

ACCT NO: 10040
SCH DIST: AL

20113.002.000.00
20113.006.000.00
21506.001.000.00
21506.004.000.00
22386.004.000.00
22386.008.000.00
22461.010.000.00
22386.008.002.00

BLOCK 1

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	87,120	2.000	1445.42'
2	87,120	2.000	1429.60'
3	87,120	2.000	1413.71'
4	87,120	2.000	1397.76'
5	87,333	2.005	1382.57'
6	87,845	2.012	1326.37'
7	87,134	2.000	1295.83'
8	87,120	2.000	1180.99'
9	87,120	2.000	1180.99'
10	87,120	2.000	1180.99'
11	174,240	4.000	1785.81'
12	87,120	2.000	1206.24'
13	87,120	2.000	1254.56'

BLOCK 2

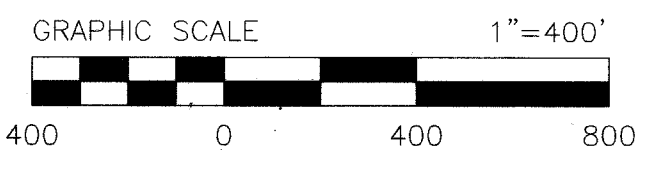
LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	87,133	2.000	1388.52'
2	87,128	2.000	1208.47'
3	87,112	2.000	1209.31'
4	87,779	2.015	1278.96'
5	87,584	2.011	1236.09'
6	143,885	3.303	1547.66'
7	87,135	2.000	1223.30'
8	91,400	2.098	1211.80'
9	89,234	2.049	1313.73'
10	87,187	2.002	1307.93'
11	102,493	2.353	1299.57'
12	87,390	2.006	1186.74'
13	87,159	2.001	1185.43'
14	87,133	2.000	1482.91'

BLOCK 4

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	357,124	8.198	2812.21'
2	340,375	7.814	2777.08'
3	105,653	2.425	1427.38'
4	87,120	2.000	1200.33'
5	92,867	2.132	1262.10'
6	102,059	2.343	1538.82'
7	88,036	2.021	1359.68'
8	96,842	2.223	1496.37'
9	111,148	2.552	1645.19'
10	123,494	2.835	1787.91'
11	135,927	3.120	1928.29'
12	152,485	3.501	2203.69'
13	169,029	3.880	2287.94'
14	170,076	3.904	2313.40'



BLOCK 3

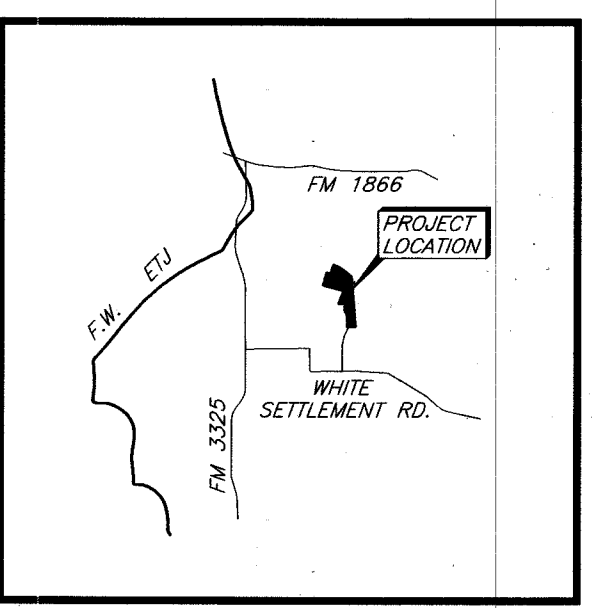
LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	92,520	2.124	1291.53'
2	92,520	2.124	1224.84'
3	92,520	2.124	1196.13'
4	92,520	2.124	1196.20'

BLOCK 1

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1X	462,356	10.614	15418.21'



VICINITY MAP
N.T.S.

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	307.34'	570.00'	30°53'36"	157.50'	N16°09'34"W	303.63'
C2	359.62'	500.00'	41°12'34"	187.98'	N11°04'28"W	351.92'
C3	157.25'	180.00'	50°03'18"	84.04'	N24°31'17"E	152.30'
C4	130.95'	150.00'	50°01'08"	69.98'	N24°31'46"E	126.83'
C5	104.64'	120.00'	49°57'51"	55.91'	N24°32'31"E	101.38'
C6	113.67'	120.00'	54°16'18"	61.50'	N22°24'46"E	109.46'
C7	142.08'	150.00'	54°16'18"	76.88'	N22°24'46"E	136.83'
C8	170.50'	180.00'	54°16'18"	92.25'	N22°24'46"E	164.20'
C9	307.34'	570.00'	30°53'36"	157.50'	S16°09'34"E	303.63'
C10	56.72'	500.00'	6°29'57"	28.39'	S28°25'46"E	56.69'
C11	230.32'	500.00'	26°23'33"	117.24'	S11°59'01"E	228.29'
C12	72.59'	500.00'	8°19'04"	36.36'	S5°22'17"W	72.52'
C13	73.16'	60.00'	69°51'37"	41.90'	S61°50'56"W	68.71'
C14	100.00'	60.00'	95°29'35"	66.05'	N35°28'28"W	88.82'
C15	141.00'	60.00'	134°38'49"	143.60'	N79°35'44"E	110.72'
C16	227.53'	280.00'	46°33'36"	120.47'	N28°00'11"W	221.33'
C17	251.91'	310.00'	46°33'36"	133.38'	N28°00'11"W	245.04'
C18	109.04'	340.00'	18°22'31"	54.99'	N13°54'39"W	108.57'
C19	167.25'	340.00'	28°11'05"	85.35'	N37°11'27"W	165.57'
C20	188.13'	250.00'	43°06'56"	98.77'	N29°43'31"W	183.72'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C21	19.24'	250.00'	4°24'37"	9.63'	N5°57'44"W	19.24'
C22	206.70'	220.00'	53°49'52"	111.69'	N24°22'03"W	199.18'
C23	147.21'	190.00'	44°23'30"	77.52'	N29°05'14"W	143.55'
C24	40.34'	530.00'	4°21'41"	20.18'	N78°29'25"W	40.33'
C25	63.12'	500.00'	7°13'58"	31.60'	S79°55'34"E	63.08'
C26	29.31'	470.00'	3°34'22"	14.66'	S78°05'46"E	29.30'
C27	68.78'	530.00'	7°26'08"	34.44'	N88°59'40"E	68.73'
C28	97.57'	500.00'	11°10'51"	48.94'	S89°07'56"E	97.42'
C29	61.54'	470.00'	7°30'06"	30.81'	N89°01'39"E	61.49'
C30	55.24'	250.00'	12°39'35"	27.73'	N16°26'51"E	55.13'
C31	96.56'	250.00'	22°07'48"	48.89'	N33°50'32"E	95.96'
C32	162.65'	220.00'	42°21'33"	85.24'	N23°43'40"E	158.97'
C33	111.52'	190.00'	33°37'43"	57.42'	S28°05'35"W	109.92'
C34	240.03'	220.00'	62°30'48"	133.53'	S72°32'12"W	228.30'
C35	272.77'	250.00'	62°30'48"	151.74'	N72°32'12"E	259.44'
C36	170.86'	280.00'	34°57'48"	88.19'	N86°18'41"E	168.22'
C37	134.63'	280.00'	27°33'00"	68.64'	N55°03'18"E	133.34'
C38	124.40'	220.00'	32°23'53"	63.91'	N57°28'44"E	122.75'
C39	115.31'	220.00'	30°01'50"	59.01'	N88°41'36"E	113.99'
C40	272.40'	250.00'	62°25'43"	151.49'	N72°29'39"E	259.12'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C41	305.08'	280.00'	62°25'43"	169.67'	S72°29'39"W	290.21'
C42	190.57'	220.00'	49°37'50"	101.73'	N20°05'31"E	184.67'
C43	216.55'	250.00'	49°37'50"	115.60'	N20°05'31"E	209.85'
C44	205.79'	280.00'	42°06'13"	107.79'	S23°51'08"W	201.19'
C45	36.75'	280.00'	7°31'13"	18.40'	S05°47'47"E	36.72'
C46	174.36'	220.00'	45°24'31"	92.05'	S78°25'39"W	169.83'
C47	198.13'	250.00'	45°24'31"	104.60'	N27°25'39"W	192.99'
C48	23.20'	280.00'	4°44'54"	11.61'	S7°05'51"E	23.20'
C49	195.76'	280.00'	40°03'26"	102.07'	S29°30'02"E	191.80'
C50	2.94'	280.00'	0°36'08"	1.47'	S49°49'50"E	2.94'
C51	345.58'	220.00'	90°00'00"	220.00'	S5°07'54"E	311.13'
C52	392.70'	250.00'	90°00'00"	250.00'	N5°07'54"W	353.55'
C53	158.20'	280.00'	32°22'20"	81.27'	N33°56'44"W	156.10'
C54	169.70'	280.00'	34°43'25"	87.54'	N0°23'50"W	167.11'
C55	111.93'	280.00'	22°54'11"	56.72'	N28°25'00"E	111.18'

ROAD NAME

ROAD NAME	ROAD LENGTH AREA	ROAD LENGTH
TIARA TRAIL	FROM CONNECTION TO ALEDO BLUFFS CIRCLE	2,739'
TIARA TRAIL	FROM ALEDO BLUFFS COURT TO WOODVIEW CREEK TRAIL	1,049'
TIARA TRAIL	FROM WOODVIEW CREEK TRAIL TO END	1,401'
WOODVIEW CREEK TRAIL	FROM END TO TIARA TRAIL	1,983'
WOODVIEW CREEK TRAIL	FROM TIARA TRAIL TO VALLE STREET	483'
ALEDO BLUFFS CIRCLE	FROM END TO TIARA TRAIL	371'

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: February 26, 2021

By: Donald R. Boron Chairman
By: Mary Elliott Secretary

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. DRAINAGE & UTILITY EASEMENT
- EXIST. STREET R.O.W.
- APPROX. SECTION LINE
- SET 1/2" REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- MAG-NAIL WITH WASHER SET
- FOUND 1/2" REBAR ROD (UNLESS OTHERWISE NOTED)
- FOUND 2-3/8" PIPE FENCE CORNER POST
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- P.O.S.E. = PUBLIC OPEN SPACE EASEMENTS
- N.T.S. = NOT TO SCALE
- D.R. = DEED RECORDS, PARKER CO., TX.
- P.R. = PLAT RECORDS, PARKER CO., TX.
- O.P.R. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

202108252 PLAT Total Pages: 2

DEVELOPER/SUBDIVIDER:
GRIFFITH LAKE ESTATES
2117 CANYON ROCK CT
ABILENE, TX 79606
325-660-8051

FINAL PLAT OF
ALEDO BLUFFS SUBDIVISION
LTS. 1-13, BLK. 1, LTS. 1-14, BLK. 2,
LTS. 1-4, BLK. 3, LTS. 1-14, BLK. 4
& LT. 1X, BLK. 1
A 125.915 ACRE ADDITION TO
PARKER COUNTY, TEXAS, SITUATED IN
T&P RR CO. SURVEY, SECTION 4, ABSTRACT
NOS. 2386, 2461, & 2218,
THE T&P RR CO. SURVEY, SECTION 5,
ABSTRACT NO. 1506, AND THE
J. BUCHMAN SURVEY, ABSTRACT NO. 113,
PARKER COUNTY, TEXAS

E-681

DRIVEWAY CULVERT RUNOFF CALCULATIONS

CULVERT ID #	Area (Acres)	Runoff Coeff.	Intensity (in./hr.)	Intensity (in./hr.)	Intensity (in./hr.)	Time (conc.) (minutes)	Discharge (c.f.s.)	Discharge (c.f.s.)	Discharge (c.f.s.)	Number of Barrels	Culvert Size	US Flowline Elevation (ft.)	DS Flowline Elevation (ft.)	Length (ft.)	Culvert Slope (%)	Total Discharge (c.f.s.)	Outlet Velocity (ft./s.)	Tailwater Velocity (ft./s.)	Tailwater Depth (ft.)	Notes
BLOCK 2 LOT 1	3.16	0.51	3.24	4.79	7.97	15.00	5.23	7.73	12.86	2	18" RCP	873.47	872.29	58.00	2.10	14.98	8.11	3.29	0.66	BLOCK 2 LOT 1
BLOCK 2 LOT 2	3.83	0.51	3.24	4.79	7.97	15.00	6.34	9.37	15.58	2	24" RCP	869.75	868.57	58.00	2.10	22.08	8.28	4.51	0.81	BLOCK 2 LOT 1, LOT 2
BLOCK 2 LOT 3	4.60	0.51	3.24	4.79	7.97	15.00	7.81	11.25	18.71	2	24" RCP	862.16	858.25	68.00	7.00	22.94	13.10	5.66	0.59	BLOCK 2 LOT 1, LOT 2, LOT 3
BLOCK 2 LOT 4	4.26	0.51	3.24	4.79	7.97	15.00	7.04	10.41	17.32	2	24" RCP	845.85	843.97	60.00	3.30	19.52	9.70	4.20	0.88	BLOCK 2 LOT 4
BLOCK 2 LOT 5	2.84	0.51	3.24	4.79	7.97	15.00	4.36	6.45	10.73	1	24" RCP	847.09	843.13	83.00	5.50	16.35	12.54	5.17	0.44	BLOCK 2 LOT 5, LOT 6
BLOCK 2 LOT 6	0.91	0.51	3.24	4.79	7.97	15.00	1.50	2.22	3.70	1	18" RCP	867.95	866.87	58.00	1.90	6.87	6.88	2.29	0.38	BLOCK 2 LOT 6
BLOCK 2 LOT 7	1.54	0.51	3.24	4.79	7.97	15.00	2.54	3.76	6.28	1	18" RCP	866.90	865.93	44.00	2.30	6.46	8.06	4.48	0.86	BLOCK 2 LOT 7
BLOCK 2 LOT 8	1.92	0.51	3.24	4.79	7.97	15.00	3.17	4.68	7.80	1	18" RCP	847.32	843.62	60.00	6.00	6.45	12.08	4.78	0.38	BLOCK 2 LOT 8
BLOCK 2 LOT 9	0.97	0.51	3.24	4.79	7.97	15.00	1.80	2.37	3.94	1	18" RCP	836.54	836.13	58.00	2.50	7.31	7.87	2.57	0.37	BLOCK 2 LOT 9
BLOCK 2 LOT 10	2.81	0.51	3.24	4.79	7.97	15.00	4.31	6.38	10.81	1	24" RCP	837.45	836.72	57.00	1.30	11.63	7.63	2.62	0.89	BLOCK 2 LOT 10
BLOCK 2 LOT 11	2.61	0.51	3.24	4.79	7.97	15.00	4.31	6.38	10.81	1	24" RCP	836.46	834.45	58.00	2.10	10.62	8.72	3.97	0.92	BLOCK 2 LOT 11
BLOCK 2 LOT 12	0.36	0.51	3.24	4.79	7.97	15.00	0.86	1.30	21.79	2	24" RCP	835.08	834.41	58.00	1.20	23.28	7.50	4.79	0.72	BLOCK 2 LOT 12
BLOCK 2 LOT 13	0.56	0.51	3.24	4.79	7.97	15.00	1.07	1.56	2.64	1	24" RCP	834.27	833.60	58.00	1.20	7.93	5.36	2.58	0.28	