

LOT TABLE			LINE TABLE			CURVE TABLE					
LOT NO.	ACRES	SQ. FT.	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
1	0.500	21,780	L1	S30°14'22"E	50.00'	C1	28°11'13"	300.00'	147.59'	S44°24'01"W	146.10'
2	0.500	21,780	L2	S47°57'38"W	109.38'	C2	35°16'22"	750.00'	461.72'	S47°56'35"W	454.46'
3	0.500	21,780	L3	S12°07'47"E	99.84'	C3	74°06'40"	60.00'	77.61'	N05°59'37"E	72.31'
4	0.500	21,775	L4	S31°08'22"W	71.20'	C4	130°11'46"	60.00'	136.34'	N65°34'46"E	108.84'
5	0.621	27,072	L5	S73°20'50"W	199.04'	C5	40°07'17"	25.00'	17.51'	N45°31'08"E	17.15'
6	0.784	34,171	L6	N83°11'00"W	98.00'	C6	112°32'33"	80.00'	157.14'	S07°28'30"E	133.07'
7	0.709	30,900	L7	S22°59'38"E	30.30'	C7	79°10'53"	25.00'	34.55'	N74°49'47"W	31.86'
8	0.591	25,747	L8	N58°29'38"E	7.90'	C8	89°49'19"	60.00'	94.06'	S86°19'15"W	84.72'
9	0.518	22,584	L9	S22°59'38"E	47.31'	C9	126°32'54"	60.00'	132.52'	S36°22'50"W	107.18'
10	0.504	21,948	L10	N58°28'31"E	50.56'	C10	36°25'12"	80.00'	50.85'	N67°00'22"E	50.00'
11	0.530	23,071	L11	S22°59'38"E	54.81'	C11	37°50'22"	80.00'	62.83'	S29°52'35"W	61.88'
12	0.536	23,327	L12	S41°36'40"E	5.13'	C12	21°47'06"	80.00'	30.42'	S00°03'51"W	30.23'
13	0.536	23,327	L13	N82°47'23"W	48.04'						
14	0.536	23,327	L14	N23°12'54"E	31.21'						
15	0.605	26,373	L15	S82°47'23"E	35.67'						
16	0.786	34,259									
17	0.560	24,392									
18	0.513	22,368									
19	0.519	22,606									
20	0.518	22,546									
21	0.502	21,859									
22	0.502	21,886									
23	0.522	22,722									
24	0.502	21,877									
25	0.577	25,130									
26	0.510	22,234									
27	0.500	21,780									

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLEN ROSE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT.

MAYOR, CITY OF GLEN ROSE

ATTEST: CITY SECRETARY

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83. ALL DISTANCES HAVE BEEN SCALED FROM THE GRID DISTANCES TO SURFACE DISTANCES BY APPLYING A COMBINED SCALE FACTOR OF 1.00006.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE SOMERVELL COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4842SC0050C, REVISED APRIL 3, 1995, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- FOR APPLICABLE BUILDING SETBACK LINES, SEE CURRENT CITY OF GLEN ROSE SUBDIVISION ORDINANCE ARTICLE 14.02: ZONING ORDINANCE.

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 135 IN THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS AND BEING ALL OF A CALLED 18.54 ACRE TRACT DESCRIBED IN A DEED TO OAKTREE ASSETS, LLC AS RECORDED IN INSTRUMENT NO. 20213075 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS (O.P.R.S.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "AS VAUGHN" FOUND FOR THE NORTH CORNER OF SAID 18.54 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.0 ACRE TRACT DESCRIBED IN A DEED TO JAMES COLLINS AND BONNIE COLLINS, AS RECORDED IN INSTRUMENT NO. 20101516, O.P.R.S.C.T. AND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF F.M. 200;

THENCE SOUTH 30°14'22" EAST, WITH THE NORTHEAST LINE OF SAID 18.54 ACRE TRACT AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF F.M. 200, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE EAST CORNER OF SAID 18.54 ACRE TRACT AND THE NORTH CORNER OF LOT 1 OF THE GOLF COURSE ADDITION, AN ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20191683, O.P.R.S.C.T.;

THENCE SOUTH 58°29'38" WEST, WITH THE SOUTHEAST LINE OF SAID 18.54 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT, PASSING AT A DISTANCE OF 269.81 FEET A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE WEST CORNER OF SAID LOT 1, AND CONTINUING FOR A TOTAL DISTANCE OF 873.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR AN ANGLE POINT;

THENCE WITH SAID SOUTHEAST LINE OF 18.54 ACRE TRACT THE FOLLOWING:

SOUTH 6°51'37" WEST, A DISTANCE OF 492.21 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 47°57'38" WEST, A DISTANCE OF 109.38 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 12°07'47" EAST, A DISTANCE OF 99.84 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 31°08'22" WEST, A DISTANCE OF 71.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 75°51'25" WEST, A DISTANCE OF 287.35 FEET TO A 5/8" IRON ROD FOUND;  
SOUTH 80°02'33" WEST, A DISTANCE OF 511.58 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 57°35'45" WEST, A DISTANCE OF 368.28 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
SOUTH 73°20'50" WEST, A DISTANCE OF 159.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND;  
NORTH 83°11'00" WEST, A DISTANCE OF 98.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 18.54 ACRE TRACT;

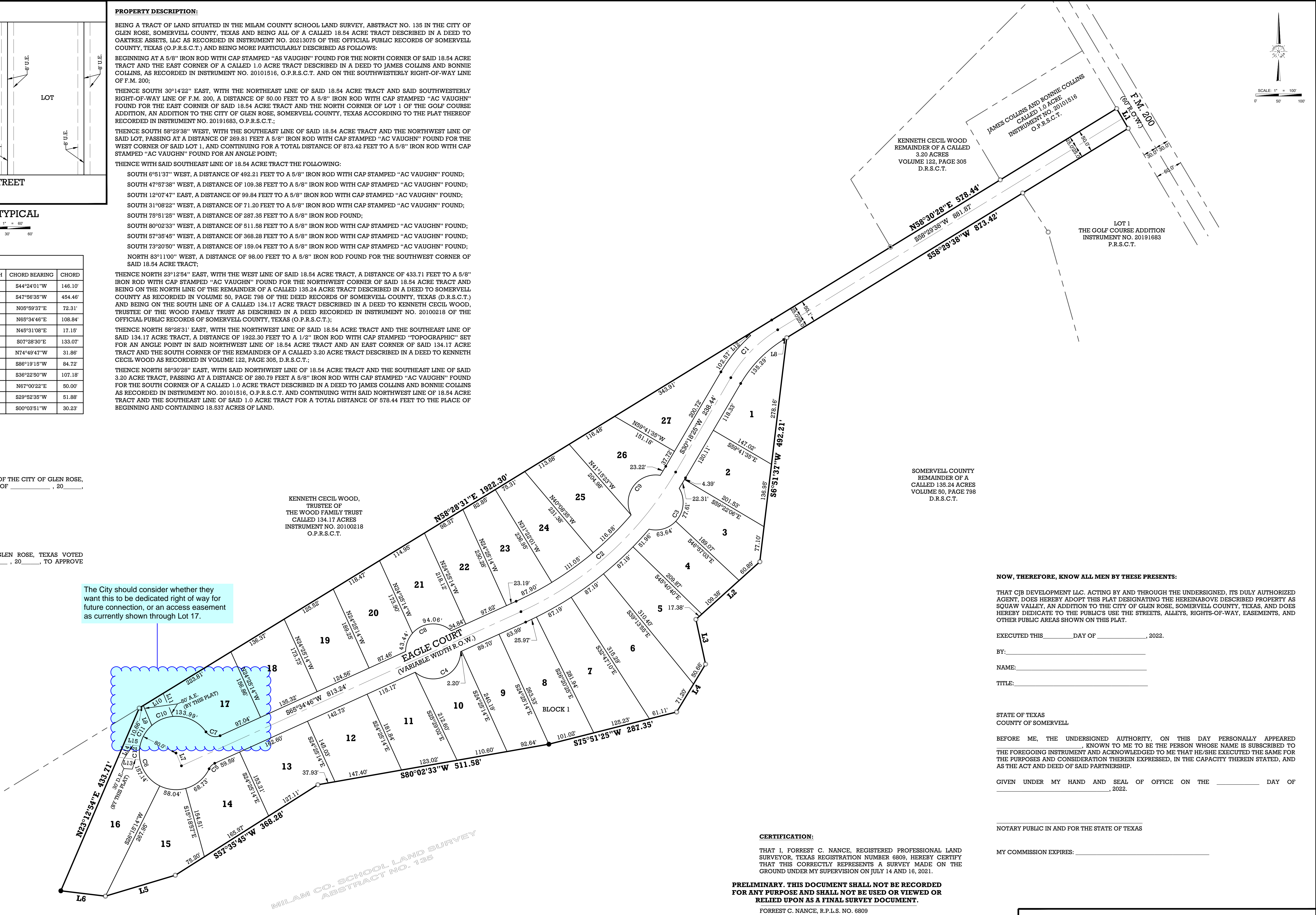
THENCE NORTH 23°12'54" EAST, WITH THE WEST LINE OF SAID 18.54 ACRE TRACT, A DISTANCE OF 433.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE NORTHWEST CORNER OF SAID 18.54 ACRE TRACT AND BEING ON THE NORTH LINE OF THE REMAINDER OF A CALLED 135.24 ACRE TRACT DESCRIBED IN A DEED TO SOMERVELL COUNTY AS RECORDED IN VOLUME 50, PAGE 798 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS (D.R.S.C.T.) AND BEING ON THE SOUTH LINE OF A CALLED 134.17 ACRE TRACT DESCRIBED IN A DEED TO KENNETH CECIL WOOD, TRUSTEE OF THE WOOD FAMILY TRUST AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20100218 OF THE OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS (O.P.R.S.C.T.);

THENCE NORTH 58°29'31" EAST, WITH THE NORTHWEST LINE OF SAID 18.54 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 134.17 ACRE TRACT, A DISTANCE OF 1922.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT IN SAID NORTHWEST LINE OF 18.54 ACRE TRACT AND AN EAST CORNER OF SAID 134.17 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 3.20 ACRE TRACT DESCRIBED IN A DEED TO KENNETH CECIL WOOD AS RECORDED IN VOLUME 122, PAGE 305, D.R.S.C.T.;

THENCE NORTH 58°30'28" EAST, WITH SAID NORTHWEST LINE OF 18.54 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 3.20 ACRE TRACT, PASSING AT A DISTANCE OF 280.79 FEET A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE SOUTH CORNER OF A CALLED 1.0 ACRE TRACT DESCRIBED IN A DEED TO JAMES COLLINS AND BONNIE COLLINS AS RECORDED IN INSTRUMENT NO. 20101516, O.P.R.S.C.T. AND CONTINUING WITH SAID NORTHWEST LINE OF 18.54 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 1.0 ACRE TRACT FOR A TOTAL DISTANCE OF 578.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.537 ACRES OF LAND.

KENNETH CECIL WOOD,  
TRUSTEE OF  
THE WOOD FAMILY TRUST  
CALLED 134.17 ACRES  
INSTRUMENT NO. 20100218  
O.P.R.S.C.T.

The City should consider whether they want this to be dedicated right of way for future connection, or an access easement as currently shown through Lot 17.



LEGEND			ABBREVIATIONS	OWNER	ENGINEER/SURVEYOR	LOTS 1-27, BLOCK 1 SQUAW VALLEY ADDITION AN ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS MILAM CO. SCHOOL LAND SURVEY, ABSTRACT NO. 135 18.537 ACRES	
<div><div><div></div><div></div><div></div><div></div></div><div>SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT ASPHALT PAVEMENT</div></div> <div><div>●</div><div>○</div><div>⦿</div></div> <div>5/8" IRON ROD FOUND (IRF) 5/8" IRON ROD FOUND WITH CAP STAMPED "AC VAUGHN" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</div>			<div>O.P.R.S.C.T. = OFFICIAL PUBLIC RECORDS, SOMERVELL COUNTY, TEXAS D.R.S.C.T. = DEED RECORDS, SOMERVELL COUNTY, TEXAS P.R.S.C.T. = PLAT RECORDS, SOMERVELL COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT A.E. = ACCESS EASEMENT</div>	<div>OAKTREE ASSETS, LLC P.O. BOX 1671 DESOTO, DALLAS COUNTY TEXAS 75123</div>	<div><div><div><div></div><div></div><div></div></div><div>TOPOGRAPHIC</div><div>LOYALTY · INNOVATION · LEGACY</div><div>1400 EVERMAN PARKWAY, 5th - 14th - FT. WORTH, TEXAS 76104 TELEPHONE: (817) 744-7912 • FAX: (817) 744-7954 TEXAS FIRM REGISTRATION NO. 10692504 WWW.TOPOGRAPHIC.COM</div></div></div>		
						FILE: FP_CJB_SQUAW VALLEY_20220824	REVISION
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SHEET: 1 OF 1						DATE: 08/25/2022	