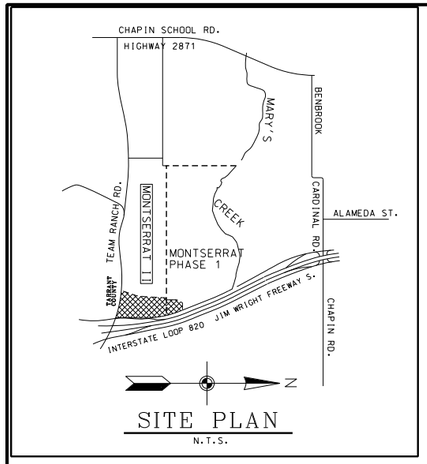
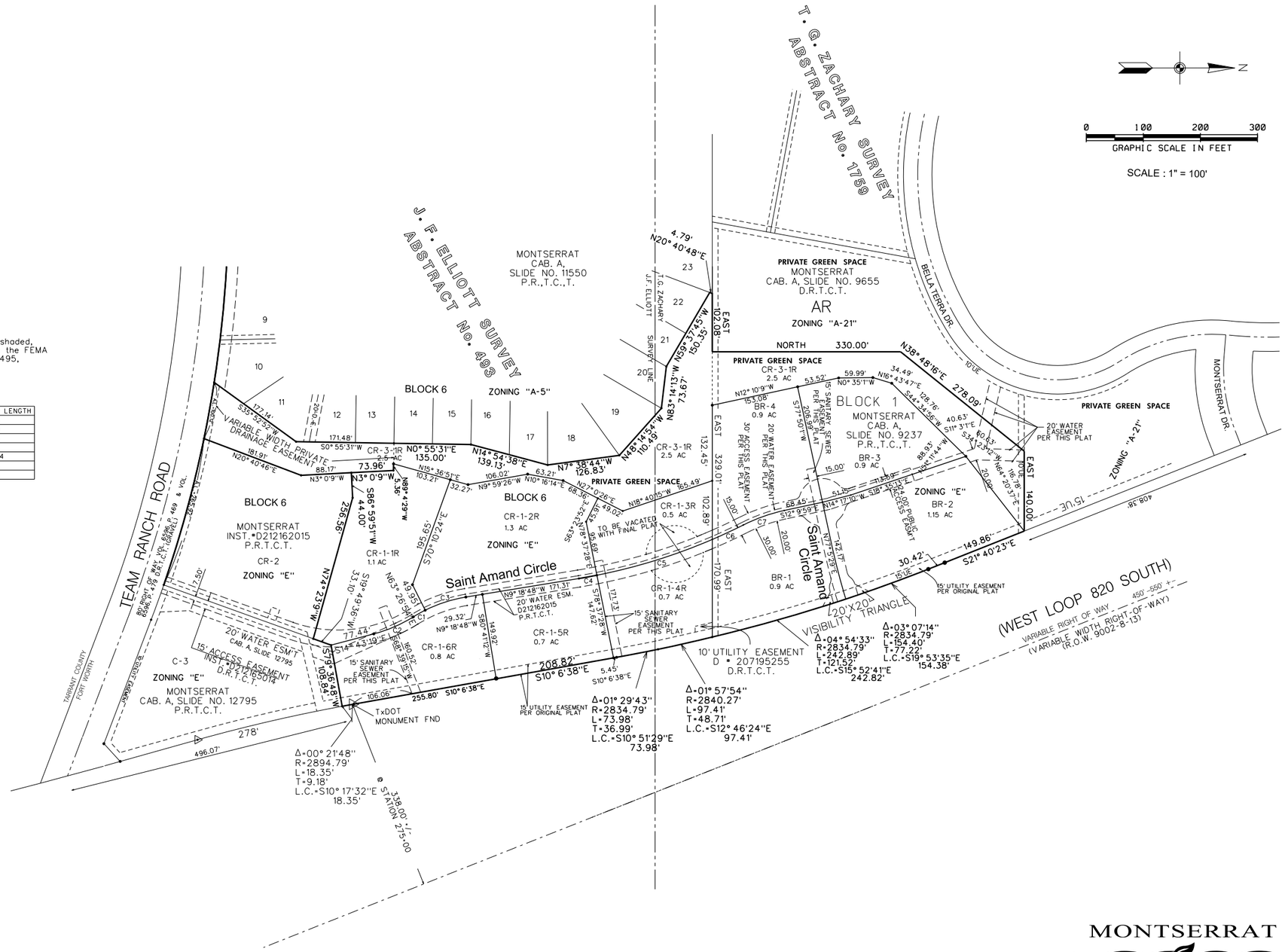


SITE PLAN

N.T.S.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area determined to be outside the 100-year floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 280 of 495, Map No. 48439C0280 K, revised September 25, 2009.

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	23.86	05°28'08"	250.00	11.94	N 29°17'10" W	23.85
C2	75.79	17°22'08"	250.00	38.19	S 23°20'10" E	75.50
C3	75.22	17°14'17"	250.00	37.89	N 17°55'57" W	74.93
C4	32.18	01°50'38"	1000.00	16.09	S 10°14'08" E	32.18
C5	212.04	12°08'56"	1000.00	106.42	N 17°13'55" W	211.64
C6	60.19	03°26'55"	1000.00	30.10	N 25°01'51" W	60.18
C7	76.39	14°35'19"	300.00	38.40	N 19°27'39" W	76.18



PROJECT NO.	05262		
DRAWN BY	EK		
APPROVED BY	EK		
DATE	7-20-2012		

REVISIONS | DATE

PRELIMINARY PLAT FOR MONTSERRAT

5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955

ZONING "E"

CASE # PP-012-014

CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER, 2011 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951

DATE SIGNED: _____

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date:

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LOT TABULATION

BLOCK 6	6 LOTS
BLOCK 1	5 LOTS
GREEN SPACE	1 LOT
TOTAL	12 LOTS

11 COMMERCIAL LOTS
1 GREEN SPACE LOT

OWNER/DEVELOPER

MONTSERRAT PROPERTIES L.L.C.
6000 WESTERN PLACE. SUITE 110
FORT WORTH, TEXAS 76107
TEL. (817) 377-8827
FAX (817) 732-0595

ENGINEER/SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 631-3500
FAX (817) 631-3527

MONTSERRAT

PRELIMINARY PLAT

OF MONTSERRAT
BLOCK 6, LOT CR-1, CR-3,
AND LOT B, BLOCK 1,
TO BE LOTS CR-3-1R, CR1-1R, CR1-2R,
CR1-3R, CR1-4R, CR1-5R, CR1-6R, BLOCK 6,
AND LOTS BR-1, BR-2, BR-3, BR-4, BLOCK 1

AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN CABINET A, SLIDE 12795, SLIDE 9237,
AND INST. NO. D212162015
OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING 11.55 ACRES OF LAND

PREPARED July, 2012

12:43:13 PM
1/17/2013
I:\051262\CAD\PRELIMINARY PLAT\PRELIMINARY Dwg\Layout

Copyright 2011 by A.N.A. Consultants, L.L.C.

A.N.A. JOB NUMBER 051262