Final Plat

HUNTER POINTE

Section Two

Being 34.013 Acres in the B. B. B. & C. Railroad Company Survey

Abstract No. 203, Arlington, Tarrant County, Texas

January, 1995

D195084043

A 2270

PAGE

NOTE: The City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots other than those shown may also be subject to minimum finished floor criteria.

There shall be provided at the intersections of all public or private streets, visibility triangles in accordance with current City Ordinance. All landscaping within visibility triangles shall comply with the Visibility Ordinance.

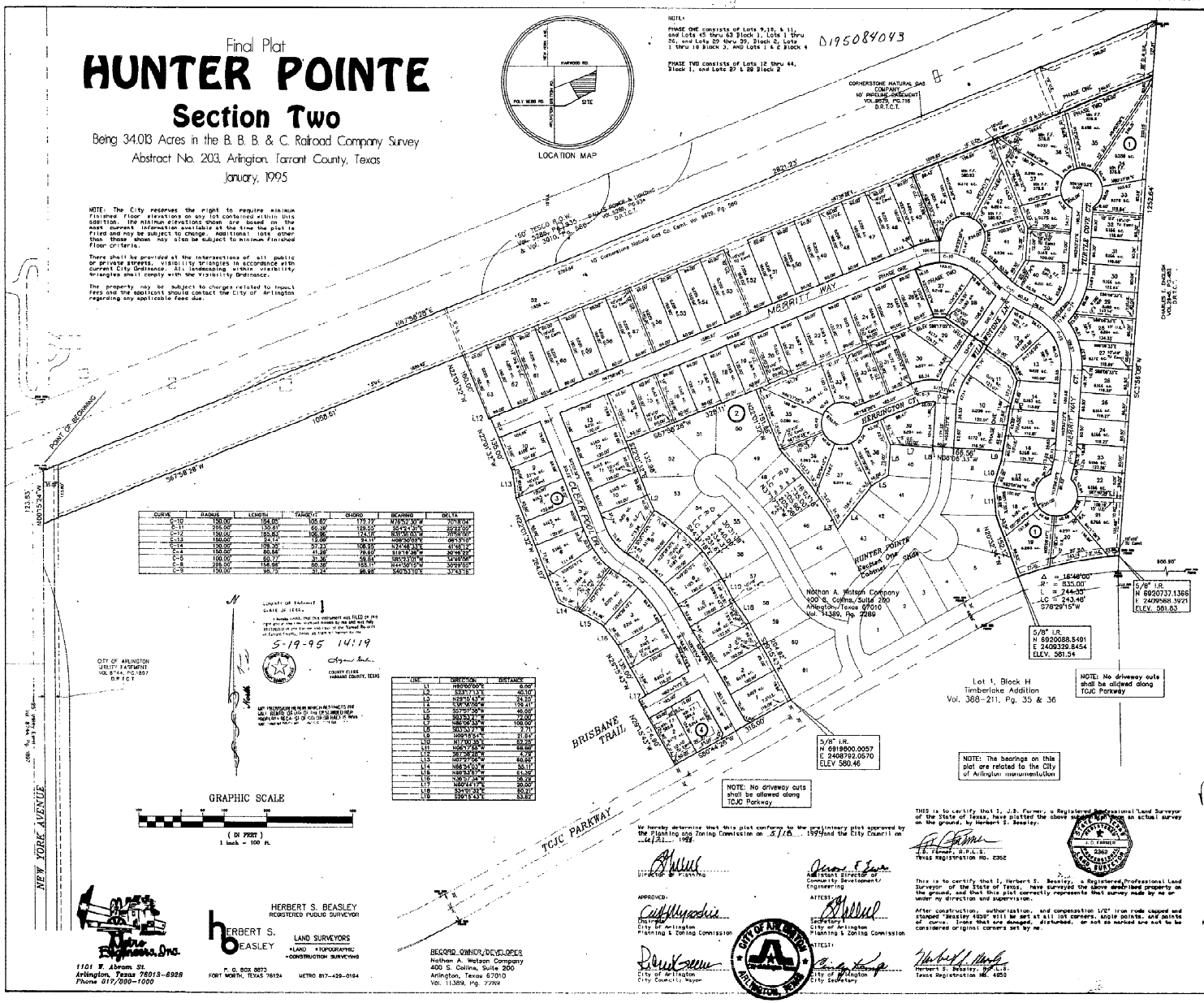
The property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.

NOTE:

PHASE ONE consists of Lots 9,10, & 11, and Lots 45 thru 63 Block 1, Lots 1 thru 26, and Lots 29 thru 39, Block 2, Lots 1 thru 18 Block 3, AND Lots 1 & 2 Block 4

PHASE TWO consists of Lots 12 thru 44, Block 1, and Lots 27 & 28 Block 2

LOCATION MAP



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-10	150.00'	154.05'	105.82'	147.27'	N78°57'30"W	70°18'04"
C-11	295.00'	130.61'	66.38'	129.55'	S64°43'31"E	25°22'00"
C-12	150.00'	193.80'	109.86'	179.98'	S51°58'33"W	74°00'00"
C-13	150.00'	9.74'	4.87'	9.73'	N08°06'09"E	03°43'10"
C-14	150.00'	109.32'	57.23'	106.95'	N24°48'33"E	41°46'11"
C-15	150.00'	80.58'	41.28'	79.60'	S19°16'38"W	30°46'52"
C-5	100.00'	60.77'	31.36'	59.84'	S85°23'08"W	34°49'06"
C-6	275.00'	154.88'	80.38'	153.11'	N34°30'15"W	32°27'00"
C-9	150.00'	98.73'	51.24'	96.98'	S40°53'10"E	37°43'18"

LINE	DIRECTION	DISTANCE
L1	N80°06'00"E	6.00'
L2	S33°21'13"E	40.10'
L3	N29°10'43"E	24.20'
L4	S38°38'56"E	170.41'
L5	S07°07'38"E	46.00'
L6	S03°53'41"E	6.00'
L7	N86°06'20"W	108.00'
L8	S03°53'27"W	2.71'
L9	N09°15'43"E	21.64'
L10	N17°30'35"E	63.25'
L11	N06°17'50"W	68.68'
L12	S67°38'28"W	7.28'
L13	N07°37'06"W	40.62'
L14	N68°24'03"W	50.11'
L15	N88°53'53"W	61.00'
L16	N30°37'34"W	36.28'
L17	N00°17'12"E	28.00'
L18	S34°01'32"E	60.21'
L19	S39°15'43"E	53.82'

County of Tarrant
State of Texas

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the volume and page of the Official Records of Tarrant County, Texas as stamped hereon by me.

5-19-95 14:19

COUNTY CLERK
TARRANT COUNTY, TEXAS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Nitro Engineers, Inc.
1101 W. Abram St.
Arlington, Texas 76013-6928
Phone 817/800-1000

HERBERT S. BEASLEY
REGISTERED PUBLIC SURVEYOR

HERBERT S. BEASLEY
LAND SURVEYORS
•LAND •TOPOGRAPHIC
•CONSTRUCTION SURVEYING
P. O. BOX 8673
FORT WORTH, TEXAS 76124
METRO 817-429-0184

RECORD OWNER/DEVELOPER
Nathan A. Watson Company
400 S. Collins, Suite 200
Arlington, Texas 07010
Vol. 11389, Pg. 2289

We hereby determine that this plat conforms to the preliminary plat approved by the Planning and Zoning Commission on 5/15, 1994 and the City Council on 6/21, 1994.

Director of Planning

Director of Community Development/ Engineering

APPROVED:

Chairman
City of Arlington
Planning & Zoning Commission

ATTEST:

Secretary
City of Arlington
Planning & Zoning Commission

City of Arlington
City Council, Mayor

City Secretary

CITY OF ARLINGTON, TEXAS

THIS is to certify that I, J.D. Farmer, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, by Herbert S. Beasley.

J.D. Farmer, R.P.L.S.
Texas Registration No. 2362

J. D. FARMER
2362
REGISTERED
PROFESSIONAL
LAND
SURVEYOR
STATE OF TEXAS

This is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

After construction, authorization, and compensation 1/2" iron rods capped and stamped "Beasley 4050" will be set at all lot corners, angle points, and points of curve. Irons that are damaged, disturbed, or not so marked are not to be considered original corners set by me.

Herbert S. Beasley, Reg. L.S.
Texas Registration No. 4050

STATE OF TEXAS {
COUNTY OF TARRANT {

WHEREAS, Nathan A. Watson Company, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the B.B.B.&C. Railroad Survey, Abstract No. 203, County of Tarrant, according to the deed recorded in Volume 11389, page 1689, DRTCT, and more particularly described as follows:

Being 34.013 acres of land located in the B.B.B. & C. Railroad Company Survey, Abstract No. 203, Tarrant County, Texas being the tract of land described in the deed to NATHAN A. WATSON COMPANY, a Texas Corporation, recorded in Volume 11389, Page 1689, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the West line of said B.B.B. & C. Railroad Company Survey being the Southwest corner of Tract No. IV described in the deed to Dallas Power & Light Company recorded in Volume 5286, Page 934, Deed Records, Tarrant County, Texas, said iron rod lying bg.deed S00°34'01"W 1516.76 feet from the intersection of Harwood Road and Arlington Webb Road.

THENCE N67°58'28"E 2821.23 feet along the South line of said Dallas Power & Light Company tract to an iron rod at the Southeast corner of said Dallas Power & Light Company tract;

THENCE S03°56'08"W 1238.64 feet to an iron rod at the Northwest corner of Poly Webb Road according to the plat of Lots 1 & 2, Block H, Timberlake, an addition to the City of Arlington, Tarrant County, Texas recorded in Volume 388-211, Page 35, Plat Records, Tarrant County, Texas;

THENCE Westerly 244.35 feet along the North right-of-way line of said Poly Webb Road, being in a curve to the left that has a radius of 835.00 feet, and a chord that bears S 78°29'15" W 243.48 feet;

THENCE N 20°38'34" W 152.12 feet to a point for a corner;

THENCE N 5°17'55" W 68.88 feet to a point for a corner;

THENCE N 17°09'33" E 82.23 feet to a point for a corner;

THENCE N 9°18'34" E 21.84 feet to a point for a corner;

THENCE N 06°06'39" W 166.56 feet to a point for a corner;

THENCE S 3°53'07" W 9.71 feet to a point for a corner;

THENCE N 86°06'55" W 108.00 feet to a point for a corner;

THENCE S 03°53'27" W 72.00 feet to a point for a corner;

THENCE S 57°57'38" W 46.08 feet to a point for a corner;

THENCE S 36°36'59" W 129.41 feet to a point for a corner;

THENCE N 29°15'43" W 24.25 to the point of curvature of a curve that has a radius of 733.00 feet and a chord that bears N 37°17'22" W 205.92 feet;

THENCE N 28°01'39" W 151.86 feet to a point for a corner;

THENCE S 67°58'28" W 328.11 feet to a point for a corner;

THENCE S 22°01'32" E 132.98 feet to a point for a corner;

THENCE S 03°17'13" E 49.10 feet to a point in a curve that has a radius of 440.00 feet and a chord that bears S 44°31'18" E 291.61 feet;

THENCE S 89°15'43" E 53.92 feet to a point for a corner;

THENCE S 34°01'32" E 60.21 feet to a point for a corner;

THENCE S 29°13'53" E 204.70 feet to a point in the north line of said Poly Webb Road according to the plat of Lots 1 & 2, Block H, Timberlake, an addition to the City of Arlington, Tarrant County, Texas recorded in Volume 388-211, Page 35, Plat Records, Tarrant County, Texas; ;

THENCE S 60°44'26" W 315.00 feet along said north line to a point for a corner ;

THENCE N 09°15'43" W 174.90 feet to a point for a corner;

THENCE N 60°44'17" E 20.00 feet to a point for a corner;

THENCE N 29°15'43" W 135.00 feet to a point for a corner;

THENCE N 36°57'34" W 56.29 feet to a point for a corner;

THENCE N 29°33'37" W 64.39 feet to a point for a corner;

THENCE N 66°54'03" W 55.11 feet to a point for a corner;

THENCE N 02°41'02" W 254.67 feet to a point for a corner;

THENCE N 07°27'06" W 68.96 feet to a point for a corner;

THENCE N 29°11'59" W 135.80 feet to a point for a corner;

THENCE S 67°58'28" W 4.79 feet to a point for a corner;

THENCE N 22°01'32" W 160.00 feet to a point for a corner;

THENCE S 67°58'28" W 1058.51 to a point in said West line of the B.B.B. & C. Railroad Company survey;

THENCE N00°13'24"W 123.03 feet along said West line to the point of beginning, containing 34.013 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Nathan A. Watson Company, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as HUNTER POINTE, Section Two, an addition to the City of Arlington, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 1 day of [illegible], 1995.

Nathan A. Watson Company

Nathan A. Watson , President

STATE OF TEXAS {
COUNTY OF TARRANT {

BEFORE ME, the undersigned authority, on this day personally appeared Nathan A. Watson , President of Nathan A. Watson Company, a corporation, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of [illegible], 1995.

Notary Public, State of Texas

This Plat filed in Cabinet A Slide 2270 Date.