

VICINITY MAP
N.T.S.

LOT TYPICAL
SCALE: 1" = 60'

LOT TABLE				LINE TABLE			CURVE TABLE					
LOT NO.	BLOCK NO.	ACRES	SQ. FT.	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
1	1	0.504	21,873	L1	S30°14'22"E	50.00'	C1	28°11'13"	300.00'	147.59'	S44°24'01"W	146.10'
2	1	0.513	22,368	L2	S47°57'38"W	109.38'	C2	38°16'22"	750.00'	461.72'	S47°56'35"W	464.48'
3	1	0.519	22,606	L3	S12°07'47"E	99.84'	C3	74°06'40"	60.00'	77.61'	N06°59'37"E	72.31'
4	1	0.518	22,546	L4	S31°08'22"W	71.20'	C4	130°11'48"	60.00'	136.34'	N68°34'46"E	108.84'
5	1	0.502	21,889	L5	S73°20'50"W	159.04'	C5	40°07'17"	25.00'	17.51'	N45°31'08"E	17.15'
6	1	0.502	21,888	L6	N83°11'00"W	98.00'	C6	112°32'33"	80.00'	157.14'	S07°28'30"E	133.07'
7	1	0.822	22,722	L7	N58°28'38"E	7.90'	C7	59°32'41"	80.00'	83.14'	N68°00'41"W	79.45'
8	1	0.502	21,877	L8	S41°36'40"E	5.13'	C8	79°10'53"	25.00'	34.55'	N74°49'47"W	31.88'
9	1	0.577	25,130	L9	N82°47'23"W	48.04'	C9	89°49'19"	60.00'	94.06'	S86°19'15"W	84.72'
10	1	0.510	22,234	L10	N23°12'54"E	31.21'	C10	128°32'54"	60.00'	132.52'	S36°22'30"W	107.18'
11	1	0.500	21,780	L11	S82°47'23"E	35.67'	C11	37°50'22"	80.00'	52.83'	S29°52'35"W	51.88'
				L12	21°47'06"	80.00'	C12	21°47'06"	80.00'	30.42'	S00°03'51"W	30.23'

LOT TABLE			
LOT NO.	BLOCK NO.	ACRES	SQ. FT.
1	2	0.500	21,780
2	2	0.500	21,780
3	2	0.500	21,780
4	2	0.500	21,775
5	2	0.621	27,072
6	2	0.784	34,171
7	2	0.709	30,900
8	2	0.591	25,747
9	2	0.518	22,584
10	2	0.504	21,948
11	2	0.530	23,071
12	2	0.536	23,327
13	2	0.536	23,327
14	2	0.536	23,327
15	2	0.605	26,373
16	2	0.786	34,259

- 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 SOMERVILLE COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
 - ACCORDING TO THE FEMA FIRM MAP NUMBER 48425C0050C, 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.
 - LOT CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC"

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 135 IN THE CITY OF GLEN ROSE, SOMERVILLE 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 SOMERVILLE 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 "AC 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, SOMERVILLE 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 SOUTHWEST LINE OF SAID 18.54 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 269.81 FEET TO 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 SOUTHWEST 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°51'28" 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;

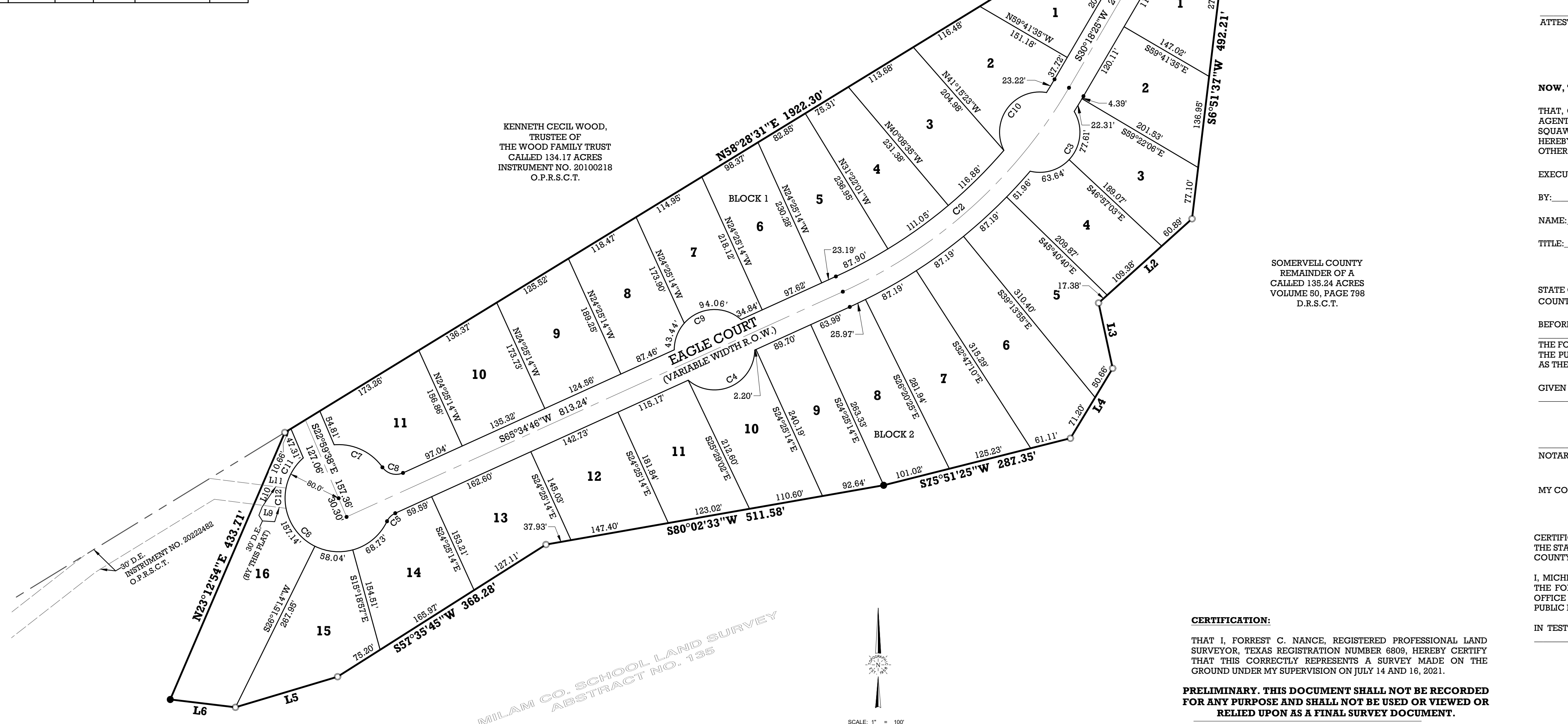
THENCE NORTH 23°12'54" EAST, WITH THE WEST LINE OF SAID 18.54 ACRE TRACT, A DISTANCE OF 433.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE NORTHWEST CORNER OF SAID 18.54 ACRE TRACT AND BEING ON THE NORTH LINE OF THE REMAINDER OF A CALLED 135.24 ACRE TRACT DESCRIBED IN A DEED TO SOMERVILLE COUNTY AS RECORDED IN VOLUME 50, PAGE 798 OF THE DEED RECORDS OF SOMERVILLE 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. 20100216, O.P.R.S.C.T.;

THENCE NORTH 58°29'31" EAST, WITH THE NORTHWEST LINE OF SAID 18.54 ACRE TRACT AND THE SOUTHWEST 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 SOUTHWEST LINE OF SAID 3.20 ACRE TRACT, PASSING AT A DISTANCE OF 280.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "AC VAUGHN" FOUND FOR THE SOUTH CORNER OF SAID 1.0 ACRE TRACT AND CONTINUING WITH SAID NORTHWEST LINE OF 18.54 ACRE TRACT AND THE SOUTHWEST 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.

VARIANCE NOTES:

- APPROVAL OF VARIANCE REQUEST ALLOWING FOR A CUL-DE-SAC LONGER THAN 600' WITH THE ADDITION OF TWO TURNAROUNDS SPACED ALONG THE CUL-DE-SAC.
- APPROVAL OF VARIANCE REQUEST ALLOWING FOR A 30' WIDE STREET WITHOUT CURB AND GUTTER.



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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAKTREE ASSETS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SQUAW VALLEY, AN ADDITION TO THE CITY OF GLEN ROSE, SOMERVILLE COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____, 2022.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF SOMERVILLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORD
THE STATE OF TEXAS
COUNTY OF SOMERVILLE

I, MICHELLE REYNOLDS, COUNTY CLERK OF SOMERVILLE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ M IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID COUNTY IN PLAT CABINET _____, SLIDE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THE _____ DAY OF _____, 2023.

MICHELLE REYNOLDS
COUNTY CLERK
SOMERVILLE COUNTY, TEXAS

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 14 AND 16, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FORREST C. NANCE, R.P.L.S. NO. 6809

LEGEND	ABBREVIATIONS	OWNER	ENGINEER/SURVEYOR	FINAL PLAT	
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>— ASPHALT PAVEMENT</p> <p>● 5/8" IRON ROD FOUND (IRF)</p> <p>○ 5/8" IRON ROD FOUND WITH CAP STAMPED "AC VAUGHN"</p> <p>⊙ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p>	<p>O.P.R.S.C.T. = OFFICIAL PUBLIC RECORDS, SOMERVILLE COUNTY, TEXAS</p> <p>D.R.S.C.T. = DEED RECORDS, SOMERVILLE COUNTY, TEXAS</p> <p>P.R.S.C.T. = PLAT RECORDS, SOMERVILLE COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>U.E. = UTILITY EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>D.&U.E. = DRAINAGE AND UTILITY EASEMENT</p>	<p>OAKTREE ASSETS, LLC P.O. BOX 1671 DESOTO, TEXAS 75123</p>	<p>TOPOGRAPHIC LOYALTY · INNOVATION · LEGACY 481 WINSBROTT ROAD, SW 200 · BENBROOK, TEXAS 75126 TELEPHONE: (817) 744-7512 · FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-11, BLOCK 1 LOTS 1-16, BLOCK 2 SQUAW VALLEY ADDITION AN ADDITION TO THE CITY OF GLEN ROSE, SOMERVILLE COUNTY, TEXAS MILAM CO. SCHOOL LAND SURVEY, ABSTRACT NO. 135 18.537 ACRES</p>	
				FILE: FP_CJB_SQUAW VALLEY_20230214	REVISION
				DRAFT: BWM	CHECK: FCN
				SHEET: 1 OF 1	DATE: 10/11/2022
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