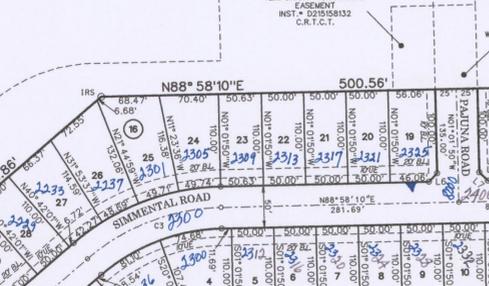
BLOCK 16	17 LOTS
BLOCK 17	1 LOT
BLOCK 18	29 LOTS
BLOCK 19	51 LOTS
BLOCK 21	20 LOTS (1 OPEN SPACE)
BLOCK 22	11 LOTS
BLOCK 76	8 LOTS (1 OPEN SPACE)
OPEN SPACES	2 LOTS
RESIDENTIAL	135 LOTS
TOTAL	137 LOTS

LOT TABULATION

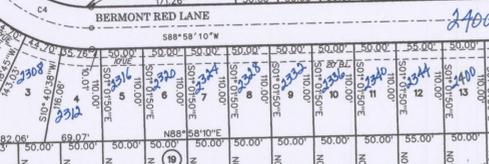
BLOCK 16	17 LOTS
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RESIDENTIAL	135 LOTS
TOTAL	137 LOTS



MILLY GILBERT SURVEY  
ABSTRACT NO. 565



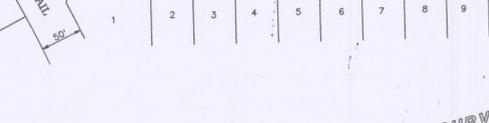
MILLY GILBERT SURVEY  
ABSTRACT NO. 565



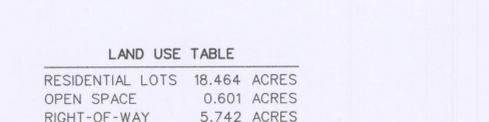
MILLY GILBERT SURVEY  
ABSTRACT NO. 565



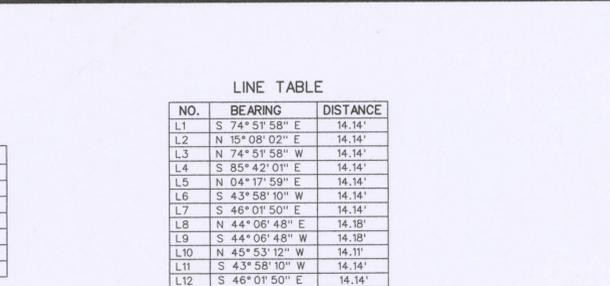
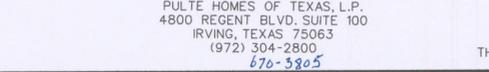
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ABSTRACT NO. 565



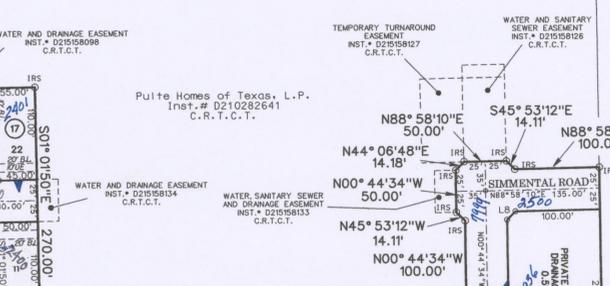
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ABSTRACT NO. 565



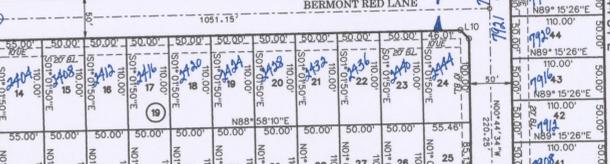
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ABSTRACT NO. 565



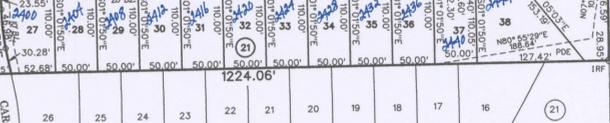
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ABSTRACT NO. 565



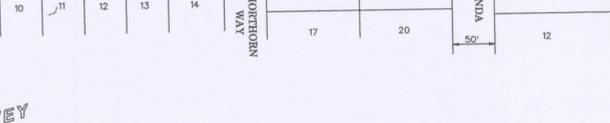
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ABSTRACT NO. 565



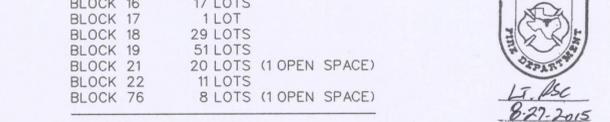
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ABSTRACT NO. 565



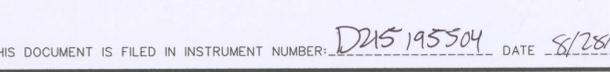
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ABSTRACT NO. 565



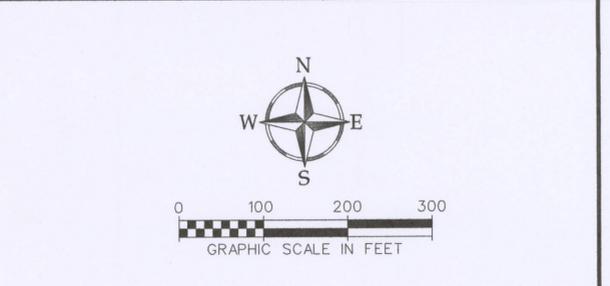
MILLY GILBERT SURVEY  
ABSTRACT NO. 565



MILLY GILBERT SURVEY  
ABSTRACT NO. 565



THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D215195504 DATE 8/28/2015



NOTES:

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 EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.

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, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

UTILITY EASEMENTS  
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 THIS 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 IS 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 PARTY 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.

FLOOD PLAN RESTRICTION  
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 AND/OR STRUCTURES TO BE CONSTRUCTED SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) 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 FLOOD ELEVATION.

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 DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP DRAINAGE-WAYS 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. DRAINAGE-WAYS 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 THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 BE LIMITED TO: EMERGENCY ACCESS EASEMENTS, AND RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, 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 LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S 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.

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 DRAINAGE, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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.

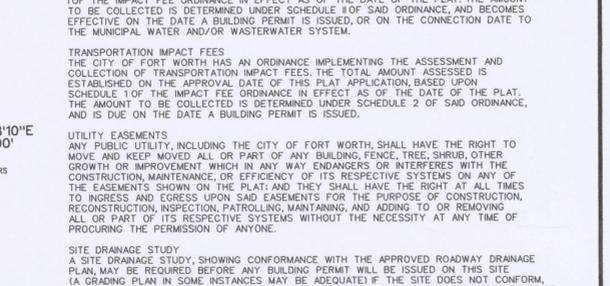
RESIDENTIAL ACCESS  
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL LOTS ONTO HORSEMAN ROAD IS PROHIBITED.

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

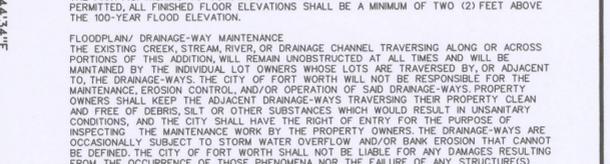
ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELTON".

FLOODPLAIN  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0065K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

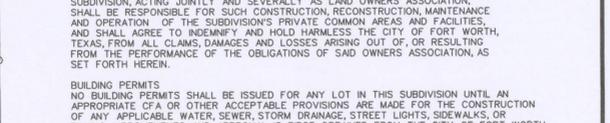
PRIVATE (PRV'S) REQUIRED  
PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.



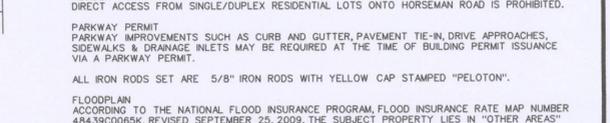
MILLY GILBERT SURVEY  
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ABSTRACT NO. 565



THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D215195504 DATE 8/28/2015

Revisions:

Job #:	Drawn By:	Checked By:	Date:
10-PL1001-4A	D.FREEMON	T.BRIDGES	11-15-2013

PELTON  
LAND SOLUTIONS

5751 KROGER DR. STE. 101 KELLER, TX 76244 (817) 566-3360

PELTON  
LAND SOLUTIONS

5751 KROGER DR. STE. 101 KELLER, TX 76244 (817) 566-3360

PELTON  
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PELTON  
LAND SOLUTIONS