

**FLOOD ZONE NOTE**

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:  
 Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0040K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.  
 A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0040K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.  
 The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0040K, Map Revised September 25, 2009.

**LEGEND**

- BL.....Building Line
- CRFB.....Found 5/8" Capped Iron Rod Marked "BROOKS BAKER"
- D.E.....Drainage Easement
- F.M.E.....Fence Maintenance Easement
- IR.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- D.R.T.C.T.....Deed Records, Tarrant County, Texas
- O.P.R.T.C.T.....Official Public Records, Tarrant County, Texas
- P.O.B.....Point of Beginning
- R.R.T.C.T.....Real Records, Tarrant County, Texas
- U.E.....Utility Easement
- WC.....Witness Corner (Set 5/8" Capped Iron Rod Marked "BHB INC" On Line)

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. This plat does not alter or remove any existing easements that affect this property and may not be shown.
3. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
4. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
5. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
6. All of OS1, Block A, is a private road right-of-way.
7. Rear building setback lines are 30' unless otherwise noted.
8. The Home Owners Association (HOA) reserves the right to utilize the Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).
9. Lots 11 thru Lot 16, Lots 19 thru Lot 22 and Lots 28 thru Lot 34, Block A, have witness corners (WC) along the side lot lines as shown herein.
10. Private on-site sewage facilities will be subject to permitting through the Tarrant County Regional Water District.

**TARRANT COUNTY PLAT NOTES**

1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The Home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
6. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
7. Tarrant County does not enforce subdivision deed restrictions.
8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
9. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

**FLOODPLAIN RESTRICTIONS:**  
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

**FLOODPLAIN/DRAINAGE-WAY MAINTENANCE:**  
 THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

**CONSTRUCTION PROHIBITED OVER EASEMENTS:**  
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

**UTILITY EASEMENTS:**  
 ANY PUBLIC 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**OTHER NOTES:**  
 1) DOMESTIC WATER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE WELLS.  
 SEWAGE DISPOSAL FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE SEWAGE FACILITIES.

2) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY EASEMENTS, PUBLIC ACCESS EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES AND THE OWNER AGREE TO INDEMNIFY AND SAVE HARMLESS THE TARRANT COUNTY FROM CLAIMS, DAMAGES, LOSSES, ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNER SET FORTH IN THIS PARAGRAPH.

3) TXDOT PERMITS ARE REQUIRED FOR ACCESSING FM 1220 (MORRIS DIDO NEWARK ROAD)

4) THE PROPOSED RIGHT-OF-WAY DEDICATION ALONG MORRIS DIDO NEWARK ROAD IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THROUGHFARE PLAN.

**SURVEYOR:**

**BIB**  
**BAIRD, HAMPTON & BROWN**  
 building partners  
 949 Hilltop Drive, Weatherford, TX 76086  
 Toby G. Stock  
 tstock@bhinc.com • 817.596.7575 • bhinc.com  
 TBPELS Firm #44, #10011300, #10011302, #101094146

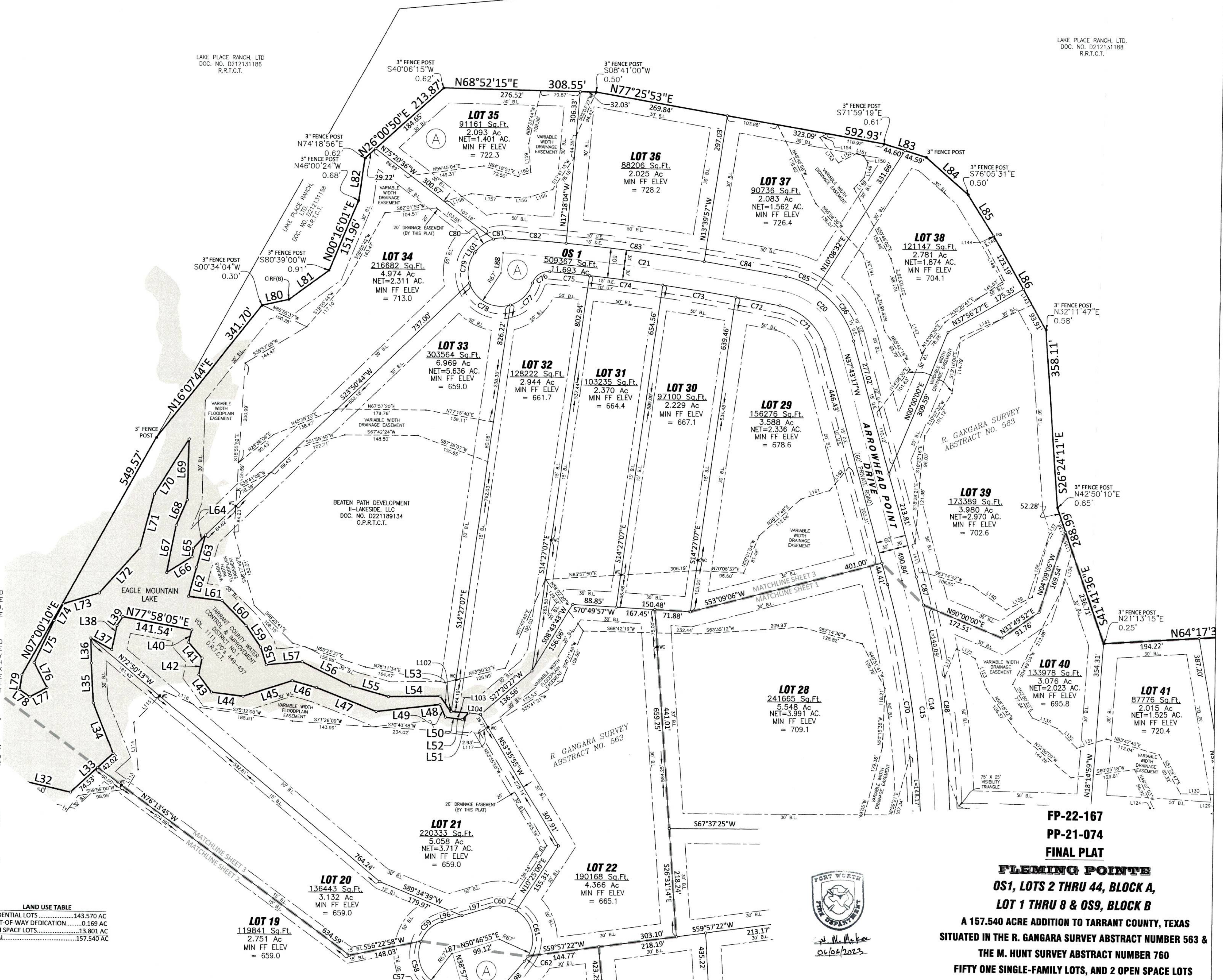
OWNER:  
 BEATEN PATH DEVELOPMENT II-LAKESIDE, LLC  
 ATTN: DUSTIN AUSTIN  
 700 W. HARWOOD DRIVE, SUITE G-2  
 HURST, TEXAS 76054  
 817-281-3388

**LAND USE TABLE**

|                              |                   |
|------------------------------|-------------------|
| RESIDENTIAL LOTS.....        | 143.570 AC        |
| RIGHT-OF-WAY DEDICATION..... | 0.169 AC          |
| OPEN SPACE LOTS.....         | 13.801 AC         |
| <b>TOTAL.....</b>            | <b>157.540 AC</b> |

LAKE PLACE RANCH, LTD.  
 DOC. NO. D212131186  
 R.R.T.C.T.

LAKE PLACE RANCH, LTD.  
 DOC. NO. D212131186  
 R.R.T.C.T.



**FP-22-167**  
**PP-21-074**  
**FINAL PLAT**  
**FLEMING POINTE**  
**OS1, LOTS 2 THRU 44, BLOCK A,**  
**LOT 1 THRU 8 & OS2, BLOCK B**  
 A 157.540 ACRE ADDITION TO TARRANT COUNTY, TEXAS  
 SITUATED IN THE R. GANGARA SURVEY ABSTRACT NUMBER 563 &  
 THE M. HUNT SURVEY ABSTRACT NUMBER 760  
 FIFTY ONE SINGLE-FAMILY LOTS, AND 2 OPEN SPACE LOTS  
 REVISED: JUNE 1, 2023  
 SHEET 3 OF 4





Table with columns: Line Table (Line #, Direction, Length), Line Table (Line #, Direction, Length), Line Table (Line #, Direction, Length). Rows 1-63.

Table with columns: Curve Table (Curve #, Delta, Radius, Arc Length, Chord Bearing, Chord Length), Curve Table (Curve #, Delta, Radius, Arc Length, Chord Bearing, Chord Length). Rows 1-63.

Table with columns: Curve Table (Curve #, Delta, Radius, Arc Length, Chord Bearing, Chord Length), Curve Table (Curve #, Delta, Radius, Arc Length, Chord Bearing, Chord Length). Rows 1-63.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the R. Gangara Survey, Abstract No. 563 and the M. Hunt Survey, Abstract No. 760, and described in the deed to Beaten Path Development II-Lakeside, LLC, as recorded in Document Number D221189134, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas North Central Zone (4200) NAD 83 as established using the AllTerra RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. All distances are at ground):

BEING a tract of land situated in the R. Gangara Survey, Abstract No. 563 and the M. Hunt Survey, Abstract No. 760, and described in the deed to Beaten Path Development II-Lakeside, LLC, as recorded in Document Number D221189134, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas North Central Zone (4200) NAD 83 as established using the AllTerra RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. All distances are at ground):

THENCE with the common line of said Beaten Path tract and westerly right-of-way line of said Morris Dido Newark Road the following courses and distances:
South 28°33'48" East, a distance of 652.21 feet to a CIR(F), and being the beginning of a curve to the right;

with said curve through a central angle of 14°30'56", a radius of 2814.50 feet, an arc length of 713.04 feet, a chord which bears South 21°18'25" East, a distance of 711.13 feet to a CIR(F);

South 14°06'55" East, a distance of 109.56 feet to a set 5/8 inch capped iron rod marked "98B INCH", being the eastern corner of the aforesaid Beaten Path tract, same being the northeast corner of a tract of land described by deed to John R. Johnson, Trustee, as recorded in Volume 6942, Page 100 (R.R.T.C.T.);

THENCE departing said common line and now with the common line of said Beaten Path tract and said Johnson tract the following courses and distances:
South 68°31'18" West, a distance of 1990.61 feet to found 5/8 inch iron rod (RR);
South 43°57'02" West, a distance of 938.26 feet to a found axle;

South 70°48'17" West, a distance of 500.00 feet to a point from which a found axle bears North 03°18'38" East, a distance of 0.32 feet;

South 18°05'51" West, a distance of 526.66, passing a found axle and now continuing in all a total of 557.37 feet to a point for corner (PFC), being on the east line of a tract of land described by deed to Tarrant County Water Control & Improvement District No. 1, as recorded in Volume 1111, Page 449-457, D.R.T.C.T., same being the east side of Eagle Mountain Lake;

THENCE departing said common line and now continuing with the common line of aforesaid Beaten Path tract, and said Tarrant County tract the following courses and distances:
North 62°32'44" East, a distance of 107.32 feet to a PFC;

North 61°21'50" West, a distance of 69.08 feet to a PFC;

North 47°08'45" West, a distance of 77.09 feet to a PFC;

North 87°39'35" West, a distance of 28.47 feet to a PFC;

North 33°29'45" East, a distance of 44.81 feet to a PFC;

North 20°14'46" East, a distance of 32.37 feet to a PFC;

North 46°16'55" West, a distance of 37.08 feet to a PFC;

North 12°31'28" West, a distance of 52.37 feet to a PFC;

North 12°31'28" West, a distance of 28.89 feet to a PFC;

North 09°26'39" West, a distance of 45.33 feet to a PFC;

North 31°06'24" West, a distance of 25.69 feet to a PFC;

North 64°08'31" East, a distance of 20.82 feet to a PFC;

North 05°48'45" East, a distance of 55.05 feet to a PFC;

North 20°01'21" East, a distance of 46.04 feet to a PFC;

North 21°15'23" West, a distance of 40.81 feet to a PFC;

North 24°35'26" East, a distance of 74.57 feet to a PFC;

North 47°48'07" East, a distance of 35.07 feet to a PFC;

North 02°16'47" West, a distance of 97.42 feet to a PFC;

North 32°04'22" East, a distance of 89.47 feet to a PFC;

North 44°02'22" East, a distance of 96.53 feet to a PFC;

South 63°26'31" East, a distance of 42.31 feet to a PFC;

South 11°08'08" East, a distance of 34.10 feet to a PFC;

South 58°44'19" East, a distance of 43.72 feet to a PFC;

North 74°36'58" East, a distance of 64.74 feet to a PFC;

North 49°49'17" East, a distance of 104.92 feet to a PFC;

North 83°11'18" East, a distance of 51.35 feet to a PFC;

North 88°59'36" East, a distance of 129.84 feet to a PFC;

North 61°08'00" East, a distance of 130.50 feet to a PFC;

South 45°48'58" East, a distance of 27.67 feet to a PFC;

North 75°13'52" East, a distance of 34.47 feet to a PFC;

North 21°48'50" East, a distance of 18.76 feet to a PFC;

South 72°15'00" East, a distance of 36.65 feet to a PFC;

South 57°53'39" West, a distance of 37.36 feet to a PFC;

South 66°45'20" West, a distance of 105.13 feet to a PFC;

South 83°06'50" West, a distance of 79.44 feet to a PFC;

North 86°19'27" West, a distance of 109.70 feet to a PFC;

South 62°36'05" West, a distance of 73.45 feet to a PFC;

North 40°36'48" West, a distance of 37.06 feet to a PFC;

North 56°33'36" West, a distance of 52.61 feet to a PFC;

North 67°17'22" West, a distance of 69.66 feet to a PFC;

South 74°35'41" West, a distance of 68.78 feet to a PFC;

North 06°58'32" West, a distance of 61.29 feet to a PFC;

North 07°12'35" West, a distance of 67.00 feet to a PFC;

South 20°03'03" West, a distance of 36.48 feet to a PFC;

South 10°58'32" West, a distance of 17.32 feet to a PFC;

South 35°48'05" West, a distance of 59.97 feet to a PFC;

North 11°20'22" West, a distance of 97.07 feet to a PFC;

North 00°29'43" East, a distance of 55.52 feet to a PFC;

North 20°51'59" West, a distance of 121.70 feet to a PFC;

South 09°52'51" East, a distance of 130.55 feet to a PFC;

THAT, Beaten Path Development II-Lakeside, LLC, being the sole owners of the above described parcel, does hereby adopt the hereinabove described property as OS1, Lots 1 THRU 44, Block A, Lots 1 THRU 8 & OS9, Block B, FLEMING POINTE, an addition to Tarrant County, Texas and does hereby dedicate to the use of the public forever all right-of-way along Morris Dido Newark Road labeled as "5" PUBLIC RIGHT-OF-WAY DEDICATION" and does hereby grant to the County:

(i) easements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entities, including the County, providing services to the addition created hereby and desiring to use or using the same, and also an easement and right-of-way under, across and upon all lots shown hereon for the construction, installation, maintenance, operation, inspection, removal and reconstruction of the facilities, equipment and systems of such public utility entities; and

(ii) for the use, benefit and accommodation of the County, an easement and right-of-way, under, across, and upon all lots shown hereon for any purpose related to the exercise of a governmental service or function including, but not limited to, fire protection and law enforcement, garbage collection, inspection and code enforcement, and the removal of any vehicle or obstacle that impairs emergency access. All lots shown hereon are private. OS1, Block A, shown hereon is a private road and is NOT dedicated for use as a public street or right-of-way, the public shall have no right to use any portion of said OS1, Block A. Owner acknowledges that so long as the streets and related improvements constructed on all lots shown hereon shall remain private, certain County services shall not be provided on said private streets including, but not limited to, routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Except for private streets and related improvements, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon or across the easements dedicated hereon. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other prohibited improvements or growths which may in any way endanger or interfere with their respective easements. In addition, the County shall have the right to remove and keep removed any vehicle or obstacle that impairs emergency access to its easement. The County and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements without the necessity at any time of procuring permission from anyone. The use, by the County and public utility entities, of their respective easements shall not unreasonably interfere with the rights of property owners and the homeowner's association (the "Association") in and to all lots shown hereon for "FLEMING POINTE".

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or public utility entity that owns public improvements within the addition created by this plat (collectively, the "Indemnittees") from and against any claims for damages to the private streets, restricted access gates and entrances, and related appurtenances (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the Indemnittees. This paragraph 2 does not apply to damages to the Private Streets caused by the design, construction or maintenance, or by any public improvements owned by any of the Indemnittees.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnittees from and against any claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnittees and that are caused by the failure of the Association to construct or maintain the Private Streets in accordance with County standards. The indemnification contained in this paragraph 3 shall apply regardless of whether a contributing factor to such damages or injury is the negligent acts or omissions of the Indemnittees or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnittees from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnittees and that are caused by the failure of the Association to design, construct or maintain the Private Streets in accordance with County standards.

THAT THE OBLIGATIONS of the Association and lot owners set forth in paragraphs 2, 3 and 4 above shall immediately and automatically terminate when the streets and other rights-of-way have been dedicated to and accepted by the County such that action occur at the same time in the future.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

By: Beaten Path Development II-Lakeside, LLC
A Texas limited liability company,
Its Sole Manager

By: OCH Enterprise, LLC,
A Texas limited liability company,
Its Sole Member

By: Jeff David, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Jeff David known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of June 2023.

Notary Public

NIKI LYNN BARRETT
Notary Public, State of Texas
Comm. Expires 02-13-2027
Notary ID: 131650730

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/13/2023 04:16 PM

D222124038
PLAT
Pages: 7
Fees: \$98.00

Mary Louise Nicholson
COUNTY CLERK

PP-22-167
PP-21-074
FINAL PLAT

FLEMING POINTE
OS 1, LOTS 2 THRU 44, BLOCK A,

LOT 1 THRU 8 & OS9, BLOCK B

A 157.540 ACRE ADDITION TO TARRANT COUNTY, TEXAS
SITUATED IN THE R. GANGARA SURVEY ABSTRACT NUMBER 563 &
THE M. HUNT SURVEY ABSTRACT NUMBER 760

FIFTY ONE SINGLE-FAMILY LOTS, AND 2 OPEN SPACE LOTS
REVISED: JUNE 1, 2023 SHEET 4 OF 4

SURVEYOR:
LAND USE TABLE
RESIDENTIAL LOTS.....148,570 AC
RIGHT-OF-WAY DEDICATION.....0.169 AC
OPEN SPACE LOTS.....13,801 AC
TOTAL.....162,540 AC

BAIRD, HAMPTON & BROWN
building partners
949 Hilltop Drive, Weatherford, TX 76086
Toby G. Stock
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

SURVEYOR'S CERTIFICATION
This is to certify that I, Toby G. Stock, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

Toby G. Stock
State of Texas Registered Professional Land Surveyor
RPLS No. 6412
Date: June 1, 2023

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE July 11, 2023
By: Clerk of Commissioners Court

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By: Clerk of Commissioners Court

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: 6/7/2023
By: Notary Public

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
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