

BLOCK LENGTH TABLE	BLOCK LOCATION	LENGTH
BLOCK B ON STREET A	350'	
BLOCK C ON STREET H	271'	
BLOCK I ON STREET BB	368'	
BLOCK L ON STREET BB	420'	
BLOCK V ON STREET JJ	218'	
BLOCK V ON STREET KK	150'	
BLOCK EE ON STREET L	470'	
BLOCK CC ON STREET I	393'	
SHORT BLOCKS	8	
TOTAL BLOCKS	82	
PERCENTAGE SHORT BLOCKS	10%	

PROPOSED USE & DENSITY TABLE					
USE	RESIDENTIAL LOTS	NON-RESIDENTIAL LOTS	ACRES	DENSITY (UN/AC)	POPULATION
60x120	399	165	73.797	5.410	899
60x120	156	69	30.229	5.133	349
70x120	225	102	59.450	3.960	500
80x120	41	19	11.873	3.463	92.25
OPEN SPACE	10	5	27.264	-	-
OTHER	14	7	11.526	-	-
TOTAL	820	24	200.061	-	1845.25

DEVELOPMENT PHASING TABLE						
PHASE	ACRES	60x120 LOTS	70x120 LOTS	80x120 LOTS	NON-RESIDENTIAL LOTS	RESIDENTIAL LOTS PER PHASE
SECTION 1	108.267	34	78	41	8	290
SECTION 2	72.005	69	85	0	0	228
SECTION 3	76.789	203	20	0	0	314
TOTAL	260.061	399	165	41	24	820

OBIE P. LEONARD, JR., R.W. LEONARD, MARGERY ANN HODGES, & MARTHA JANE ANTHONY VOL. 4897, PG. 227  
 OBIE P. LEONARD, et al 115 W. 7th ST., STE. 1310 FORT WORTH, TX 76102  
 LAND USE: AG

$\Delta = 08^{\circ}32'18''$   
 $L = 332.32'$   
 $R = 2230.00'$   
 $T = 166.47'$   
 Chd. Brg. =  $S35^{\circ}03'10''E$   
 Chd. = 332.02'

**GENERAL NOTES:**

- Right-of-Way Corner Clips  
There will be a 10x10' right-of-way corner clip at the intersection of all internal residential streets, larger clips may be required at the intersection of residential streets with Haywire Ranch Road.
- Utility Easements  
Any public franchised 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 of any time of procuring the permission of anyone.
- Site Drainage Study  
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.
- Private Common Areas and Facilities  
The City of Ft. 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 lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor facilities.



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

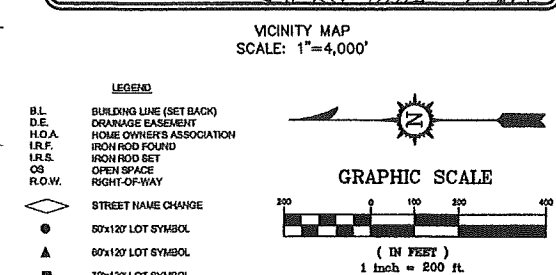
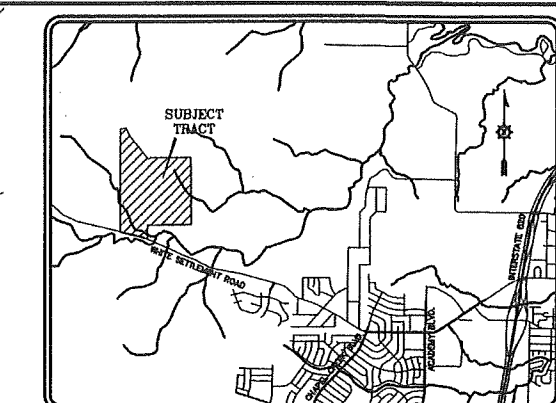
6. Zoning  
No zoning exists since the subject tract is not located within the Fort Worth city limits. However, subject tract will be developed according to the proposed Developer's Agreement.

7. White Settlement Road Right-of-Way  
No formal dedication of right-of-way has been given for White Settlement Road; however, 65 feet of right-of-way will be dedicated at the time of Final Plat for the future 130 foot width of White Settlement Road as shown in the City of Fort Worth's Master Thoroughfare Plan.

8. Direct access from single/duplex residential drives onto Haywire Ranch Road is prohibited.

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N89°59'15"E	35.00'			
L2	S44°30'20"W	21.21'			
L3	S65°46'21"E	74.43'			
L4	S89°27'42"E	121.39'			
L5	N08°26'21"E	17.84'			
L6	N20°30'28"W	91.75'			
L7	N06°26'21"E	38.55'			
L8	N89°30'20"E	68.20'			
L9	N64°23'42"W	48.94'			
L10	S00°00'45"E	42.67'			
L11	S85°29'40"W	21.21'			
L12	N13°06'51"E	15.00'			
L13	N65°46'21"W	49.43'			
L14	S73°47'13"E	78.45'			
L15	S89°59'15"W	70.99'			
L16	S89°27'34"E	30.89'			
L17	S14°22'22"W	150.00'			
L18	S20°52'54"E	70.00'			

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	81°59'09"	45.00'	64.39'	39.11'	N65°13'13"E	59.04'
C2	98°00'51"	45.00'	76.98'	51.78'	N24°46'47"W	87.93'
C3	9°04'07"	1000.00'	158.28'	79.31'	S04°31'18"W	158.11'



**LEGEND**

- B.L. BUILDING LINE (SET BACK)
- D.E. DRAINAGE EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION
- I.R.F. IRON ROD FOUND
- I.R.F. SET IRON ROD SET
- O.S. OPEN SPACE
- R.O.W. RIGHT-OF-WAY

**STREET NAME CHANGE**

- 50x120 LOT SYMBOL
- 60x120 LOT SYMBOL
- 70x120 LOT SYMBOL
- 80x120 LOT SYMBOL

LAND USE: AG  
 WESTPOINT INVESTORS LIMITED PARTNERSHIP  
 CLERK'S DOC. No. D204187877  
 WESTPOINT INVESTORS LIMITED PARTNERSHIP  
 3113 S. UNIVERSITY DR., STE. 600  
 FORT WORTH, TX 76109

LAND USE: AG  
 GENE A. THOMPSON, et al  
 VOL. 6429 PG. 104  
 GENE A. THOMPSON  
 300 JIM WRIGHT FWY. NORTH  
 FORT WORTH, TX 76108

LAND USE: AG  
 ROBERT DEAN JOHNSON  
 VOL. 14336, PG. 514 & 515,  
 VOL. 14208, PG. 33, VOL. 14221, PG. 114  
 ROBERT D. JOHNSTON  
 P.O. BOX 150597  
 FORT WORTH, TX 76108

LAND USE: AG  
 HAROLD V. JOHNSON, III  
 CLERK'S DOC. No. D203269978  
 HAROLD V. JOHNSON, III  
 11804 WHITE SETTLEMENT RD.  
 FORT WORTH, TX 76108

LAND USE: AG  
 DON W. WYNN, et ux  
 VOL. 2262, PG. 395  
 DON W. & FRANCES WYNN  
 12001 WHITE SETTLEMENT RD.  
 FORT WORTH, TX 76108

LAND USE: AG  
 TANNABILL RANCH  
 VOL.15280, PG. 381  
 TANNABILL RANCH PARTNERSHIP, LP  
 12001 WHITE SETTLEMENT RD.  
 FORT WORTH, TX 76108

REF. CASE No.: CP-99008  
**PRELIMINARY PLAT**  
**HAYWIRE RANCH**  
 820 RESIDENTIAL LOTS  
 1 COMMERCIAL LOT

260.061 ACRES OUT OF  
 THE J.T. ALLEN SURVEY, ABST. No. 87, THE C.E. NEWMAN SURVEY, ABST. No. 1183, THE W.K. GANDY SURVEY, ABST. No. 1890, THE F.W. SCHODEVERLING SURVEY, ABST. No. 1398, C.E.P.I. MFG. CO. SURVEY, ABST. No. 382, THE T.&N.O. R.R. CO. SURVEY, ABST. No. 1566, AND THE S.B. HOPKINS SURVEY, ABST. No. 672  
 TARRANT COUNTY, TEXAS

**OBIE P. LEONARD, et al** OWNER  
 115 W. 7th St., Suite 1310  
 Fort Worth, TX 76102 (817) 877-4646

**WYNN JACKSON, INC.** DEVELOPER  
 600 N. Pearl, Suite 650, L.B. 149  
 Plaza of the Americas  
 Dallas, TX 75201 (214) 880-8800

**JONES & BOYD, INC.** SURVEYOR/ENGINEER  
 3801 NE Loop 820, Suite 102  
 Fort Worth, Texas 76137 (817) 847-8444

September 26, 2006 Sheet 1 of 1

Plotted by: tdoyon Plot Date: 10/17/2006 10:39 AM  
 Drawing: F:\Projects\WJ001\WJ001.dwg Saved By: ralfivas Save Time: 9/26/2006 2:29 PM