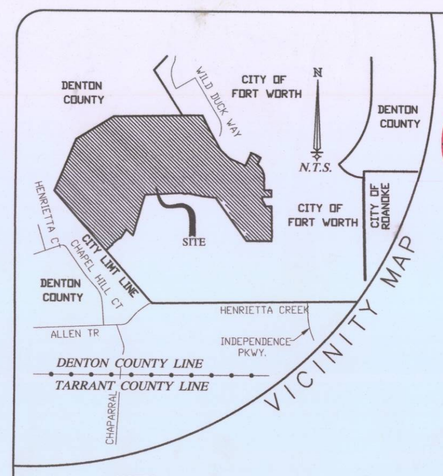
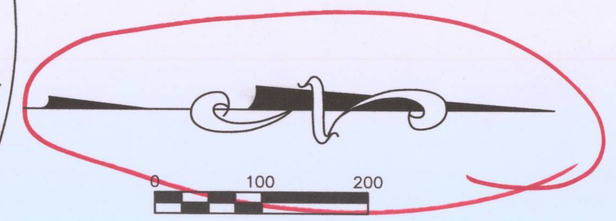
FP14-083-1





LEGEND:
C.M. = CONTROL MONUMENT
IRS = IRON ROD SET
IRF = IRON ROD FOUND
5/8" CIRF = 5/8 INCH IRON ROD WITH CAP STAMPED "TNP"
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MIN F.F.E. = MINIMUM FINISH FLOOR ELEVATION
W/ = WITH
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
FPE = FLOODPLAIN EASEMENT
SF = SQUARE FEET

NOTES:

1. *FLOOD STATEMENT:*
ACCORDING TO MAP NO. 48121C0495 G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. *BASIS OF BEARING:*
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND MAY 20, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. *THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*
4. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.*

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.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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.

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 I of the current impact fee ordinance. The amount to be collected is determined under Schedule II 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.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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".

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: 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 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.

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.

Flood Plain/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 the adjacent 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. The 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.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without 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(ies) wishing to construct within the floodplain. where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

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.

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 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.

FORT WORTH

CITY PLANCOMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: March 4, 2016

By: Donald R. Boren, Chairman

By: Mary Elliott, Secretary

LAND USE SUMMARY	
237 RESIDENTIAL LOTS	42.00 ACRES
8 PRIVATE HOA/DEVELOPER OPEN SPACE	45.65 ACRES
RIGHT-OF-WAY	14.29 ACRES
RIGHT-OF-WAY DEDICATION	3.61 ACRES
TOTAL: 245 LOTS	105.55 ACRES

MICHAEL J. CANNON & SPOUSE
KATHRYNE E. VAN VLECK
DOC. NO. 2014-10211
R.P.R.D.C.T.

B.E.P.C. EASEMENT
VOL. 1098, PG. 541
VOL. 1031, PG. 277

3/4" IRF
C.M.

25' WATER LINE EASEMENT TO THE CITY OF FT. WORTH VOL. 4276, PG. 878

PRIVATE HOA/DEVELOPER OPEN SPACE
LOT 1, BLK 25
22,666 SF

25' WATER LINE EASEMENT TO THE CITY OF FT. WORTH VOL. 4276, PG. 890 (PARTIALLY ABANDONED BY DOC. NO. D216027246)

RUBY DAY
DOC. NO. 2012-34534
R.P.R.D.C.T.

60' EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY VOL. 4003, PG. 309

JASBIR SIDHU AND
WIFE, YASHPREET SIDHU
DOC NO 2003-R0133767
R.P.R.D.C.T.

B.E.P.C. EASEMENT VOL. 1098, PG. 541 VOL. 1031, PG. 277

1255.53'

R.O.W. DEDICATION FOR FUTURE PARKWAY EAGLE

GARY ALLEN MIRON AND
WIFE, JANICE LAVONNE MIRON
VOL. 1642, PG. 396
D.R.D.C.T.

N 41°07'16" W

60' EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY VOL. 4003, PG. 309

RAYMOND MICHAEL CHARLEY
CC # 94-R0029014
R.P.R.D.C.T.

PRIVATE HOA/DEVELOPER OPEN SPACE
LOT 1, BLK 25
22,666 SF

PRIVATE HOA/DEVELOPER OPEN SPACE
LOT 1, BLK 32
5,998 SF

HENRIETTA CREEK ESTATES
(UNRECORDED ADDITION)

P.O.B.

JAMES E. BROOME AND
WIFE, JERRI D. BROOME
DOC NO 2002-R0020229
R.P.R.D.C.T.

KIRK E. ADAMS AND
WIFE, TANGELA S. ADAMS
DOC NO 96-R0071993
R.P.R.D.C.T.

15x20' WE (RECORDED IN DOC. NO. D2015-49529)

15x20' SSE (RECORDED IN DOC. NO. D2015-49512)

DAVID DOUGLAS PILOT &
KIMBERLY JILL BAKER
DOC. NO. 2013-86343
R.P.R.D.C.T.

N 41°07'16" W 1453.98'

60' EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY VOL. 4003, PG. 309

25' WATER LINE EASEMENT TO THE CITY OF FT. WORTH VOL. 4276, PG. 890

B.E.P.C. EASEMENT VOL. 1098, PG. 541 VOL. 1031, PG. 277

MARY ANN SMART AND
SPOUSE, JERRY L. SMART
DOC NO 98-R0109286
R.P.R.D.C.T.

TEXAS ELECTRIC SERVICE COMPANY
DOC NO 94-R0067066
R.P.R.D.C.T.

1/2" IRF

5/8" IRF

TEXAS ELECTRIC UTILITIES CO.
VOL. 668, PG. 551
O.P.R.T.C.T.

HENRIETTA CREEK RD.
(VARIABLE WIDTH PUBLIC R.O.W.)

N 89°58'21" W 961.71'

P.O.C.
5/8" IRF

S 15°54'07" W 678.81'

PRIVATE HOA/DEVELOPER OPEN SPACE
LOT 1, BLK 25
22,666 SF

N 16°40'58" E 917.63'

ZONE A LIMITS

CEDAR GAP PLACE
50' R.O.W.

CEDAR FLAT WAY
50' R.O.W.

GREEN TEAL STREET
50' R.O.W.

WILDERNESS PASS
50' R.O.W.

SPITFIRE TRAIL
50' R.O.W.

SHAVE LAKE DRIVE
50' R.O.W.

LOT 49
PRIVATE HOA/DEVELOPER OPEN SPACE
264345 SF
6.069 AC
MIN. F.F.E. 604.31'

VARIABLE WIDTH FPE

LOT XL, BLK 27
PRIVATE HOA/DEVELOPER OPEN SPACE

LOT 15
PRIVATE HOA/DEVELOPER OPEN SPACE
1,607,224 SF
36.766 AC
MIN. F.F.E. 618.20'

PRIVATE HOA/DEVELOPER OPEN SPACE
58,184 SF
1.336 AC
MIN. F.F.E. 618.20'

ULTIMATE 100-YR WSE

LIONS BACK COVE
50' R.O.W.

MATCH LINE SHEET 2

245 LOTS

1 OF 4

FORT WORTH FIRE DEPARTMENT
T. Rbc
3.3.2016

17FW LP
DOC. NO. 2014-82640
R.P.R.D.C.T.

15x20' SSE (RECORDED IN DOC. NO. D2015-49521)

15x20' WE (RECORDED IN DOC. NO. D2015-49541)

R 1145.00'
Δ 9°54'36"
L 198.05'
CB N 87°59'1
CL 197.80'

17FW LP
DOC. NO. 2014-82640
R.P.R.D.C.T.

THIS PLAT FILED IN C.C. #D _____, DATE: _____

FINAL PLAT OF SEVENTEEN LAKES

LOTS 15-62, BLOCK 16, LOTS 34-39, BLOCK 18, LOTS 26-33, BLOCK 24, LOTS 1-21, BLOCK 25, LOTS 24-58, BLOCK 25, LOTS 1-26, BLOCK 26, LOTS 1-21, BLOCK 27, LOTS 1-13, BLOCK 28, LOTS 1-18, BLOCK 29, LOTS 1-21, BLOCK 30, LOTS 1-27, BLOCK 31, AND LOT 1, BLOCK 32

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SITUATED IN THE M.E.P. & P.RR. CO. SURVEY, ABSTRACT NO. 906, AND THE A. ROBINSON SURVEY, ABSTRACT NO. 1119 DENTON COUNTY, TEXAS CONTAINING 4,597,616 SQUARE FEET 105.547 ACRES TOTAL

SURVEYOR:
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
FIRM REG NO. 10013200

OWNER:
17FW LIMITED PARTNERSHIP
218 West Wall Street,
Grapevine, Texas 76051

ENGINEER:
TEAGUE NALL & PERKINS, INC.
1100 Macon Street,
Fort Worth, Texas 76102
TBPE Registration No. F-230

2016-100 3/7/16

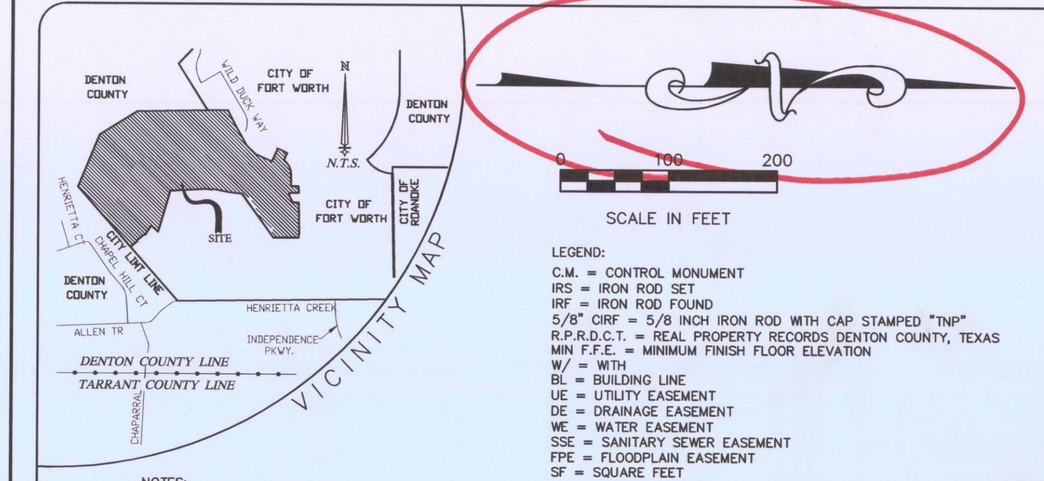
Filed for Record
in the official records of
Denton County
On: Mar 07,2016 at 10:00A
In the
Plat Records
SEVENTEEN LAKES
Doc Number: 2016- 100
No of Pages: 4
Amount 200.00

Receipt Number - 1398050
By:
Jana Baker

February 23, 2016 | FP-14-083 | 1"=100' | Sheet 1 of 4

FP14-083

-083-5



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IRF = IRON ROD FOUND
5/8" CIRF = 5/8 INCH IRON ROD WITH CAP STAMPED "TNP"
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3. *THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*

4. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.*

STREET & CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	66°18'48"	347.22'	N 57°43'14" W	328.16'
C2	300.00'	55°52'22"	292.50'	N 52°30'01" W	281.09'
C3	1000.00'	12°24'44"	216.63'	N 86°38'34" W	216.21'
C4	300.00'	21°27'15"	112.34'	S 76°25'27" W	111.68'
C5	150.00'	73°16'43"	191.84'	N 77°46'22" W	179.03'
C6	1200.00'	3°02'13"	63.61'	N 39°36'54" W	63.60'
C7	300.00'	20°16'45"	106.18'	N 47°24'34" W	105.63'
C8	1879.60'	9°28'01"	309.47'	N 62°15'57" W	309.12'
C9	1318.00'	23°07'08"	531.81'	S 52°41'35" E	528.21'
C10	350.00'	48°30'01"	296.27'	N 24°36'59" E	287.50'
C11	350.00'	30°59'11"	189.29'	N 15°51'34" E	186.99'
C12	350.00'	19°35'43"	119.70'	N 21°33'18" E	119.12'
C13	200.00'	36°34'53"	127.69'	N 59°25'27" W	125.54'
C14	1598.80'	24°43'33"	689.96'	N 53°29'47" W	684.62'
C15	800.00'	13°20'42"	186.33'	N 47°53'39" E	185.91'
C16	1200.00'	10°33'11"	221.02'	N 34°10'19" E	220.71'
C17	400.00'	74°37'36"	521.00'	N 66°12'37" E	484.94'
C18	400.00'	56°13'54"	392.57'	N 75°24'26" E	377.00'
C19	1600.00'	13°33'15"	378.50'	N 54°04'06" E	377.62'
C20	400.00'	15°45'04"	109.96'	N 54°39'31" W	109.62'
C21	400.00'	25°09'45"	175.67'	N 49°44'19" W	174.26'
C22	500.00'	36°12'57"	316.04'	N 70°57'02" E	310.81'
C23	300.00'	74°12'06"	388.52'	S 53°52'27" E	361.93'

STREET & LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°05'48" W	37.50'
L2	N 66°17'37" E	13.12'
L3	N 48°51'59" E	178.31'
L4	N 11°45'27" E	48.60'
L5	N 77°42'53" W	40.67'
L6	S 26°32'48" E	23.01'
L7	N 54°34'00" E	163.78'
L8	N 60°50'43" E	14.97'
L9	N 46°34'07" W	105.89'
L10	N 37°09'26" W	197.06'
L11	N 52°50'34" E	141.51'
L12	N 89°03'30" E	170.42'
L13	S 16°44'25" E	131.02'
L14	S 60°51'43" W	9.14'
L15	S 40°12'24" W	34.00'
L16	S 12°03'34" W	35.02'
L17	S 05°51'58" W	35.39'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	9°16'52"	76.13'	S 60°57'27" E	76.05'
C2	330.00'	51°47'13"	298.27'	S 26°46'14" E	288.22'
C3	325.00'	18°26'03"	104.56'	N 65°03'17" W	104.11'
C4	325.00'	18°54'21"	107.24'	N 34°01'01" W	106.75'
C5	275.00'	55°52'22"	268.17'	N 52°30'01" W	257.67'
C6	975.00'	5°46'06"	98.16'	N 83°19'15" W	98.12'
C7	975.00'	2°31'21"	42.92'	S 88°24'45" W	42.92'
C8	275.00'	9°22'31"	45.00'	S 82°27'49" W	44.95'
C9	300.00'	5°29'47"	28.43'	S 24°44'13" W	28.42'
C10	200.00'	25°03'13"	87.45'	S 34°32'56" W	86.76'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	1°52'22"	9.81'	S 28°23'18" W	9.81'
C2	200.00'	32°21'17"	112.94'	N 40°13'34" E	111.45'
C3	200.00'	5°44'47"	20.06'	S 53°31'49" W	20.05'
C4	5.00'	180°00'00"	15.71'	S 41°08'01" E	10.00'
C5	5.00'	180°00'00"	15.71'	S 41°08'01" E	10.00'
C6	1173.00'	0°41'24"	14.13'	N 41°28'43" W	14.13'
C7	1173.00'	2°26'33"	50.00'	N 40°52'29" W	50.00'
C8	1173.00'	2°26'33"	50.00'	N 45°29'14" W	50.00'
C9	1260.00'	28°02'59"	616.85'	N 55°08'46" W	610.70'
C10	100.00'	84°18'00"	147.13'	N 83°01'01" W	134.21'
C11	100.00'	80°34'55"	140.64'	S 00°50'33" E	129.33'
C12	80.00'	74°22'43"	103.85'	N 76°38'16" E	96.71'
C13	50.00'	112°06'56"	97.84'	N 01°29'26" W	82.96'
C14	50.00'	37°33'30"	32.78'	N 48°11'31" W	32.19'
C15	50.00'	41°49'18"	36.50'	N 87°52'55" W	35.69'
C16	50.00'	36°29'45"	31.85'	S 82°57'34" W	31.31'
C17	50.00'	54°02'30"	47.16'	S 07°41'26" W	45.43'
C18	20.00'	97°56'07"	34.19'	S 65°37'23" W	30.17'
C19	20.00'	79°17'27"	27.66'	S 22°59'24" E	25.52'
C20	170.00'	32°05'02"	95.20'	S 02°31'09" E	93.96'
C21	170.00'	55°23'15"	164.34'	S 46°15'17" E	158.01'
C22	170.00'	54°37'43"	162.09'	N 73°40'48" E	156.02'
C23	170.00'	32°50'34"	97.45'	N 29°56'40" E	96.12'
C24	50.00'	31°52'05"	27.81'	S 57°36'50" W	27.45'
C25	50.00'	60°12'57"	52.55'	S 11°32'49" W	50.16'
C26	50.00'	49°17'21"	43.01'	S 43°12'22" E	41.70'
C27	50.00'	17°15'14"	15.06'	S 76°29'37" E	15.00'
C28	50.00'	48°31'49"	42.35'	N 70°37'51" E	41.10'
C29	50.00'	53°59'39"	47.12'	N 19°22'07" E	45.39'
C30	50.00'	38°50'55"	33.90'	N 27°03'10" W	33.26'
C31	255.00'	1°51'47"	8.29'	N 47°36'01" W	8.29'
C32	255.00'	13°53'17"	61.81'	N 55°22'33" W	61.66'
C33	545.00'	0°23'53"	3.79'	S 62°07'15" E	3.79'
C34	545.00'	6°56'57"	66.57'	S 58°25'21" E	66.53'
C35	545.00'	6°44'00"	64.05'	S 51°33'24" E	64.01'
C36	545.00'	6°34'54"	62.60'	S 44°53'57" E	62.57'
C37	545.00'	4°27'04"	42.34'	S 39°22'58" E	42.33'
C38	50.00'	6°35'04"	5.75'	N 14°39'32" E	5.74'
C39	50.00'	63°35'51"	55.50'	N 20°34'56" W	52.69'
C40	50.00'	49°06'38"	42.86'	N 76°56'10" W	41.56'
C41	50.00'	49°06'38"	42.86'	S 53°57'11" W	41.56'
C42	50.00'	49°06'38"	42.86'	S 04°50'33" W	41.56'
C43	50.00'	80°55'47"	70.62'	S 60°10'40" E	64.90'
C44	50.00'	49°47'00"	43.44'	N 64°14'46" W	42.09'
C45	50.00'	68°40'03"	59.92'	N 05°01'15" W	56.40'
C46	50.00'	181°32'57"	158.43'	S 59°54'45" E	99.99'
C47	155.00'	14°56'48"	40.43'	S 32°02'14" E	40.32'
C48	1739.20'	1°51'42"	56.51'	N 49°47'40" W	56.51'
C49	1739.20'	1°38'50"	50.02'	N 51°32'56" W	50.00'
C50	1739.20'	1°38'50"	50.00'	N 53°11'46" W	50.00'
C51	1739.20'	1°38'50"	50.00'	N 54°50'36" W	50.00'
C52	1739.20'	1°38'50"	50.00'	N 56°29'26" W	50.00'
C53	1739.20'	1°38'50"	50.00'	N 58°08'16" W	50.00'
C54	1739.20'	1°38'50"	50.00'	N 59°47'06" W	50.00'
C55	1739.20'	1°38'50"	50.00'	N 61°25'56" W	50.00'
C56	1739.20'	1°38'50"	50.00'	N 63°04'46" W	50.00'
C57	1739.20'	1°44'00"	52.61'	N 64°46'41" W	52.61'
C58	1739.20'	2°32'44"	77.27'	N 64°21'49" W	77.26'
C59	1739.20'	1°55'23"	58.38'	N 62°07'46" W	58.37'
C60	1739.20'	1°55'24"	58.39'	N 60°12'22" W	58.38'
C61	1739.20'	1°55'24"	58.38'	N 58°16'58" W	58.38'
C62	1739.20'	1°55'24"	58.39'	N 56°21'34" W	58.38'
C63	1739.20'	1°55'24"	58.38'	N 54°26'10" W	58.38'
C64	1739.20'	1°55'24"	58.39'	N 52°30'46" W	58.38'
C65	1739.20'	2°41'15"	81.58'	N 50°12'26" W	81.57'
C66	2024.60'	1°14'54"	44.11'	N 57°52'11" W	44.11'
C67	2024.60'	1°30'15"	53.16'	N 59°14'45" W	53.15'
C68	2024.60'	1°30'15"	53.15'	N 60°45'01" W	53.15'
C69	2024.60'	1°30'15"	53.15'	N 62°15'16" W	53.15'
C70	2024.60'	1°08'53"	40.57'	N 64°01'54" W	40.57'

LOT CURVE TABLE CONTINUED

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	1458.40'	2°22'52"	60.61'	N 50°57'04" W	60.60'
C72	1458.40'	2°06'07"	53.50'	N 53°11'34" W	53.50'
C73	1458.40'	2°06'07"	53.50'	N 55°17'41" W	53.50'
C74	1458.40'	2°06'07"	53.50'	N 57°23'48" W	53.50'
C75	1458.40'	2°06'07"	53.50'	N 59°29'55" W	53.50'
C76	1458.40'	3°35'27"	91.40'	N 62°20'42" W	91.39'
C77	1458.40'	2°31'44"	64.37'	N 62°52'33" W	64.37'
C78	1458.40'	1°56'38"	49.48'	N 60°38'22" W	49.48'
C79	1458.40'	1°56'38"	49.48'	N 58°41'44" W	49.48'
C80	1458.40'	1°56'38"	49.48'	N 56°45'06" W	49.48'
C81	1458.40'	1°56'38"	49.48'	N 54°48'28" W	49.48'
C82	1458.40'	1°56'38"	49.48'	N 52°51'50" W	49.48'
C83	1458.40'	2°07'52"	54.25'	N 50°49'35" W	54.24'
C84	1173.00'	2°26'33"	50.00'	N 47°55'47" W	50.00'
C85	1173.00'	2°26'33"	50.00'	N 50°22'20" W	50.00'
C86	1173.00'	2°26'33"	50.00'	N 52°48'53" W	50.00'
C87	1173.00'	2°26'33"	50.00'	N 55°15'25" W	50.00'
C88	1173.00'	2°26'33"	50.00'	N 57°41'58" W	50.00'
C89	1173.00'	2°26'33"	50.00'	N 60°08'31" W	50.00'
C90	1458.40'	2°26'28"	65.95'	N 46°30'03" W	65.95'
C91	1458.40'	2°11'26"	55.76'	N 44°06'36" W	55.75'
C92	1458.40'	1°52'52"	47.88'	N 42°04'27" W	47.88'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 16°38'19" E	5.12'
L2	S 86°08'01" E	13.51'
L3	S 87°09'04" W	4.39'
L4	S 29°08'17" E	1.16'
L5	N 31°21'02" W	18.67'
L6	S 35°00'29" E	14.70'
L7	S 59°34'42" E	14.70'
L8	N 28°19'02" W	15.30'
L9	S 51°44'45" W	15.32'
L10	S 85°34'53" W	14.30'
L11	S 03°08'19" E	14.30'
L12	S 86°46'03" W	14.01'
L13	S 00°12'32" E	13.54'
L14	S 88°33'06" W	14.93'
L15	N 04°19'29" W	14.01'
L16	N 24°07'36" W	15.14'
L17	S 03°35'31" E	14.63'
L18	N 07°27'38" E	14.05'
L19	N 82°09'26" W	14.14'
L20	N 33°46'13" W	13.56'
L21	S 56°29'59" W	14.63'
L22	S 30°33'10" W	13.56'
L23	N 64°02'01" W	13.56'
L24	N 78°15'37" W	13.09'
L25	S 12°50'17" W	14.87'
L26	N 77°04'06" W	13.40'
L27	S 11°52'02" W	15.09'
L28	N 60°41'14" W	10.00'
L29	N 89°32'44" W	14.63'
L30	N 22°20'57" E	54.22'
L31	N 03°51'59" E	14.14'
L32	S 60°50'43" W	4.96'
L33	S 60°50'43" W	14.98'
L34	S 66°00'30" W	13.03'
L35	N 44°12'19" W	20.47'
L36	S 85°47'20" E	14.23'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°42'40" W	114.15'
L2	N 89°05'44" E	89.22'
L3	S 60°50'43" W	10.00'
L4	S 46°25'01" E	183.46'
L5	N 24°24'07" E	130.07'
L6	S 65°35'53" E	146.50'
L7	S 25°10'58" W	142.23'
L8	N 89°07'22" E	60.00'
L9	S 00°52'38" E	123.03'
L10	S 89°07'22" W	175.42'
L11	S 00°52'38" E	60.00'
L12	S 29°28'35" E	136.68'
L13	N 89°07'22" E	110.00'
L14	S 44°07'22" W	14.14'
L15	S 89°07'22" W	5.00'
L16	S 00°52'38" E	15.00'
L17	N 89°07'22" E	5.00'
L18	S 00°52'38" E	35.00'
L19	S 45°52'38" E	14.14'
L20	S 00°52'38" E	115.00'
L21	N 00°52'38" W	61.52'
L22	N 15°23'40" E	80.25'
L23	S 80°09'51" W	14.17'
L24	N 49°39'59" W	50.24'
L25	N 04°08'37" W	15.27'
L26	N 80°26'12" W	121.36'
L27	S 55°48'41" W	14.45'
L28	N 80°26'12" W	50.05'
L29	N 34°11'19" W	13.83'
L30	N 80°26'12" W	131.89'
L31	S 49°41'02" W	14.43'
L32	N 81°19'56" W	50.13'
L33	N 42°04'59" W	13.40'
L34	N 41°08'01" W	157.76'
L35	S 03°08'18" W	14.20'
L36	S 48°50'45" W	50.00'
L37	N 86°08'01" W	14.14'
L38	S 48°51'59" W	105.00'
L39	S 03°51'59" W	13.54'
L40	S 48°52'44" W	148.00'

EASEMENT LINE TABLE

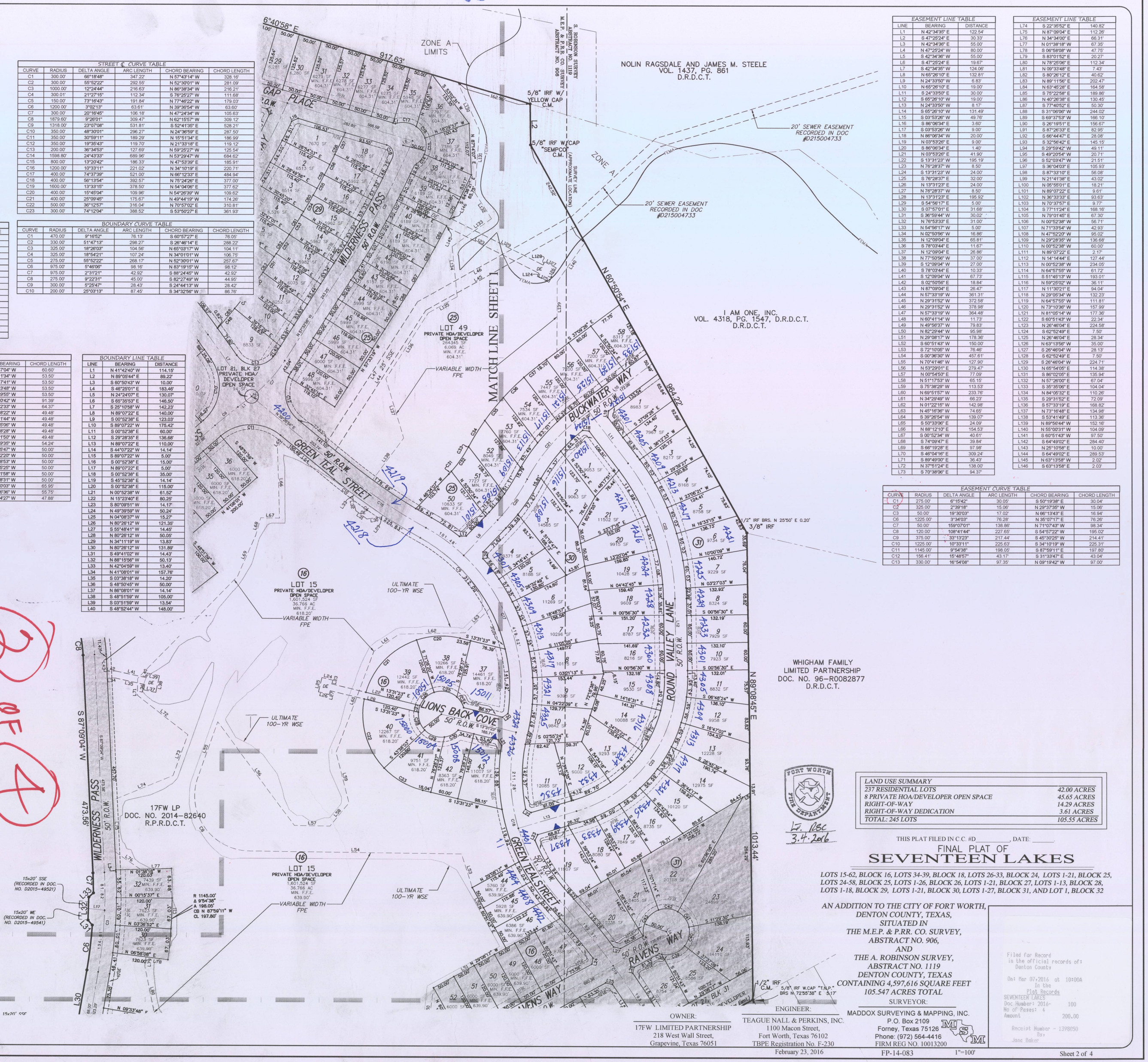
LINE	BEARING	DISTANCE
L1	N 42°34'35" E	122.54'
L2	S 47°25'24" E	30.33'
L3	N 42°34'36" E	55.00'
L4	N 47°25'24" W	80.00'
L5	S 42°34'36" W	55.00'
L6	S 47°25'24" E	19.67'
L7	S 42°34'35" W	124.06'
L8	N 65°26'10" E	132.81'
L9	N 24°33'50" W	6.83'
L10	N 65°26'10" E	19.00'
L11	S 24°33'50" E	30.00'
L12	S 65°26'10" W	19.00'
L13	N 24°33'50" W	8.17'
L14	S 65°26'10" W	131.49'
L15	S 03°53'26" W	49.76'
L16	S 86°06'34" E	3.60'
L17	S 03°53'26" W	9.00'
L18	N 86°06'34" W	20.00'
L19	N 03°53'26" E	9.00'
L20	S 86°06'34" E	1.40'
L21	N 03°53'26" E	41.90'
L22	S 13°31'23" W	195.19'
L23	N 76°28'37" W	8.50'
L24	S 13°31'23" W	24.00'
L25	S 76°28'37" E	32.00'
L26	N 13°31'23" E	24.00'
L27	N 76°28'37" W	8.50'
L28	N 13°31'23" E	195.92'
L29	S 54°56'17" E	5.00'
L30	S 07°57'01" E	31.68'
L31	S 36°59'44" W	30.02'
L32	N 00°52'38" W	31.00'
L33	N 54°56'17" W	5.00'
L34	N 02°50'56" W	16.86'
L35	N 12°09'04" E	65.81'
L36	S 78°03'44" E	11.67'
L37	N 12°09'04" E	26.86'
L38	N 77°50'56" W	37.00'
L39	S 12°09'04" W	27.00'
L40	S 78°03'44" E	10.33'
L41	S 12°09'04" W	67.73'
L42	S 02°50'56" E	18.84'
L43	N 87°09'04" E	26.47'
L44	N 57°33'18" W	361.31'
L45	N 29°31'52" W	372.58'
L46	N 29°31'52" W	378.98'
L47	N 57°33'18" W	364.48'
L48	N 60°41'14" W	11.73'
L49	N 49°56'37" W	79.83'
L50	N 82°29'44" W	95.98'
L51	N 29°08'17" W	178.36'
L52	S 60°51'43" W	150.00'
L53	S 72°10'05" W	76.46'
L54	S 00°36'30" W	457.61'
L55	N 70°41'46" W	127.90'
L56	N 53°29'01" E	279.47'
L57	N 00°54'50" E	77.09'
L58	N 51°17'53" W	65.15'
L59	N 75°36'29" W	113.53'
L60	N 69°51'57" W	233.76'
L61	N 34°29'49" W	68.23'
L62	N 01°22'15" W	142.98'
L63	N 45°16'36" W	74.65'
L64	S 39°26'54" W	139.07'
L65	S 50°33'06" E	24.09'
L66	N 88°12'10" E	154.53'
L67	S 00°52'34" W	40.61'
L68	S 74°09'47" E	39.84'
L69	S 66°19'28" E	97.98'
L70	S 46°04'16" E	309.24'
L71	S 89°49'00" E	36.43'
L72	N 37°51'24" E	138.00'
L73	S 70°38'06" E	94.37'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L74	S 22°35'52" E	140.82'
L75	N 87°09'04" E	112.26'
L76	N 34°34'00" E	66.31'
L77	N 01°38'18" W	67.35'
L78	S 06°58'08" W	47.75'
L79	S 83°01'52" E	20.27'
L80	N 78°25'06" E	112.34'
L81	N 09°33'48" E	7.43'
L82	S 80°26'12" E	40.62'
L83	N 89°11'56" E	202.47'
L84	N 63°45'28" E	164.58'
L85	S 75°22'58" E	189.86'
L86	N 40°26'38" E	130.45'
L87	S 77°40'52" E	50.30'
L88	S 31°19'06" W	244.02'
L89	S 69°37'53" W	166.10'
L90	S 26°19'51" E	156.67'
L91	S 87°26'33" E	82.95'
L92	S 66°44'47" E	28.08'
L93	S 32°56'42" E	145.15'
L94	S 29°59'42" W	49.11'
L95	S 49°20'54" W	20.71'
L96	S 52°03'47" W	21.51'
L97	S 36°04'03" E	105.93'
L98	S 87°33'10" E	56.08'
L99	N 21°41'38" E	43.02'
L100	N 06°59'01" E	18.21'
L101	N 89°07'22" E	9.61'
L102	N 36°33'33" E	93.63'
L103	N 70°07'37" E	9.77'
L104	S 77°11'24" E	168.16'
L105	N 79°01'45" E	67.30'
L106	N 00°52'38" W	56.71'
L107	N 71°33'54" W	42.93'
L108	N 47°52'29" W	95.02'
L109	N 29°28'35" W	136.68'
L110	N 00°52'38" W	60.00'
L111	N 89°07'22" E	2.17'
L112	N 14°14'44" E	127.44'
L113	N 00°52'38" W	234.05'
L114	N 64°57'55" W	61.72'
L115	S 81°45'13" W	193.01'
L116	N 59°25'02" W	36.11'
L117	N 11°30'21" E	94.04'
L118	N 29°26'34" W	132.23'
L119	N 64°57'55" W	111.81'
L120	N 73°10'36" W	157.99'
L121	N 81°05'14" W	177.36'
L122	S 60°51'43" W	22.34'
L123	N 26°46'04" E	224.58'
L124	S 82°52'49" E	7.50'
L125	N 26°46'04" E	28.34'
L126	N 63°13'56" W	35.00'
L127	S 26°46'04" W	29.13'
L128	S 62°52'49" E	7.50'
L129	S 26°46'04" W	224.71'
L130	N 45°54'50" E	114.38'
L131	S 86°02'05" E	135.94'
L132	N 57°26'00" E	67.04'
L133	S 35°35'06" E	104.04'
L134	N 84°05'32" E	110.26'
L135	S 29°31'52" E	72.09'
L136	S 57°33'18" E	166.82'
L137	N 73°16'48" E	134.98'
L138	S 53°41'49" E	113.36'
L139	N 89°56'44" W	152.16'
L140	N 55°00'31" W	104.09'
L141	S 60°51'43" W	97.50'
L142	S 64°49'02" E	284.40'
L143	N 25°10'58" E	10.00'
L144	S 64°49'02" E	289.53'
L145	N 63°13'56" W	2.02'
L146	S 63°13'58" E	2.03'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	6°15'42"	30.05'	S 50°19'38" E	30.04'
C2	325.00'	2°39'18"	15.06'	N 29°37'35" W	15.06'
C3	50.00'	19°30'03"	17.02'	N 66°13'43" E	16.94'
C4	1225.00'	3°34'03"	76.28'	N 35°07'17" E	76.26'
C5	50.00'	159°07'01"	138.86'	N 71°07'43" W	98.34'
C6	120.00'	108°41'44"	227.65'	S 54°57'22" W	195.02'
C7	375.00'	33°13'23"	217.44'	S 45°30'25" W	214.41'
C8	1225.00'	10°33'11"	225.63'	S 34°10'19" W	225.31'
C9	1145.00'	9°54'38"	198.05'	S 87°59'11" E	197.80'
C10	156.41'	15°48'57"	43.17'	S 31°33'47" E	43.04'
C11	330.00'	16°54'08"	97.35'	N 09°19'42" W	97.00'



FORT WORTH FIRE DEPARTMENT
W. 108
3.4.2016

LAND USE SUMMARY

237 RESIDENTIAL LOTS	*42.00 ACRES*
8 PRIVATE HOA/DEVELOPER OPEN SPACE	*45.65 ACRES*
RIGHT-OF-WAY	*14.29 ACRES*
RIGHT-OF-WAY DEDICATION	*3.61 ACRES*
TOTAL: 245 LOTS	*105.55 ACRES*

THIS PLAT FILED IN C.C. #D_____, DATE: _____

FINAL PLAT OF SEVENTEEN LAKES

LOTS 15-62, BLOCK 16, LOTS 34-39, BLOCK 18, LOTS 26-33, BLOCK 24, LOTS 1-21, BLOCK 25, LOTS 24-58, BLOCK 25, LOTS 1-26, BLOCK 26, LOTS 1-21, BLOCK 27, LOTS 1-13, BLOCK 28, LOTS 1-18, BLOCK 29, LOTS 1-21, BLOCK 30, LOTS 1-27, BLOCK 31, AND LOT 1, BLOCK 32

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SITUATED IN THE M.E.P. & P.RR. CO. SURVEY, ABSTRACT NO. 906, AND THE A. ROBINSON SURVEY, ABSTRACT NO. 1119 DENTON COUNTY, TEXAS CONTAINING 4,597,616 SQUARE FEET 105.547 ACRES TOTAL

Filed for Record
In the official records of:
Denton County
Oct Mar 07 2016 at 10:00A
In the
Plat Records
SEVENTEEN LAKES
Doc Number: 2016- 100
No of Pages: 4
Amount 200.00
Receipt Number - 1398050
By:
Jane Baker

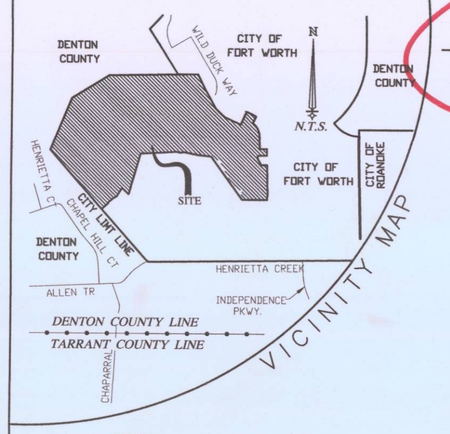
OWNER:
17FW LIMITED PARTNERSHIP
218 West Wall Street,
Grapevine, Texas 76051

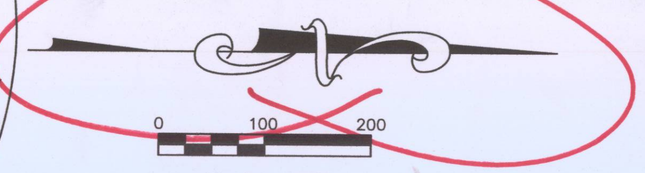
ENGINEER:
TEAGUE NALL & PERKINS, INC.
1100 Macon Street,
Fort Worth, Texas 76102
TBPE Registration No. F-230
February 23, 2016

SURVEYOR:
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
FIRM REG NO. 10013200

FP-14-083 | 1"=100' | Sheet 2 of 4

-083-3





LEGEND:

C.M. = CONTROL MONUMENT
IRS = IRON ROD SET
IRF = IRON ROD FOUND
5/8" CIRF = 5/8 INCH IRON ROD WITH CAP STAMPED "TNP"
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MIN F.F.E. = MINIMUM FINISH FLOOR ELEVATION
W/ = WITH
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
FPE = FLOODPLAIN EASEMENT
SF = SQUARE FEET

NOTES:

1. FLOOD STATEMENT:
ACCORDING TO MAP NO. 48121C0495 G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

2. BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND MAY 20, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

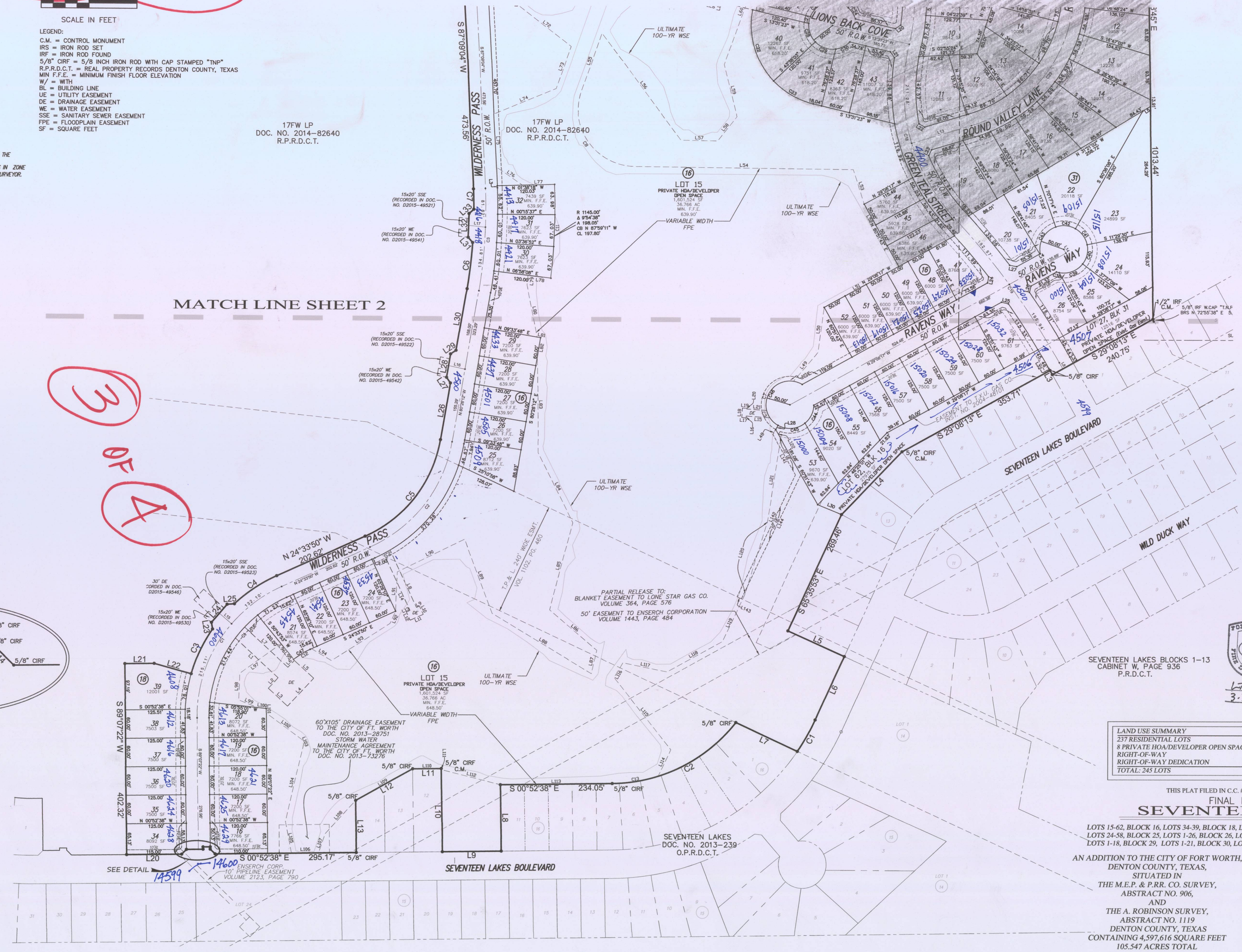
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

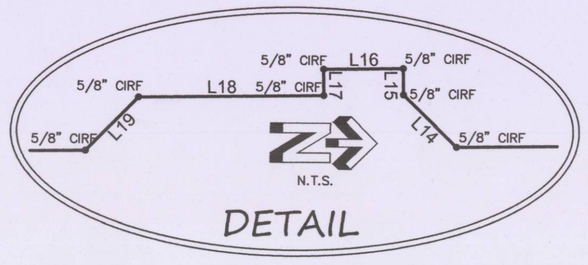
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

3 OF 4

4

MATCH LINE SHEET 2





LAND USE SUMMARY	
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RIGHT-OF-WAY	14.29 ACRES
RIGHT-OF-WAY DEDICATION	3.61 ACRES
TOTAL: 245 LOTS	105.55 ACRES

THIS PLAT FILED IN C.C. #D_____, DATE: _____.

FINAL PLAT OF
SEVENTEEN LAKES

LOTS 15-62, BLOCK 16, LOTS 34-39, BLOCK 18, LOTS 26-33, BLOCK 24, LOTS 1-21, BLOCK 25, LOTS 24-58, BLOCK 25, LOTS 1-26, BLOCK 26, LOTS 1-21, BLOCK 27, LOTS 1-13, BLOCK 28, LOTS 1-18, BLOCK 29, LOTS 1-21, BLOCK 30, LOTS 1-27, BLOCK 31, AND LOT 1, BLOCK 32

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SITUATED IN THE M.E.P. & P.RR. CO. SURVEY, ABSTRACT NO. 906, AND THE A. ROBINSON SURVEY, ABSTRACT NO. 1119 DENTON COUNTY, TEXAS CONTAINING 4,597,616 SQUARE FEET 105.547 ACRES TOTAL

OWNER:
17FW LIMITED PARTNERSHIP
218 West Wall Street,
Grapevine, Texas 76051

ENGINEER:
TEAGUE NALL & PERKINS, INC.
1100 Macon Street,
Fort Worth, Texas 76102
TBPE Registration No. F-230

SURVEYOR:
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
FIRM REG NO. 10013200

February 23, 2016 | FP-14-083 | 1"=100'

Filed for Record
In the official records of:
Denton County

On: Mar 07,2016 at 10:00A
In the
Plat Records
SEVENTEEN LAKES
Doc Number: 2016- 100
No of Pages: 4
Amount 200.00

Receipt Number - 1398050
By:
Jana Baker

Sheet 3 of 4

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS 17FW LIMITED PARTNERSHIP, a Texas Limited Partnership is the owner of a 105.547 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey Abstract No. 906 and the A. Robinson Survey, Abstract No. 1119, City of Fort Worth, Denton County, Texas, according to the deed filed in Document Number 2014–82640, Real Property Records of Denton County, Texas (R.P.R.D.C.T.); said 105.547 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a 19,287 square feet right–of–way dedication dedicated by Seventeen Lakes recorded in Document Number 2013–239 of the Plat Records of Denton County, Texas, also lying on the south line of said 17FW tract and lying on the north line of Henrietta Creek Road, a variable width right–of–way;

THENCE North 89 degrees 58 minutes 21 seconds West, along the south line of said 17FW tract and the north line of said Henrietta Creek Road, a distance of 961.71 feet to a 5/8 inch iron rod found for the southwest corner of said 17FW tract;

THENCE North 41 degrees 42 minutes 40 seconds West, leaving said Henrietta Creek Road along the common line of said 17FW tract and Henrietta Creek Estates (unrecorded addition), a distance of 114.15 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 41 degrees 07 minutes 16 seconds West, continuing along the common line of said 17FW tract and said Henrietta Creek Estates (unrecorded addition), a distance of 1453.93 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 41 degrees 07 minutes 16 seconds West, continuing along the common line of said 17FW and said Henrietta Creek Estates (unrecorded addition), a distance of 1255.53 feet to a 3/4 inch iron rod found for the common corner of said 17FW tract and the southeast corner of a tract of land described by deed to Ruby Day recorded in Document Number 2012–34534 of the Real Property Records of Denton County, Texas;

THENCE North 16 degrees 40 minutes 58 seconds East, along the west line of said 17FW tract and the east line of said Ruby Day tract a distance of 917.63 feet to a 5/8 inch iron rod with Yellow cap found on the northwesterly line of said 17FW tract also for the southwest corner of a tract of land described by deed to I Am One, Inc. recorded in Volume 4318, Page 1547 of the Deed Records of Denton County, Texas;

THENCE North 89 degrees 05 minutes 44 seconds East, along the northwest line of said 17FW tract and the southerly line of said I Am One tract a distance of 89.22 feet to a 5/8 inch iron rod with cap stamped "SEMPCO" found for an angle point in same;

THENCE North 60 degrees 50 minutes 54 seconds East, continuing along the northwest line of said 17FW tract and the southerly line of said I Am One tract a distance of 964.22 feet to a 3/8 inch iron rod found for the southeast corner of said I Am One tract and the southwest corner of a tract of land described by deed to Whigham Family Limited Partnership recorded in Document Number 96–R0082877 of the Real Property Records of Denton County, Texas, from which a 1/2 inch iron rod found bears North 25 degrees 50 minutes East, 0.20 feet;

THENCE North 89 degrees 08 minutes 45 seconds East, along the north line of said 17FW tract and the south line of said Whigham Family Limited Partnership tract a distance of 1013.44 feet to a 1/2 inch iron rod found lying on the westerly line of Seventeen Lakes Addition an addition to Denton County, Texas recorded in Cabinet W, Page 936 of the Plat Records of Denton County, Texas, from which a 5/8 inch iron rod with cap stamped "T.N.P." found bears North 72 degrees 55 minutes 38 seconds East, 5.17 feet;

THENCE along the common line of said Seventeen Lakes Addition and this tract the following courses and distances:

South 29 degrees 08 minutes 13 seconds East, a distance of 240.75 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 60 degrees 50 minutes 43 seconds West, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 29 degrees 08 minutes 13 seconds East, a distance of 353.71 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 46 degrees 25 minutes 01 seconds East, a distance of 183.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 65 degrees 35 minutes 53 seconds East, a distance of 269.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the south corner of said Seventeen Lakes Addition also for the northwest corner of Seventeen Lakes Addition, an addition to Denton County, Texas recorded in Document Number 2013–239 of the Plat Records of Denton County, Texas;

THENCE along the common line of this tract and last mentioned Seventeen Lakes Addition the following courses and distances:

North 24 degrees 24 minutes 07 seconds East, a distance of 130.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 65 degrees 35 minutes 53 seconds East, a distance of 146.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

with said curve to the right with a radius of 470.00 feet, a central angle of 09 degrees 16 minutes 52 seconds, an arc length of 76.13 feet, and a chord which bears South 60 degrees 57 minutes 27 seconds East, a chord length of 76.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430 set for corner;

South 25 degrees 10 minutes 58 seconds West, a distance of 142.23 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for the beginning of a curve to the right;

THENCE with said curve to the right with a radius of 330.00 feet, a central angle of 51 degrees 47 minutes 13 seconds, an arc length of 298.27 feet, and a chord which bears South 26 degrees 46 minutes 14 seconds East, a chord length of 288.22 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 234.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 89 degrees 07 minutes 22 seconds East, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 123.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 89 degrees 07 minutes 22 seconds West, a distance of 175.42 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 29 degrees 28 minutes 35 seconds East, a distance of 136.68 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

North 89 degrees 07 minutes 22 seconds East, a distance of 110.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 295.17 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 44 degrees 07 minutes 22 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 89 degrees 07 minutes 22 seconds West, a distance of 5.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 15.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

North 89 degrees 07 minutes 22 seconds East, a distance of 5.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 35.00 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 45 degrees 52 minutes 38 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod with cap stamped "T.N.P." found for corner;

South 00 degrees 52 minutes 38 seconds East, a distance of 115.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE through the interior of said 17FW tract the following courses and distances;

South 89 degrees 07 minutes 22 seconds West a distance of 402.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 00 degrees 52 minutes 38 seconds West a distance of 61.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 15 degrees 23 minutes 40 seconds East a distance of 80.25 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 325.00 feet, a central angle of 18 degrees 26 minutes 03 seconds, an arc length of 104.56 feet, a chord bearing of North 65 degrees 03 minutes 17 seconds West a distance of, 104.11 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 80 degrees 09 minutes 51 seconds West a distance of 14.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 49 degrees 39 minutes 59 seconds West a distance of 50.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 04 degrees 08 minutes 37 seconds West a distance of 15.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 325.00 feet, a central angle of 18 degrees 54 minutes 21 seconds, an arc length of 107.24 feet, a chord bearing of North 34 degrees 01 minutes 01 seconds West a distance of, 106.75 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 24 degrees 33 minutes 50 seconds West a distance of 202.62 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 275.00 feet, a central angle of 55 degrees 52 minutes 22 seconds, an arc length of 268.17 feet, a chord bearing of North 52 degrees 30 minutes 01 seconds West a distance of 257.67 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 80 degrees 26 minutes 12 seconds West a distance of 121.35 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 55 degrees 48 minutes 41 seconds West a distance of 14.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 80 degrees 26 minutes 12 seconds West a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 34 degrees 11 minutes 19 seconds West a distance of 13.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 80 degrees 26 minutes 12 seconds West a distance of 131.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 975.00 feet, a central angle of 05 degrees 46 minutes 06 seconds, an arc length of 98.16 feet, a chord bearing of North 83 degrees 19 minutes 15 seconds West a distance of 98.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 49 degrees 41 minutes 02 seconds West a distance of 14.43 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 88 degrees 15 minutes 56 seconds West a distance of 50.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 42 degrees 04 minutes 59 seconds West a distance of 13.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 975.00 feet, a central angle of 02 degrees 31 minutes 21 seconds, an arc length of 42.92 feet, a chord bearing of South 88 degrees 24 minutes 45 seconds West a distance of, 42.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 87 degrees 09 minutes 04 seconds West a distance of 473.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 275.00 feet, a central angle of 09 degrees 22 minutes 31 seconds, an arc length of 45.00 feet, a chord bearing of South 82 degrees 27 minutes 49 seconds West a distance of, 44.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 15 degrees 54 minutes 07 seconds West a distance of 678.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 41 degrees 08 minutes 01 seconds West a distance of 157.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 300.00 feet, a central angle of 05 degrees 25 minutes 47 seconds, an arc length of 28.43 feet, a chord bearing of South 24 degrees 44 minutes 13 seconds West a distance of, 28.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 200.00 feet, a central angle of 25 degrees 03 minutes 13 seconds, an arc length of 87.45 feet, a chord bearing of South 34 degrees 32 minutes 56 seconds West a distance of, 86.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 03 degrees 38 minutes 18 seconds West a distance of 14.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 48 degrees 50 minutes 45 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

North 86 degrees 08 minutes 01 seconds West a distance of 14.14 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 48 degrees 51 minutes 59 seconds West a distance of 105.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 03 degrees 51 minutes 59 seconds West a distance of 13.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 48 degrees 52 minutes 44 seconds West a distance of 148.00 feet to the POINT OF BEGINNING containing 4,597,616 square Feet, or 105.547 acres of land.

4 OF 4

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS UNDER MY HAND THIS THE 26th DAY OF February, 2016.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF February, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALLISON M. STEWART
Notary Public, State of Texas
My Commission Expires
April 01, 2016

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT 17FW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, does hereby adopt this plat as:

LOTS 15–62, BLOCK 16, LOTS 34–39, BLOCK 18, LOTS 26–33, BLOCK 24, LOTS 1–21, BLOCK 25, LOTS 24–58, BLOCK 25, LOTS 1–26, BLOCK 26, LOTS 1–21, BLOCK 27, LOTS 1–13, BLOCK 28, LOTS 1–18, BLOCK 29, LOTS 1–21, BLOCK 30, LOTS 1–27, BLOCK 31, AND LOT 1, BLOCK 32

SEVENTEEN LAKES

An addition to the City of Fort Worth, Denton County, Texas and does hereby dedicate to the public's use forever the easements and rights–of–way shown hereon.

WITNESS my hand on this the 26th day of February 2016.

17FW LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

By: 17FW GENERAL LLC., ITS GENERAL PARTNER

ROBERT J. BETANCUR, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, on this day did personally appear Robert J. Betancur, Representative of 17FW LIMITED PARTNERSHIP, a Texas Limited Partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged 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 the 26th day of February, 2016.

Notary Public in and for the State of Texas

My Commission expires _____

CINDY PICKETT
My Notary ID # 10386586
Expires December 10, 2019

LAND USE SUMMARY	
237 RESIDENTIAL LOTS	42.00 ACRES
8 PRIVATE HOA/DEVELOPER OPEN SPACE	45.65 ACRES
RIGHT-OF-WAY	14.29 ACRES
RIGHT-OF-WAY DEDICATION	3.61 ACRES
TOTAL: 245 LOTS	105.55 ACRES

THIS PLAT FILED IN C.C. #D_____, DATE: _____.

FINAL PLAT OF
SEVENTEEN LAKES

LOTS 15-62, BLOCK 16, LOTS 34-39, BLOCK 18, LOTS 26-33, BLOCK 24, LOTS 1-21, BLOCK 25, LOTS 24-58, BLOCK 25, LOTS 1-26, BLOCK 26, LOTS 1-21, BLOCK 27, LOTS 1-13, BLOCK 28, LOTS 1-18, BLOCK 29, LOTS 1-21, BLOCK 30, LOTS 1-27, BLOCK 31, AND LOT 1, BLOCK 32

FORT WORTH FIRE DEPARTMENT
LT. Rsc
3.3.2016

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SITUATED IN THE M.E.P. & P.RR. CO. SURVEY, ABSTRACT NO. 906, AND THE A. ROBINSON SURVEY, ABSTRACT NO. 1119 DENTON COUNTY, TEXAS CONTAINING 4,597,616 SQUARE FEET 105.547 ACRES TOTAL

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