

CURVE TABLE						CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	225.00′	28'32'28"	N58 : 23'18"W	110.93'	112.08'		C51		540.00'	19'57'23"	S32'24'57"E	187.14	188.09'
C27	485.00'	15'38'59"	S59'36'19"W	132.06'	132.47		C52		50.00	253°23′54"	S75'44'14"E	80.18	221.13'
C28	20.00'	31:33'06"	N38'11'17"W	10.87	11.01'		C53		20.00'	73*23'54"	S1415'45"W	23.90'	25.62
C29	50.00	153'30'11"	N22 ' 47 ' 15 " E	97.34'	133.96		C54		325.00'	26°20'46"	S9'15'49"E	148.13'	149.44
C30	20.00'	29'19'38"	N84*52'32"E	10.13	10.24'		C55		20.00'	31'33'06"	S11*51'59"E	10.87'	11.01'
C31	225.00	37'07'45"	N88*46'35"E	143.27	145.81		C56		50.00'	153*06'13"	S48'54'34"W	97.26	133.61
C32	225.00'	7'21'31"	S68'58'47"E	28.88'	28.90'		C57		20.00'	31'33'06"	N7018'53"W	10.87	11.01'
C33	175.00'	8'43'03"	N44'30'36"E	26.60'	26.63'		C58		770.00'	19'32'38"	S7'21'03"E	261.38'	262.65'
C34	125.00'	26'56'25"	N35*23'55"E	58.23'	58.77'		C59		87.00	63'26'17"	S14'47'10"W	91.48	96.33'
C35	225.00'	23'34'23"	N84*25'45"W	91.92′	92.57'		C60		88.00'	64.23.02.	S14'18'47"W	93.77'	98.89'
C36	175.00	23°34'23"	N5°34°15″E	71.49	72.00'		C61		830.00'	20'51'47"	S7°26′50"E	300.56	302.23
C37	175.00′	6'13'37"	S69'32'44"E	19.01'	19.02'		C62		770.00'	2'13'24"	S1°52'21"W	29.88'	29.88'
C38	225.00'	23'34'23"	S5'34'15"W	91.92'	92.57'		C63		200.00'	62'16'43"	N57°01'01"E	206.85	217.39'
C39	175.00'	77'13'05"	N57*36'24"W	218.40'	235.85'		C64		235.00'	41'42'37"	N46*43'58"E	167.32'	171.08'
C40	225.00'	45'24'35"	N40'03'44"E	173.69'	178.32		C65		185.00'	41'42'37"	S46'43'58"W	131.72'	134.68'
C41	175.00'	45'24'35"	S40°03'44"W	135.09'	138.70'		C66		250.00'	62'16'43"	S57°01'01"W	258.56'	271.74
C42	225.00'	36'30'00"	N54°24′32″W	140.92'	143.33		C67		770.00'	11*23'06"	S10'08'28"E	152.75'	153.00'
C43	175.00	28°02'16"	N58'38'24"W	84.78'	85.64	ĺ	C68		830.00'	18'45'51"	N6°23'52"W	270.61'	271.82'
C44	485.00"	21'38'28"	N32'41'07"E	182.10'	183.19		C69		770.00'	30'38'35"	N12 ⁻ 20 ² 14"W	406.92	411.81
C45	435.00	45*02'18"	S44°54'39"W	333.20'	341.94		C70		88.00'	68'28'45"	N61:53'54"W	99.03'	105.18'
C46	175.00	39`45 ' 12"	N87*27'52"E	119.00'	121.42'		C71		770.00'	7'21'24"	N80°40'35"E	98.80'	98.87'
C47	662.00'	7*22'02"	S13'13'06"W	85.06'	85.12'		C72		88.00'	83'00'05"	N35*29'50"E	116.62'	127.48'
C48	112.00'	11'00'11"	S15'02'10"W	21.48'	21.51'		C73		830.00'	9*54'47"	N1'02'49"W	143.42'	143.60
C49	168.00'	17'06'51"	S11'58'50"W	50.00'	50.18'		C74		480.00'	26'20'49"	N9"15'51"W	218.78	220.72
C50	670.00'	45'49'03"	S19'29'07"E	521.61'	535.77		C75		360.00'	26`20`49"	S9"15'51"E	164.09'	165.54

	CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH				
C76	50.00	253'23'58"	N49°23'31"W	80.18	221.13				
C77	20.00'	73'23'54"	N40*36'31"E	23.90'	25.62'				
C78	310.00'	13'11'16"	N2:41'04"W	71.20'	71.35				
C79	25.00'	40'40'41"	N29'37'03"W	17.38'	17.75				
C80	130.00'	27'31'09"	N36°11'49"W	61.84	62.44				
C81	130.00'	24`48'21"	N10'02'04"W	55.84	56.28				
C82	25.00'	24'48'21"	N10°02'04"W	10.74	10.82				
C83	20.00'	73'23'54"	N59°08'12"W	23.90'	25.62				
C84	50.00'	253'23'56"	N30°51'49"E	80.18'	221.13				
C85	480.00'	19 ʻ 57'23"	N32'24'57"W	166.34	167.19				
C86	730.00'	17*29'35"	N33°38'51"W	222.01	222.88'				
C87	430.00'	2'35'23"	N77'09'29"E	19.43'	19.44				
C88	730.00'	22'16'14"	N7°27'38"W	281.96'	283.75				
C89	1000.00'	4"17'20"	N1°31'49"E	74.84	74.85				
C90	80.00'	11'20'22"	N5'03'20"E	15.81'	15.83				
C91	738.00'	61313"	N13'50'08"E	80.08	80.12*				
C92	275.00'	26°20'46"	S9'15'49"E	125.34	126.45				
C93	540.00'	26°20'49"	N9'15'51"W	246.13'	248.31'				
C94	150.00'	31'31'40"	S33^06'17"W	81.50'	82.54				
C 9 5	150.00'	2010'54"	S38'46'40"W	52.56'	52.84				
C96	150.00′	11 19'47"	S23'01'20"W	29.61'	29.66'				
C97	200.00'	11'20'46"	N66 : 59'09"W	39.54	39.60'				
C98	200.00'	39'45'12"	S87°27'52"W	136.00'	138.77				
C99	460.00'	0'24'28"	S17*32'42"W	3.27'	3.27				
C100	460.00'	29'53'43"	S32′41′48″W	237.30'	240.01				

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C101	460.00	19`47'09"	S57°32'14"W	158.06'	158.85	C126	105.00	24'48'21"	S10'02'04"E	45.10'	45.46'
C102	200.00'	23'34'23"	S84 ⁻ 25 ⁻ 45"E	81.71'	82.29'	C127	105.00'	27:31'09"	S36*11'49"E	49.95'	50.43
C103	200.00'	77'13'05"	S57*36'24"E	249.60'	269.54	C128	335.00'	9*52'41"	S17*29'54"E	57.68'	57.76'
C104	200.00	8'14'08"	S23'06'55"E	28.72'	28.75	C129	335.00'	16'28'08"	S4'19'30"E	95.96'	96.29
C105	200.00'	45`25'34"	S49'56'46"E	154.45	158.57	C130	300.00	26*20'46"	N9"15'49"W	136.74	137.95
C106	200.00	30'18'11"	\$57 ' 30'27"E	104.55	105.78'	C131	225.00'	62'16'43"	N57'01'01"E	232.70'	244.57
C107	200.00	23'34'23"	S5'34'15"W	81.71	82.29'	C132	210.00'	41'42'37"	N46°43'58"E	149.52	152.88'
C108	200.00'	45°24'35"	S40'03'44"W	154.39	158.51	C133	550.00'	4'15'11"	N24°33'50"W	40.82'	40.83'
C109	210.00'	67'29'43"	N73°36′35″E	233.33'	247.38	C134	550.00'	15.42,13"	N34'32'32"W	150.27	150.74
C110	500.00'	17'40'34"	N48'42'00"E	153.64'	154.25'	C135	660.00'	15'51'11"	N34°28'03"W	182.03'	182.61
C111	500.00'	10'02'59"	N62°33'47"E	87.59'	87.70'	C136	470.00'	3°31'24"	S24'11'57"E	28.90'	28.90'
C112	200.00'	10'02'59"	S27'26'13"E	35.03'	35.08'	C137	470.00'	16'25'59"	S34'10'38"E	134.34	134.80'
C113	700.00'	39'16'26"	S2"16'55"E	470.48	479.82	C138	740.00'	3'56'38"	S40°25'19"E	50.93'	50.94
C114	460.00	8.00,09,	S74'27'06"W	64.19	64.25	C139	470.00'	26'20'49"	N9"15'50"W	214.23'	216.12
C115	700.00'	20°28'30"	S32'09'23"E	248.82	250.15'	C140	840.00'	9'54'47"	N1°02'49"W	145.15	145.33
C116	510.00'	19'57'23"	S32'24'57"E	176.74	177.64	C141	78.00'	22*54'20"	S5'26'57"W	30.98'	31.18'
C117	510.00'	26°20'49"	S9"15'51"E	232.46	234.52'	C142	78.00'	60'05'46"	N46'57'00"E	78.11'	81.81′
C118	800.00'	10.09,15,	\$110'02"E	141.58'	141.77'	C143	780.00'	15'10'45"	N84°40'59"E	206.04	206.64
C119	300.00'	21.58′35″	S4'44'40"W	114.36	115.07'	C144	550.00'	26'20'49"	S9"15'51"E	250.69'	252.91
C120	300.00'	2*41'45"	S14°23'05"W	14.11	14.12'	C145	760.00'	2.56,35"	N1'30'46"E	39.03'	39.04
C121	300.00'	23.04,39,	N84 ⁻ 43 ['] 57"W	120.02'	120.83'	C146	840.00'	4.50,32,	N0°33'47"E	70.97	70.99
C122	300.00'	31 '05 '48"	S2*30'42"E	160.83'	162.82'	C147	840.00'	16'01'15"	S9*52'06"E	234.11	234.88
C123	800.00'	21'02'40"	S7'32'17"E	292.19'	293.83'	C148	78.00'	64'42'38"	S14'28'03"W	83.49'	88.09'
C124	800.00'	4'49'41"	S0'34'13"W	67.39'	67.41	C149	97.00'	63°11'45"	S14'39'04"W	101.65'	106.99
C125	800.00'	13'57'43"	S8'49'29"E	194.46'	194.94'	C150	760.00'	11*56'51"	S11*08'57"E	158.19'	158.48'

ļ	LINE TABL	E		LINE TABL	E
NE #	BEARING	LENGTH	LINE #	BEARING	LENGT
L1	N72'38'34"W	51.38'	L51	N22'30'32"E	14.16
L2	S17'21'26"W	76.20'	L52	N62'20'28"E	14.14
L3	N72'38'34"W	108.62	L53	N27'39'32"W	42.43
L4	N17'21'26"E	10.00	L54	S62'20'28"W	42.43
L5	N72'38'34"W	132.55	L55	S27'39'32"E	14.14
L6	S25'25'02"W	135.94	L56	N77'14'37"E	15.60'
L7	S43"12'09"W	30.83'	L57	N2717'55"W	42.16
L8	S67*35'16"W	155.00'	L58	\$22.59,59,E	14.91
L9	S22'24'44"E	10.00	L59	S62'21'26"W	14.14
L10	S67'35'16"W	50.00'	L60	N72'38'34"W	35.69
L11	N22'24'44"W	26.09'	L61	S83'47'04"W	57.00
L12	S67'35'16"W	110.00'	L62	N51*12'56"W	14.14
L13	N22*24'44"W	105.00*	L63	N612'56"W	10.78
L14	S67'35'16"W	30.00'	L64	N62°20'57"E	14.14
L15	S17'20'04"W	114.59'	L65	S27'39'03"E	14.14'
L16	N0'43'10"W	58.07'	L66	S6'12'56"E	10.78
L17	S72'40'08"E	166.33	L67	S38'47'04"W	14.14
L18	S22'24'44"E	71.14	L68	S83'47'04"W	24.24
L19	S62'20'28"W	48.19'	L69	N21'53'05"E	15.12
L20	N67'25'48"E	90.00'	L70	N62'46'01"E	23.91
L21	S22*24'44"E	30.29'	L71	N62'20'57"E	14.14
L22	S67°35'16"W	50.00'	L72	S27*39'03"E	14.14
L23	N22'24'44"W	10.00'	L73	S62'46'01"W	24.03'
_24	S67'35'16"W	105.00'	L74	N76°03'34"W	15.05
L25	S22'24'44"E	60.00′	L75	N0'32'08"E	14.49
L26	S74'54'42"W	80.01	L76	N64'18'27"E	14.62
_27	N12'25'53"W	60.39'	L77	S25'18'20"E	13.63
_28	N51'33'00"E	131.76	L78	S67*25'48"W	53.31
29	N11'32'49"W	60.00'	L79	N67'29'28"W	14.12
_30	S62'36'50"W	42.63'	L80	N22'35'16"E	14.14
L31	S27'38'34"E	14.14'	L81	N67'35'16"E	5.48'
_32	S72'38'34"E	48.62	L82	S62°20'28"W	42.40'
_33	N72'38'34"W	48.62	L83	S67'30'13"E	14.13
_34	S62°21′26″W	14.14	L84	N22°29'48"E	14.16
_35	S17'21'26"W	16.20	L85	S67'30'12"E	14.13'
_36	N27'38'34"W	14.14'	L86	S22 ⁻ 29'48"W	14.16
.37	N72'38'34"W	38.29'	L87	S3'54'34"W	3.82'
_38	S10°54'02"W	14.54	L88	S48'21'05"W	14.00
_39	S32°27'43"E	53.13	L89	S45 ⁻ 44 ['] 37"E	13.87
_40	S22'24'44 " E	32.67	L90	S88'09'22"W	64.60
L41	N22'24'44"W	16.58'	L91	S22'35'16"W	14.14
_42	N32'27'43"W	53.13'	L92	N67'24'44"W	14.14
_43	N75°49'28"W	14.54'	L93	S67'35'16"W	25.09'
_44	S67'35'16"W	29.41	L94	S88'09'22"W	64.60'
_45	N67'35'16"E	59.41'	L95	S42'03'21"W	13.87
.46	S72'38'34"E	38.29'	L96	N3'54'34"E	79.85
_47	N62'21'26"E	14.14'	L97	N67'30'13"W	14.13'
.48	N27'38'34"W	14,14'	L98	S22*29'47"W	14.16'
.49	N72'38'34"W	35.69'	L99	N49*57'24"W	54.06

.INE #	BEARING	LENGTH
L51	N22'30'32"E	14.16
L52	N62'20'28"E	14.14'
L53	N27°39'32"W	42.43'
L54	S62'20'28"W	42.43'
L55	S27'39'32"E	14.14'
L56	N77'14'37"E	15.60'
L57	N27"17'55"W	42.16'
L58	S22'59'29"E	14.91
L59	S62'21'26"W	14.14'
L60	N72'38'34"W	35.69'
L61	S83'47'04"W	57.00'
L62	N51'12'56"W	14.14'
L63	N612'56"W	10.78
L64	N62°20'57"E	14.14
L65	S27'39'03"E	14.14'
L66	S6*12'56"E	10.78
L67	S38'47'04"W	14.14'
L68	S83'47'04"W	24.24
L69	N21'53'05"E	15.12'
L70	N62'46'01"E	23.91
L71	N62'20'57"E	14.14'
L72	S27'39'03"E	
		14.14'
L73	S62'46'01"W	24.03'
L74	N76'03'34"W	15.05'
L75	N0'32'08"E	14.49'
L76	N64'18'27"E	14.62
L77	S2518'20"E	13.63'
L78	S67*25'48"W	53.31'
L79	N67'29'28"W	14.12
L80	N22'35'16"E	14.14'
L81	N67'35'16"E	5.48'
L82	S62°20'28"W	42.40'
L83	S67'30'13"E	14.13'
L84	N22'29'48"E	14.16'
L85	S67'30'12"E	14.13'
L86	S22 ⁻ 29'48"W	14.16'
L87	S3`54'34"W	3.82'
L88	S48*21'05"W	14.00'
L89	S45'44'37"E	13.87'
L90	S88'09'22"W	64.60'
L91	S22'35'16"W	14.14
L92	N67°24'44"W	14.14'
L93	S67'35'16"W	25.09'
L94	S88'09'22"W	64.60'
L95	S42'03'21"W	13.87'
L96	N3'54'34"E	79.85'
L97	N67'30'13"W	14,13'
L98	S22°29'47"W	14.16'
L99	N49*57'24"W	
		54.06'
L100	N22'26'15"W	51.39'

LINE TABLE

		1 "			
		L151	S44'23'15"W	48.21	
		L152	S44"18'29"E	53.89'	
		L153	S44'18'29"E	26.58'	
		L154	N46'16'45"W	20.15'	
_		L155	N19°31'13"W	54.11	
		L156	N25°28'45"E	23.13'	
		L157	N3715'57"W	43.83'	
		L158	S018'34"W	21.89'	
		L159	S2'03'47"W	85.20'	İ
		L160	N0'18'34"E	22.08'	
		L161	N1°25'33"W	89.11	
		L162	N69'28'46"W	52.68'	
٦		L163	N17'21'26"E	50.00'	
		L164	N46°21'55"E	46.58'	
		L165	N5315'00"E	46.33'	
\exists		L166	N60'34'17"E	46.78'	
7		L167	N66'53'05"E	50.72	
\dashv		L168	N37°20'45"E	51.43'	
┨		L169	N69'22'41"E	49.38'	
┨		L170	N86'05'26"W	65.00'	
٦		L171	N80'19'43"W	60.30'	
٦		L172	S22'35'47"W	83.46'	
		L173	N32'53'26"W	113.71	
┪		L174	N81'51'43"E	49,44'	
1		L175	N54'32'46"W	20.00'	
┪		L176	N21°25′09″W	20.04	
٦		L177	S16'56'28"E	45.47	
٦		L178	N76'36'32"E	83.23'	
1		L179	S13°23'28"E	40.00'	
┨		L180	S76'36'32"W	81.06	
┪		L181	S74'16'47"W	47.12'	
1		L182	N13°23'28"W	70.00'	
1		L183	S88'09'23"W	32.10'	
┪		L184	S68'05'06"W	35.11	
1		L185	N21'54'54"W	40.00'	
\dashv		L186	N68'05'06"E	42.19'	
1		L187	N88'09'23"E	39.18'	
-		L188	N39'51'43"E	25.00'	
\dashv		L189	N19'29'48"W	44.24	
1	ı	L190	N83'33'15"E	24.76'	
\dashv	ŀ	L191	S66'10'34"E	20.57	
\dashv	ł	L192	S13*43'52"E	91.95	
\dashv		L193	S80'34'15"W	45.38	
\dashv	ŀ	L194	S19*03'47"E	143.12'	
-	ł	L195	S15°44'08"W	129.97	
\dashv	ł	L196	S46'31'27"W	63.70'	
\dashv	}	L197	S40'53'13"E	68.56	
\dashv	ŀ	L198			
\dashv	ŀ	L199	564'24'18"E	98.01'	
\dashv	}		\$21*24'28"E	79.01'	
	Į	L200	S50'06'15"E	73.28'	

LINE TABLE

NE # BEARING LENGTH

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L219 N44'32'56"W 67.34' L220 S1'30'10"E 77.98'	L217	N81 '54' 34" E	62.58			
L220 S1'30'10"E 77.98'	L218	N36°32'39"W	100.03			
	L219	N44'32'56"W	67.34'			
L221 N1'30'10"W 88.31'	L220	S1:30'10"E	77.98'			
	L221	N1'30'10"W	88.31			

L222 S0°18'34"W 110.75'

L224 S3'54'34"W 20.00'

L226 S2°32'45"E 20.00'

L227 N0'00'00"E 32.14" L228 N87°59'53"E 105.16'

L229 S1'42'28"E 32.69'

L230 N0'00'00"W 80.37'

L231 N89*47'36"E 37.01'

L225 N87*56'33"E 20.00'

N0'18'34"E 107.42'

C151 760.00' 8'19'51"

C153 840.00' 18'45'21"

C154 760.00' 30'38'35"

C155 78.00' 68*28'45"

C156 840.00' 2'36'26"

C152 760.00' 11'21'38"

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

S1'00'36"E

N9'24'33"W 150.45' 150.69'

N12°20'14"W 401.64' 406.46'

N61'53'54"W 87.77' 93.22'

S85°09'56"W 38.22'

273.75' 274.97'

			TXU ELECTRIC DELIVERY COMPANY INST. NO. D206031116, O.P.R.T.C.T.	SEE MAN LIE SEE MA	m CITY OF	
PER PLAT VIS	IGHT-OF-WAY DEDICATION STA WEST CHESAPEAKE ADDITION O. D213046218, O.P.R.T.C.T.	S72'38'42"E 2002.25'	2.175 ACRES MICHAEL L. CARTER, TRUSTEE C.C. FILE NO. D205304534, R.P.R.T.C.T.	T A H	when you a series of	820
		N72'39'38"W 1614.60' 26.513 ACRES WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT C.C. FILE NO. D206230768 R.P.R.T.C.T.	6		SITE - 1	TARRANT COUNTY OLD WEATHERFORD
55	AINED \	PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 3.619 AC	AR ULTIMATE FLOODPLAIN 20-041 AND 20-041 AND 20-041 AND 20-041 AND 30-041 AND	100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020) 100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020)	DESL BUILDING SETBACK LINE	-SCALE E: 1"= 100' 200' 300' VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY FOLIND 1/2" IRON ROD
DETAIL "A" SCALE: 1"= 50'	<u>DETAIL "B"</u> SCALE: 1"= 30'	DET.	AIL "C" E: 1"= 50'	DETAIL "D" SCALE: 1"= 40'	R.P.R.T.C.T. REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS EASEMENTS BY PLAT	SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MIN. FINISHED FLOOR ELEVATION GAS WELL LOCATION
SX PRIVATE HOLV DEVELOPER ONNER AND MAINTAINED OF PROTECTE USE & PUBLIC BUILDING STRUCTURES DETAIL "E" SCALE: 1"= 60'	100 YEAR ULTIMATE FLOCODELAIN AID SWIN-2020-01223 SWIN-2020-01	SCALING SCALIN	S86 05'26"E 110.60' N86'05'26"W 103.14' L217 L214 L214 L217 L214 S6 A3BUND AIL "G" E: 1"= 50' TAIVEYE-1EV8 ITC AND INTERNATION D MAINTAINED MAINTAINED MAINTAINED D MAINTAINED MAINTAIN		COMPANY, LLC. EASEMENT (SEE DETAIL 'A') 20' X 20' ONCOR ELECTRIC DELIVERY COMPANY, LLC. EASEMENT (SEE DETAIL 'B') VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (2.751 AC) VARIABLE WIDTH DRAINAGE EASEMENT (0.134 AC) 20' DRAINAGE EASEMENT (0.056	SAPIRABLE WIDTH DRAINAGE (SEE DETAIL 'A') 19 40' DRAINAGE EASEMENT (0.075 AC) 20 VARIABLE WIDTH DRAINAGE (EASEMENT (0.077 AC) 21 VARIABLE WIDTH DRAINAGE (EASEMENT (0.068 AC) 22 VARIABLE WIDTH DRAINAGE (EASEMENT (0.068 AC) 23 VARIABLE WIDTH DRAINAGE (EASEMENT (0.106 AC) (SEE DETAIL 'E') 24 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.0303 AC) 25 DRAINAGE EASEMENT (0.054 AC) 26 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.054 AC) 27 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.054 AC) 28 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.946 AC) 29 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.354 AC) 20 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.354 AC) 30 VARIABLE WIDTH FLOODPLAIN (EASEMENT (0.350 AC) 31 30' SANITARY SEWER EASEMENT (0.075 AC) 32 O' SANITARY SEWER EASEMENT (0.076 AC) (SEE DETAIL 'G') 33 35' SANITARY SEWER EASEMENT (0.037 AC) (SEE DETAIL 'G') 34 45' SANITARY SEWER EASEMENT (0.037 AC) (SEE DETAIL 'G') 35 30' SANITARY SEWER EASEMENT (0.037 AC) (SEE DETAIL 'G') 36 30' SANITARY SEWER EASEMENT (0.037 AC) 37 SANITARY SEWER EASEMENT (0.037 AC) 38 SANITARY SEWER EASEMENT (0.037 AC) 39 VARIABLE WIDTH DRAINAGE (EASEMENT (0.075 AC) 30 SANITARY SEWER EASEMENT (0.037 AC) 31 SWATER EASEMENT (0.032 AC) 32 SANITARY SEWER EASEMENT (0.037 AC) 33 SANITARY SEWER EASEMENT (0.037 AC) 34 CASEMENT (0.075 AC) 35 SANITARY SEWER EASEMENT (0.037 AC) 36 SANITARY SEWER EASEMENT (0.037 AC) 37 SANITARY SEWER EASEMENT (0.037 AC) 38 SANITARY SEWER EASEMENT (0.037 AC) 39 CASEMENT (0.029 AC) 30 SANITARY SEWER EASEMENT (0.037 AC) 30 SANITARY SEWER EASEMENT (0.037 AC) 31 SWATER EASEMENT (0.037 AC) 32 SANITARY SEWER EASEMENT (0.037 AC) 33 SANITARY SEWER EASEMENT (0.037 AC) 34 SANITARY SEWER EASEMENT (0.037 AC) 35 SANITARY SEWER (0.040 AC) (SEE DETAIL 'G') 36 SANITARY SEWER (0.040 AC) (SEE DETAIL 'G') 37 SANITARY SEWER (0.050 AC) 38 SANITARY SEWER (0.050 AC) 39 VARIABLE WIDTH DRAINAGE (0.051 AC) 40 SANITARY SEWER (0.050 AC) 40 SANITARY SEWER
1200 26 20X PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 2.498 AC 516	8 (10) 110.00 8.74 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	110216 \$\frac{555'26'57''E}{146.62'}\$	HOLBROOK SURVEY FRACT NO. 647	DEVELOPER / OWNER: LGI HOMES - TEXAS, LLC 1450 LAKE ROBBINS DR. SUITE 430 THE WOODLANDS, TX 77380 PH: 281.210.5484 FAX: 281.210.2601 REPRESENTATIVE: ELAINE TORRES CO - OWNER: CHAPEL CREEK, LP	A FINAL PLAT OF LOTS 49-57,59-69,58X,70X, BLOCK 1; LOTS 3; LOT 1-18, BLOCK 4; LOTS 1-15, BLC 1-10,12-25,27-32,11X,26X,33X, BLOCK 7; LOTS 1-10,11X, BLOCK 9; LOTS 1-7,9-18,20 LOTS 1-13, BLOCK 11; LOT 25X, BLOCK 12, 49-50,51X, BLOCK 19; LOTS 19X,20X	1-19,20X, BLOCK 2; LOTS 1-16, BLOCK OCK 5; LOTS 1-13, BLOCK 6; LOTS OTS 1-12,15-25,13X,14X,26X BLOCK 8; -51,54-69,8X,19X,52X,53X, BLOCK 10; 2; LOTS 1-9,22X BLOCK 18; LOTS 1-2,
100 YEAR ULTIMATE FLOODPLAIN (FSR-20-041 AND SWM-2020-0223 BY PAPE-DAWSON DATED JUNE 2020)	22X	ABS ABS		2300 MACARTHUR AVE, SUITE 200 DALLAS, TEXAS 75209 PH: 214.880.0380 REPRESENTATIVE: JIM HARRIS	BEING A REPLAT OF LOT 2, BLOCK A, VIST ADDITION TO THE CITY OF FORT WOR RECORDED IN D2130 AN ADDITION TO THE CITY OF FORT W	TH, TARRANT COUNTY, TEXAS AS 04615, P.R.T.C.T. ORTH, TARRANT COUNTY, TEXAS
NOO	11037 30 11033 11037 30 1 11033 11041 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Jor	FORT WORTH	CO - OWNER: FW VISTA WEST II, LP 311 UNIVERSTIY DRIVE, SUITE 101 FORT WORTH, TEXAS 76107 PH: 817.332.9600 REPRESENTATIVE: MICHAEL CARTER	BEING 94.467 ACRES NATHANIEL HOLBROOK SURV LOCATED IN THE CITY OF FORT WOI 254 RESIDENT 21 OPEN SPA	/EY, ABSTRACT NO. 647 RTH, TARRANT COUNTY, TEXAS IAL LOTS
REMAINING 54.50 ACRE TRACT LGI HOMESTEXAS LLC INST. NO. D219248021-4 O.P.R.T.C.T.	28	REMAINING 54.50 ACRE TRACT LGI HOMES-TEXAS LLC INST. NO. D219248021-4 O.P.R.T.C.T.	D York 10/01/2021	REFERENCE CASE NUMBERS: FP-21-074	PREPAREC	DAWSON
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	75.86' N90'00'00"W 171.81'	Lt. D	THIS PLAT F	DATE OF PREPARATION: September 21, 2021 FILED IN COUNTY CLERK'S FILE No	DALLAS I SAN ANTONIO I AUSTIM 5810 TENNYSON PKWY, STE 425 I P TEXAS ENGINEERING FIRM #470 I TE PHASE 1	N I HOUSTON I FORT WORTH LANO, TX 75024 I 214.420.8494



STATE OF TEXAS

BEGINNING AT A FOUND 5/8-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF SAID TRACT A AND THE NORTHWEST CORNER OF VISTA WEST, BLOCKS 1 THRU 10, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 8799 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.I.C.T.) SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTPOINT BOULEVARD (A 120-FOOT WIDE RIGHT-OF-WAY) AS SHOWN ON FINAL PLAT OF CHAPEL CREEK RANCH PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN VOLUME 388-206, PAGE 99 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.);

- THENCE SOUTH 17°21'26" WEST, ALONG THE EAST LINE OF SAID TRACT A AND THE COMMON WEST LINE OF SAID VISTA WEST ADDITION, BLOCK 1 THRU 10, A DISTANCE OF 1265.22 FEET TO A FOUND 5/8-INCH IRON ROD WITH A RED PLASTIC CAP (CONTROLLING MONUMENT) AT THE SOUTHWEST CORNER OF LOT 48, BLOCK 1 OF SAID VISTA WEST ADDITION, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF AMBLING TRAIL (50-FOOT WIDE RIGHT-OF-WAY) AS SHOWN IN SAID VISTA
- THENCE NORTH 72°38'34" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMBLING TRAIL, A DISTANCE OF 51.38 FEET TO A FOUND 1/2 -INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" THEREIN;
- THENCE: SOUTH 17°21'26" WEST, A DISTANCE OF 76.20 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE WEST LINE OF LOT 43, BLOCK 12 OF VISTA WEST WEST, AN ADDITION TO THE CITY OF FT. WORTH, RECORDED IN INSTRUMENT NO. D21417800 O.P.R.T.C.T., SAME BEING IN THE COMMON EAST LINE OF SAID LOT A;
- THENCE OVER AND ACROSS SAID TRACT A, THE FOLLOWING COURSES AND DISTANCES:
 - NORTH 72°38'34" WEST, A DISTANCE OF 108.62 FEET TO A A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
 - NORTH 17°21'26" EAST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - NORTH 72°38'34" WEST, A DISTANCE OF 132.55 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - SOUTH 25°25'02" WEST, A DISTANCE OF 135.94 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON":
 - SOUTH 43°12'09" WEST, A DISTANCE OF 30.83 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
 - SOUTH 67°35'16" WEST, A DISTANCE OF 155.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - SOUTH 22°24'44" EAST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - SOUTH 67°35'16" WEST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - NORTH 22°24'44" WEST, A DISTANCE OF 26.09 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
 - SOUTH 67°35'16" WEST, A DISTANCE OF 110.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON" IN THE NORTHEAST LINE OF SAID REMAINDER TRACT; THENCE NORTH 22°24'44" WEST, ALONG THE NORTHEAST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 105.00 FEET TO A SET
- 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON"; THENCE SOUTH 67°35'16" WEST, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON" IN THE NORTHEAST LINE OF A CALLED 9.304 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO EXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 8736, PAGE 1787 D.R.T.C,T;
- THENCE NORTH 22°24'44" WEST, ALONG THE NORTHEAST LINE OF SAID TEXAS ELECTRIC TRACT, A DISTANCE OF 2257.78 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD;
- THENCE SOUTH 72°39'32" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD, A DISTANCE OF 379.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- THENCE SOUTH 17°20'04" WEST, OVER AND ACROSS SAID WESTPOINT BOULEVARD, A DISTANCE OF 114.59 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD;
- THENCE SOUTH 72°39'32" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD, A DISTANCE OF 1732.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.549 ACRES (2,114,811 SQUARE FEET) OF LAND, MORE OR LESS IN THE CITY OF \FT. WORTH, TARRANT COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAPPREPARED UNDER JOB NUMBER 70113-02 BY PAPE-DAWSON ENGINEERS, INC

"PAPE-DAWSON"

"PAPE-DAWSON";

WHEREAS LGI-HOMES TEXAS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, IS THE CURRENT OWNERS OF THAT CERTAIN 45.918 ACRETRACT OF LAND, SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 104.21 ACRE TRACT OF LAND REFFERED TO AS TRACT B AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LGI HOMES - TEXAS LLC, AS RECORDED IN D2019248021 OF THE OFFICIAL PUBLIC RECORDS OF THE TARRANT COUNT, TEXAS (O.P.R.T.C.T.), AND A PORTION OF LOT 2, BLOCK A OF THE VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORH, RECORDED IN INSTRUMENT NO. D213046215 D.R.T.C.T.' BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE NORTHEAST CORNER OF A 26.513-ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT RECORDED IN COUNTY CLERK'S NUMBER D206230768 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS (R.P.R.T.C.I.), SAME BEING AN INSIDE ELL CORNER OF SAID TRACT B;

- THENCE NORTH 72°39'38" WEST, ALONG THE NORTH LINE OF SAID WHITE SETTLEMENT TRACT AND THE MOST NORTHERLY SOUTH LINE OF SAID TRACT B, A DISTANCE OF 1614.60 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF SAID WHITE SETTLEMENT TRACT;
- Thence north 00°43'10" west, a distance of 58.07 feet to a found 5/8-inch iron rod (Controlling Monument) at the NORTHWEST CORNER OF SAID LOT 2, BLOCK A;
- THENCE SOUTH 72°38'42" EAST, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 2002.25 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT);
- THENCE SOUTH 72°40'08" EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 166.33 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE NORTHEAST LINE OF A CALLED 90-FOOT WATERLINE EASEMENT DESRIBED IN A WARRANTY DEED TO TARRANT COUNTY WATER DISTRICT, RECORDED IN INSTRUMENT NO. D209231752 R.P..R.T.C.T., SAME BEING THE SOUTHWEST LINE OF A CALLED 9.304 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 8736, PAGE 1787, D.R.T.C.T.;
- THENCE SOUTH 22°24'44" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 71.14 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTH LINE OF SAID LOT 2;
- THENCE NORTH 72°39'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 369.90 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- THENCE OVER AND ACROSS SAID TRACT B, THE FOLLOWING COURSES AND DISTANCES:
- SOUTH 62°20'28" WEST, A DISTANCE OF 48.19 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 652.00 FEET, A CENTRAL ANGLE OF 07°00'02", A CHORD BEARING AND DISTANCE OF SOUTH 13°02'05" WEST, 79.61 FEET;
 - ALONG SAID CURVE, AN ARC LENGTH OF 79.66 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 11°00'11", A CHORD BEARING AND DISTANCE OF SOUTH 15°02'10" WEST, 23.39 FEET;
- ALONG SAID CURVE, AN ARC LENGTH OF 23.43 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 158.00 FEET, A CENTRAL ANGLE OF 17°06'51", A CHORD BEARING AND DISTANCE OF SOUTH 11°58'50" WEST, 47.02 FEET;

- ALONG SAID CURVE, AN ARC LENGTH OF 47.19 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 29°57'52", A CHORD BEARING AND DISTANCE OF SOUTH 11°33'31" EAST, 341.24 FEET;
- ALONG SAID CURVE, AN ARC LENGTH OF 345.16 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- NORTH 67°35'16" EAST, A DISTANCE OF 393.59 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTHWEST LINE OF SAID TARRANT COUTNY WATER DISTRICT TRACT;
- THENCE SOUTH 22°24'44" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 635.88 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- THENCE NORTH 67°25'48" EAST, OVER AND ACROSS SAID TARRANT COUNTY WATER DISTRICT TRACT, A DISTANCE OF 90.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" IN THE SOUTHWEST LINE OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT:
- THENCE SOUTH 22°24'44" EAST, ALONG THE SOUTHWEST LINE OF SAID TEXS ELECTRIC SERVICE COMPANY TRACT, A DISTANCE OF 1435.30 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- THENCE OVER AND ACROSS SAID TRACT B, THE FOLLOWING COURSES AND DISTANCES:
- SOUTH 67°35'16" WEST, A DISTANCE OF 199.72 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- SOUTH 22°24'44" EAST, A DISTANCE OF 30.29 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- SOUTH 67°35'16" WEST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- NORTH 22°24'44" WEST, A DISTANCE OF 10.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- SOUTH 67°35'16" WEST, A DISTANCE OF 105.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- SOUTH 22°24'44" EAST, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- SOUTH 32°16'36" WEST, A DISTANCE OF 147.05 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON":
- SOUTH 67°34'42" WEST, A DISTANCE OF 362.62 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 760.00 FEET,

A CENTRAL ANGLE OF 00°45'14", A CHORD BEARING AND DISTANCE OF SOUTH 15°27'59" EAST, 10.00 FEET;

- ALONG SAID CURVE, AN ARC LENGTH OF 10.00 FEET TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "Pape-dawson"
- SOUTH 74°54'42" WEST, A DISTANCE OF 80.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- NORTH 90°00'00" WEST, A DISTANCE OF 171.81 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON" NORTH 00°00'00" EAST, A DISTANCE OF 244.71 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- NORTH 15°00'00" WEST, A DISTANCE OF 231.82 FEET TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON"; NORTH 00°00'00" EAST A DISTANCE OF 243.92 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 02°33'52", A CHORD BEARING AND DISTANCE OF NORTH 85°08'39" EAST, 37.15 FEET; ALONG SAID CURVE, AN ARC LENGTH OF 37.15 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- "PAPE-DAWSON"; NORTH 12°25'53" WEST, A DISTANCE OF 60.39 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THJE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 770.00
- FEET, A CENTRAL ANGLE OF 07°54'08", A CHORD BEARING AND DISTANCE OF SOUTH 88°18'20" WEST, 106.11 FEET; ALONG SAID CURVE, AN ARC LENGTH OF 106.20 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED
- NORTH 02°33'59" WEST, A DISTANCE OF 711.03 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED

NORTH 21°25'09" WEST, A DISTANCE OF 541.04 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED

- NORTH 51°33'00" E, A DISTANCE OF 131.76 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 740.00
- FEET, A CENTRAL ANGLE OF 14°26'57", A CHORD BEARING AND DISTANCE OF NORTH 31°13'32" WEST, 186.12 FEET; ALONG SAID CURVE, AN ARC LENGTH OF 186.62 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 03°30'42", A CHORD BEARING AND DISTANCE OF SOUTH 76°41'50" WEST, 30.03 FEET;
- along said curve, an arc length of 30.03 feet to a Set 1/2-inch iron rod with a Yellow Plastic Cap Stamped "PAPE-DAWSON":
- NORTH 11°32'49" WEST, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 04°09'57", A CHORD BEARING AND DISTANCE OF SOUTH 80°32'09" WEST, 31.26 FEET;
- ALONG SAID CURVE, AN ARC LENGTH OF 31.26 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON";
- thence along the east line of said white settlement tract, the following courses and distances, same being the WEST LINE OF SAID TRACT B:
- NORTH 05°27'09" WEST, A DISTANCE OF 201.32 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 199.46 FEET, A CENTRAL ANGLE OF 18°09'40", A CHORD BEARING AND DISTANCE OF NORTH 14°29'43" WEST, 62.96 FEET;
- ALONG SAID CURVE, AN ARC LENGTH OF 63.22 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°44'39", A CHORD BEARING AND DISTANCE OF NORTH 13°40'48" WEST, 68.58 FEET;
- ALONG SAID CURVE, AN ARC LENGTH OF 68.92 FEET TO A FOUND 1/2-INCH IRON ROD (CONTROLLING MONUMENT) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 16°14'43", A CHORD BEARING AND DISTANCE NORTH 04°18'55" EAST, 197.81 FEET,
- ALONG SAID CURVE, AN ARC LENGTH OF 198.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.918 ACRES (2,000,188 SQUARE FEET) MORE OR LESS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00: IN THE CITY OF FORT WORTH, tarrant county, texas. Said tract being described in conjunction with a survey made on the ground and a SURVEY MAP PREPARED UNDER JOB NUMBER 70113-02 BY PAPE-DAWSON ENGINEERS, INC.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LGI HOMES - TEXAS, LLC., THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS VISTA WEST 11, LOTS 49-57,59-69,58X,70X, BLOCK 1; LOTS 1-19,20X, BLOCK 2; LOTS 1-16, BLOCK 3; LOT 1-18, BLOCK 4; LOTS 1-15, BLOCK 5; LOTS 1-13, BLOCK 6; LOTS 1-10,12-25,27-32,11X,26X,33X, BLOCK 7; LOTS 1-12,15-25,13X,14X,26X BLOCK 8; LOTS 1-10,11X, BLOCK 9; LOTS 1-7,9-18,20-51,54-69,8X,19X,52X,53X, BLOCK 10: LOTS 1-13, BLOCK 11; LOT 25X, BLOCK 12; LOTS 1-9,22X BLOCK 18; LOTS 1-2, 49-50,51X, BLOCK 19; LOTS 19X,20X, BLOCK 26; LOT 1X, BLOCK 27, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

LGI HOMES - TEXAS, LLC.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHERYL "ELAINE" TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22, DAY C

MY COMMISSION EXPIRES: 3-7-2022

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT CHAPEL CREEK, L.P., THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS VISTA WEST, PHASE 1, LOT 69, BLOCK 10, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

THERESA DONIA

Comm. Expires 03-07-**20**22

Notary ID 124914904

LAURA A. QUEEN

Notary Public, State of Texa

Comm. Expires 07-05-2025

Notary ID 717094-6

Notary Public, State of Te

CHAPEL CREEK, L.P.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MICHAEL CARTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27, DAY OF SEPTEMBA

Vaur G. meer

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT FW VISTA WEST II L.P, THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS LOT 2, BLOCK A, VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

FW VISTA WEST II L.P.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES R. HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29, DAY OF SEPTEMBER 202

REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

MORGAN KAITLYN WHATLEY Notary Public, State of Texas Comm. Expires 03-18-2024 Notary ID 132409419

SURVEYOR'S CERTIFICAT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID A. MINTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6233 FIRM REGISTRATION NO. 10194390 PAPE DAWSON ENGINEERS 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024 TELE 214-420-8494

EMAIL: <u>DMINTON@PAPE-DAWSON.COM</u>

CERTIFICATION DATE: SEPTEMBER 20, 2021

MY COMMISSION EXPIRES ON:

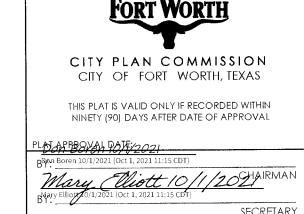




STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME. THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID A. MINTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS___





CO - OWNER: FW VISTA WEST II, LP 311 UNIVERSTIY DRIVE, SUITE 101 FORT WORTH, TEXAS 76107 PH: 817.332.9600 REPRESENTATIVE: MICHAEL CARTER

DEVELOPER / OWNER:

LGI HOMES - TEXAS, LLC

1450 LAKE ROBBINS DR. SUITE 430

THE WOODLANDS, TX 77380

PH: 281.210.5484

FAX: 281.210.2601

REPRESENTATIVE: ELAINE TORRES

CO - OWNER:

CHAPEL CREEK, LP

2300 MACARTHUR AVE, SUITE 200

DALLAS, TEXAS 75209

PH: 214.880.0380

REPRESENTATIVE: JIM HARRIS

FERENCE CASE NUMBER FP-21-074

DATE OF PREPARATION: September 21, 2021

THIS PLAT FILED IN COUNTY CLERK'S FILE No.

THE SUBJECT TRACT IS LOCATED IN ZONE X "NO BASE FLOOD ELEVATIONS DETERMINED", ZONE "X" (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" & ZONE A "NO BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0260K AND 48439CO145K, EFFECTIVE DATE SEPTEMBER 25, 2009. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING ONLY. PAPE DAWSON DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

COUNTY

OLD WEATHERFOR

FORT WORTH

IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE LOF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER

- 3. 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. 4. 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
- 5. 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

SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

- 6. NO 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, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A
- MINIMUM OF TWO (2) FEET ABOVE THE FULLY DEVELOPED 100-YEAR FLOOD ELEVATION. 7. 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 DRAINAGEWAYS 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 THOSE 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.
- 8. 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. 9. 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. 10. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK
- POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS". 11. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS

MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

- 12. 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. 13. D.R.T.C.T. INDICATES DEED RECORDS TARRANT COUNTY TEXAS; P.R.T.C.T. INDICATES PLAT RECORDS TARRANT COUNTY TEXAS,
- O.P.R.T.C.T. INDICATES OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. 14. BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM.

REGARDS TO INTERVENING STRUCTURES OR OBJECTS

- 15. ALL PLAT CORNERS WILL BE SET AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION ACTIVITIES WITH 5/8-INCH IRON RODS WITH
- 16. BLOCK 27, LOT 1 GRANTS ONE (1) BLANKET INGRESS/EGRESS POINT OF ACCESS TO WHITE SETTLEMENT ISD BY THIS PLAT. 17. PARKWAYS (THE STRIP BETWEEN THE SIDEWALK AND THE CURB) WILL BE MAINTAINED BY THE ADJACENT LANDOWNER
- 18. SEWER AND WATER EASEMENTS LOCATED WITHIN HOA OPEN SPACE LOTS ARE EXCLUSIVE AND TO BE MAINTAINED BY HOA.

MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT

19. PER THE APPROVED TIA STUDY (ISSUED NOVEMBER 2020 BY PAPE-DAWSON ENGINEERS) SIGNALIZATION OF THE INTERSECTION OF

CHAPEL CREEK BLY AND OLD WEATHERFORD ROAD SHALL BE COMPLETE CONCURRENTLY WITH THE PLATTING OF PHASE 4 OF THE

20. PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE

A FINAL PLAT OF VISTA WEST II

LOTS 49-57,59-69,58X,70X, BLOCK 1; LOTS 1-19,20X, BLOCK 2; LOTS 1-16, BLOCK 3; LOT 1-18, BLOCK 4; LOTS 1-15, BLOCK 5; LOTS 1-13, BLOCK 6; LOTS 1-10,12-25,27-32,11X,26X,33X, BLOCK 7; LOTS 1-12,15-25,13X,14X,26X BLOCK 8; LOTS 1-10,11X, BLOCK 9; LOTS 1-7,9-18,20-51,54-69,8X,19X,52X,53X, BLOCK 10; LOTS 1-13, BLOCK 11; LOT 25X, BLOCK 12; LOTS 1-9,22X BLOCK 18; LOTS 1-2, 49-50,51X, BLOCK 19; LOTS 19X,20X, BLOCK 26; LOT 1X, BLOCK 27

BEING A REPLAT OF LOT 2, BLOCK A, VISTA WEST CHESAPEAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN D21304615, P.R.T.C.T.

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 94.467 ACRES SITUATED IN THE NATHANIEL HOLBROOK SURVEY, ABSTRACT NO. 647 LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

> 254 RESIDENTIAL LOTS 21 OPEN SPACE LOTS

DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

PHASE 1