

... Building Line .. Found 5/8" Capped Iron Rod Marked "BROOKS BAKER" CIRF(B).... ...Drainage Easement

...Fence Maintenance Easement .lron Rod Found O IRS.... .5/8" Capped Iron Rod Marked "BHB INC" Set D.R.T.C.T. .. Deed Records, Tarrant County, Texas ...... Official Public Records, Tarrant County, Texas O.P.R.T.C.T.. .. Point Of Beginning R.R.T.C.T. ...Real Records, Tarrant County, Texas

... Utility Easement

Marked "BHB INC" On Line) **GENERAL NOTES** 

.. Witness Corner (Set 5/8" Capped Iron Rod

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.

FLOOD ZONE NOTE

represent a drainage study floodplain limits.

SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs)

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map,

Community Panel Number 48439C0040K, Map Revised September 25, 2009. The

A. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X -

location as shown is per scaling. This does not represent a drainage study floodplain

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average

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

September 25, 2009. The location as shown is per scaling. This does not

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.

Insurance Rate Map, Community Panel Number 48439C0040K, Map Revised

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.

Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC" All of OS1, Block A, is a private road right-of-way.

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 hereon.

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

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 for 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

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

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 DEFINED. 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

CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC,

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, 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, OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY 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.

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.

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

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 THOROUGHFARE PLAN.



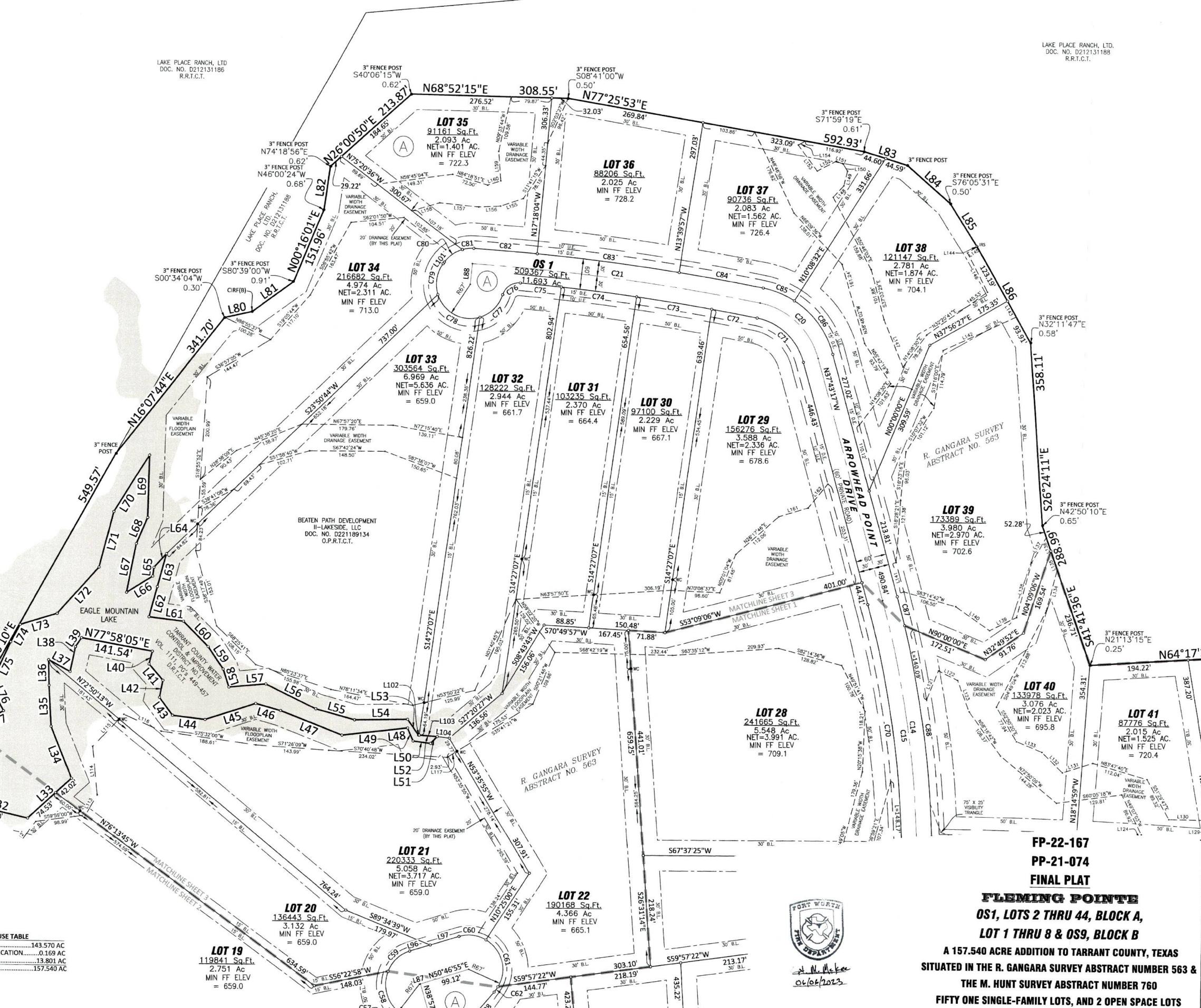
TBPELS Firm #44, #10011300, #10011302, #10194146

building partners

949 Hilltop Drive, Weatherford, TX 76086 Toby G. Stock tstock@bhbinc.com • 817.596.7575 • bhbinc.com

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

**RESIDENTIAL LOTS...** RIGHT-OF-WAY DEDICATION......0.169 AC OPEN SPACE LOTS..



REVISED: JUNE 1, 2023

SHEET 3 OF 4

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Line Table			Line Table			Line Table			6	Curve # Delta Padius Arc Length			Chord Bearing Chord Length		C#	Curve Table  Curve # Delta Radius Arc Length Chord Bearing Ch			Chord Length		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Curve #	Delta	Radius	Arc Length			Curve #	Delta	Radius				
L1	S14°06'55"E	109.56	L64	S20'03'03"W	36.48	L127	N49*47'16"E	31.63	C1 C2	14'30'56" 3'46'47"	2814.50'	713.04'	S21*18'25"E N75'39'13"E	711.13'	C64 C65	8°54'01" 0°03'36"	1030.00' 6825.00'	7.15'	S57'43'12"W S62'12'01"W	159.84' 7.15'	
L2	N62*32'44"W	107.32	L65	S15'07'22"E	17.32 59.97	L128	\$27*08'07"W \$64*43'21"E	35.13	C3	9.55,12	6795.00	1176.46	S72'35'01"W	1174.99'	C66	1°43'15"	6825.00°	204.98	S63°05'26"W	204.97'	
L3	N61'21'50"W	77.09	L66	S35°48'05"W N11°20'22"W	97.07	L129	N68'30'50"E	75.77	C4	5°27'13"	6795.00	646.76'	S64'53'49"W	646.52'	C67	1°40'27"	6825.00°	199.44'	S64'47'17"W	199.43'	
L5	N87°39'35"W	28.47	L68	N00°29'43"E	55.52	L131	N50°15'56"E	62.55	C5	15'22'24"	6795.00'	1823.22	S69'51'25"W	1817.75'	C68	1.39,45	6825.00'	198.05'	S66*27'24"W	198.04'	
	N33*29'45"W	44.81	L69	N20°51'59"W	121.70	L132	S67*55'12"E	56.99	C6	10.17.08.	1000.00'	179.52'	S57'01'38"W	179.28'	C69	0°49'03"	1970.00'	28.11'	S22'47'06"E	28.11'	
L7	N20°14'46"E	32.37	L70	S09*52'51"W	130.55	L133	N89'48'49"E	54.43	C7	0*14'00"	3600.00'	14.66'	S51'46'04"W	14.66'	C70	14'31'39"	1970.00'	499.50'	S30°27'27"E	498.16¹	
L8	N46*16'55"W	37.08	L71	S07°49'19"E	112.27	L134	S07'59'19"E	82.82	C8	8°13′59"	3600.00	517.29'	S47'32'05"W	516.85'	C71	63'31'11"	120.00'	133.04'	S69*28'52"E	126.33'	
L9	N21*30'56"W	52.37	L72	S19°36'41"W	122.77	L135	N41°41'36"W	38.72	C9	1*55'49"	3600.00°	121.28'	S42'27'11"W	121.27'	C72	1'11'15"	4389.10'	90.97'	N78'09'55"E	90.97'	
L10	N12*31'28"W	28.89	L73	S50'53'06"W	76.49	L136	N41*19'41"W	27.95	C10	10'23'48"	3600.00 <b>'</b>	653.24'	S46'41'10"W	652.34'	C73	1.57,30,	4389.10	150.01'	N76'35'36"E	150.00'	
L11	N09°26'39"W	45.33	L74	S06'02'33"W	38.82	L137	S07'37'12"W	57.08	C11	35'58'13"	500.00'	313.90	N29'30'26"W	308.77'	C74	1°57'30"	4389.10	150.01'	N74'37'59"E	150.00'	
L12	N31°06'24"W	25.69	L75	S02*36'56"W	93.10	L138	S07*20'07"E	111.30	C12	22'18'04"	275.00'	107.04'	N22'08'01"W	106.36'	C75	1°03'37"	4389.10	81.23'	N73'07'29"E	81.23'	
L13	S64°08'31"W	20.82	L76	S49*37'16"E	56.85	L139	S41°39'31"W	59.58	C13	0'48'19"	2000.00	28.11'	N22'46'44"W	28.11'	C76	77°39'37"	33.00'	44.73'	N33°45'52"E	41.38'	
L14	N05*48'45"E	55.05	L77	S39°20'40"W	38.95	L140	N77*40'31"W	81.52	C14	14'32'23"	2000.00	507.54'	N30°27'05"W	506.17'	C77	55°48'13"	67.00'	65.26'	N22°50'10"E	62.71'	
L15	N20*01'21"E	46.04	L78	N77'43'12"W	25.08	L141	S37°43'17"E	59.60	C15	15*20'42"	2000.00°	535.64'	N30'02'56"W	534.04'	C78	89.05,09,	67.00'	104.17'	S84°43'09"E	93.99'	
L16	N21°15'23"W	40.81	L79	N14'15'48"W	30.30	L142	N42*53'27"E	157.78	C16	4'15'16"	7455.00 <b>'</b>	553.58'	S69*44'58"W	553.45'	C79	54'15'33"	67.00'	63.45'	S13'02'48"E	61.10'	
L17	N24*35'26"E	74.57	L80	N55"11'52"E	55.00	L143	N52°03'07"W	35.58	C17	10'26'14"	2470.00°	449.95'	S66*39'29"W	449.32'	C80	37'37'23"	67.00'	44.00'	S32°53'40"W	43.21'	
L18	N47*48'07"E	35.07	L81	N31°54'14"E	100.75	L144	N52*03'07"W	0.94	C18	14'04'12"	300.00'	73.67'	S54'24'16"W	73.48'	C81	18'48'41"	67.00'	22.00'	S61°05'37"W	21.90'	
L19	N02'16'47"W	97.42	L82	N14°29'12"W	86.78	L145	S35°19'05"W	22.48	C19	14'04'12"	300.00'	73.67'	S54'24'16"W	73.48'	C82	1*37'23"	4449.10'	126.03'	S72'08'42"W	126.02'	
L20	N32*04'40"E	89.47	L83	N84°42'46"E	89.19	L146	N49'47'20"W	86.49	C20	63'31'11"	150.00'	166.29'	N69'28'52"W	157.91'	C83	3'38'07"	4449.10'	282.28'	S74'46'27"W	282.23'	
L21	N44*02'22"E	96.53	L84	S71*24'38"E	113.66	L147	S44'58'48"E	99.31	C21	7°25'31"	4419.10'	572.71'	S75'02'46"W	572.31'	C84	2*10'02"	4449.10'	168.29'	S77'40'31"W	168.28'	
L22	N35*56'41"E	71.47	L85	S54°40'55"E	98.43	L148	S20'11'53"W	30.82	C22	1'53'43"	2809.50'	92.93'	S14'59'48"E	92.93'	C85	21'23'00"	180.00'	67.18'	S89°27'02"W	66.79'	
L23	N49°50'08"E	89.09	L86	S52*03'07"E	217.10	L149	S08'23'09"E	29.51	C23	3'30'34"	2048.00'	125.44'	N75'47'20"E	125.43'	C86	42'08'11"	180.00'	132.38'	N58'47'23"W	129.41'	
L24	N49*52'00"E	11.74	L87	S50*46'55"W	2.14	L150	S54'34'00"E	16.08	C24	18'52'01"	188.00'	61.91'	N86'58'37"E	61.63'	C87	1.39,00"	2030.00	58.46'	N36'53'47"W	58.46'	
L25	N12'34'31"W	113.73	L88	S16'48'00"E	40.56	L151	N90'00'00"E	14.90	C25	19'45'39"	132.00'	45.53'	N86'31'48"E	45.30'	C88	11°46'27"	2030.00'	417.16'	N30'11'03"W	416.42° 273.89°	
L26	N37'40'13"W	100.62	L89	S68'31'18"W	5.04	L152	N40'25'44"E	42.32	C26	0°58'09" 2°33'31"	6765.00' 6765.00'	114.43' 302.09'	N76'09'55"E	302.06	C89	2°05'48" 1°51'23"	7485.00' 7485.00'	273.91'	S68'58'19"W	242.52	
L27	N45°02'06"W	128.87	L90	N64'17'31"E	5.01	L153	S58'53'24"E	63.23 16.59	C27	2'23'09"	6765.00	281.69'	N74°24'05"E N71°55'45"E	281.67'	C90	1'00'50"	2440.00'	43.18'	S71'22'11"W	43.18'	
L28	N43°03'05"W N18°07'45"W	70.23 89.16	L91	S14*06'55"E S00*23'56"E	110.21	L154	S40'18'05"W S49'20'37"W	46.13	C29	2*19'32"	6765.00°	274.58'	N69*34'25"E	274.56'	C92	4.34,00	2440.00	194.47'	S68'34'46"W	194.42'	
L29	N00°19'28"W	97.40	L93	N02'51'23"W	77.87	L156	S64'51'24"W	43.46	C30	2'18'31"	6765.00	272.58'	N67°15′23″E	272.57'	C93	4.51,24	2440.00'	206.83'	S63'52'04"W	206.76'	
L31	N05'46'49"E	113.27	L94	N89'39'37"W	13.80	L157	S73'22'18"W	77.53	C31	2'23'12"	6765.00	281.79'	N64*54'32"E	281.77'	C94	13*38'11"	133.00'	31.65'	S54*37'16"W	31.58'	
L32	N80'32'25"E	118.63	L95	S06*04'09"W	14.14	L158	S51'05'36"W	56.77	C32	1.32,43,	6765.00	182.46'	N62*56'34"E	182.46'	C95	14'15'03"	133.00'	33.08'	S40'40'40"W	32.99'	
L33	N25'24'32"E	116.55	L96	S50*46'55"W	41.92	L159	N26'49'34"W	57.63	C33	8*23'39"	970.00	142.11'	N57'58'23"E	141.98'	C96	27*53'14"	177.00'	86.15'	S47'29'45"W	85.30 <b>'</b>	
L34	N44'21'14"W	109.56	L97	S50*46'55"W	59.34	L160	N49'36'18"E	27.21	C34	1.53,29,	970.00'	32.02'	N52°49'49"E	32.02'	C97	5'09'44"	2500.00'	225.24'	N64'01'14"E	225.16'	
L35	N25'30'50"W	80.14	L98	N18'37'57"E	69.45	L161	N50°52'59"E	60.24	C35	4.34.55"	3570.00'	285.49'	N49°35'37"E	285.41'	C98	5'16'31"	2500.00'	230.17'	N69'14'21"E	230.09'	
L36	N23'57'11"W	50.13	L99	N82*58'55"W	14.38	L162	N17'20'00"E	61.13	C36	4°33'01"	3570.00'	283.52'	N45'00'36"E	283.44'	C99	0*02'35"	7425.00	5.60'	N71'51'18"E	5.60'	
L37	S84'06'45"E	48.35	L100	S22'28'36"W	14.18	L163	N64°17'31"E	25.97	C37	26'40'42"	33.00'	15.37'	N29'23'45"E	15.23'	C100	1*59'32"	7425.00	258.16'	N70°50′15″E	258.15'	
L38	N10'26'01"W	49.43	L101	S14'04'59"W	4.21	L164	N61°26'22"E	42.14	C38	24.53.52"	33.00'	14.34'	N03'36'28"E	14.23'	C101	1°54'33"	7425.00	247.39'	N68*53'13"E	247.38'	
L39	N11'39'48"E	21.43	L102	S72°15'00"W	1.58	L165	N28'33'38"W	13.50	C39	185*42'42"	67.00'	217.17'	N84'00'52"E	133.83'	C102	1*52'36"	7445.00'	243.87'	S68'33'38"W	243.86'	
L40	S08'08'47"E	25.62	L103	S72"15'00"W	35.07	L166	S61'26'22"W	58.08	C40	96'10'58"	67.00'	112.47'	S44*57'42"W	99.72'	C103	1°53'37"	7445.00	246.07'	S70*26'45"W	246.06'	
L41	S63°26'31"E	42.31	L104	S74'42'18"W	23.98	L167	N61°26'22"E	58.07	C41	50*20'24"	33.00'	28.99'	S67*52'59"W	28.07'	C104	0.29,03,	7445.00	62.90'	S71*38'05"W	62.89'	
L42	S11'08'08"E	34.10	L105	N68*08'08"W	14.39	L168	N28'33'38"W	13.50	C42	0°04'47"	3630.00'	5.05'	S42'45'11"W	5.05'	C105	4*43'48"	2480.00'	204.74	S69'30'42"W	204.68'	
L43	S58'44'19"E	43.72	L106	N22*45'31"E	14.11	L169	S61'26'22"W	43.25	C43	12'33'09"	530.00'	116.11'	S36'51'10"E	115.88'	C106	5°35'40"	2480.00'	242.15'	S64'20'58"W	242.05'	
L44	N74'36'58"E	64.74	L107	N67*13'46"W	14.18	L170	N48'30'52"W	25.62	C44	12'15'52"	530.00'	113.45'	S24'26'39"E	113.23'	C107	2*43'35"	7445.00'	354.25'	N68'59'07"E	354.22'	
L45	N49'49'17"E	104.92	L108	S20*28'29"E	8.00	L171	N28'32'44"W	36.68	C45	6'47'24"	530.00'	62.81'	S14'55'01"E	62.77	C108	1'31'42"	7445.00'	198.59'	N71'06'45"E	198.58'	
L46	N83*11'18"E		L109	S28*40'12"W	20.63	L172	N31°10'45"E		C46	22*29'52"	75.00'	29.45'	S22'46'16"E	Construction of the	C109	3*28'57"	2480.00'	-	N70°08'07"E	150.72'	
L47	N88'59'36"E	129.84	L110	S52*51'52"E	20.38	L173	N28'33'05"W	30.14	C47	16'37'53"	33.00'	9.58'	S42'20'08"E	-	C110	6.50,31,	2480.00		N64'58'23"E	295.97'	
L48	N61'08'00"E	130.50	L111	S48*16'23"W	66.87	L174	N88'18'28"W	15.05	C48	23.02,25,	33.00'	13.30'	S62"11'46"E		C111	2'46'32"	6825.00		S69°20'50"W	330.59'	
L49	S45'48'58"E	27.67	L112	N48'16'23"E	79.10	L175	N28'33'48"W	88.12	C49	90°07'36"	67.00'	105.39'	S28'40'39"E	24	C112	2'49'32"	6825.00'	336.57'	S72'08'52"W	336.53' 301.36'	
L50	N75'13'52"E	34.47	L113	S07'46'57"W	45.36	L176	N61°25'34"E		C50	93°35'44" 79°48'06"	67.00'	109.45' 93.32'	S63*11'01"W		C113	2°31'48" 0°33'43"	6825.00' 6825.00'	301.38' 66.94'	S74'49'32"W S76'22'18"W	66.94'	
L51	N21°48'50"E	18.76	L114	S28°10'19"E	95.91	L177	N69'22'37"E	13.52	C51	18'34'02"	67.00' 183.00'	59.30'	N30°07'04"W N00°29'59"E		C114	18'52'06"	132.00'	43.47'	S67°13'06"W		
L52	S72'15'00"W	36.65 37.36	L115	S21°48'09"W	87.48 80.66	L178	N75'36'03"E N14'22'24"W	90.72	C52	8°47'14"	470.00	72.08'	N13*10'39"W		C115	19'45'33"	188.00'	64.83'	S67*39'50"W	64.51	
L53	N57°53'39"W S66°45'20"W	105.13	L116	N88'24'31"W S35'41'21"W	20.00	L179	N14 22 24 W	89.74	C54	25'07'04"	470.00	206.04	N30°07'48"W		C117	3'27'08"	1952.00'	117.61'	S75'49'03"W		
L54	S83°06'50"W	79.44	L117	N53*58'40"W	60.66	L181	S75'48'13"W	19.99	C55	6.57'29"	3630.00	440.84'	S47*32'08"W		C118	7'19'32"	2809.50	359.21'	S21.58,23,E	358.97'	
L56	N86*19'47"W	109.70	L119	S67'37'25"W	49.54	L182	N14°46'13"W	63.94	C56	35'00'58"	83.00'	50.73	S59°57'12"E	49.94'	C119	2'55'44"	2809.50	143.61'	S27'06'01"E	143.60'	
L57	S62*36'05"W	73.45	L120	S22'22'35"E	10.25	L183	S76'06'39"W	19.94	C57	4.00,49	83.00'	5.81'	S79*17'51"E	<del> </del>	C120	49.07,46	183.58'	157.42'	S28*06'48"W		
L58	N40'36'48"W	37.06	L121	S00°06'16"E	61.08	L184	N13*51'48"W	61.73	C58	80°30'51"	67.00'	94.15'	S41*02'50"E		C121	33.57.52	268.52	159.18'	S52*55'35"E	156.86'	
L59	N56'33'36"W	52.61	L122	N85*59'12"W	41.86	L185	S68*31'18"W	29.06	C59	51'34'19"	67.00'	60.31'	S24.29,42,M		C122	10.22,15.	2413.00	436.73'	N66'37'28"E	436.13'	
L60	N67'17'22"W	69.66	L123	N43'03'18"W	65.29	L186	S16'26'17"W	14.14	C60	47"24'20"	67.00'	55.43'	S74*29'05"W		C123	3*19'40"	2793.40'	162.25'	N26'54'02"W	162.22'	
L61	S74'35'41"W	68.78	L124	N00'17'08"E	15.28	L187	S73'33'43"E	14.14	C61	89*47'43"	67.00'	105.00'	N36*54'54"W		C124	3°52'40"	2780.79	188.20'	N23*16'58"W	-	
L62	N06'58'32"W	61.29	L125	N11°22'45"W	79.28	L188	S27*53'15"W	13.88	C62	10°38'59"	67.00'	12.45'	N13"18'28"E		C125	1*19'11"	2767.27	63.74'	N20'41'15"W	-	
163			1126	N21*05'35"F		L189		11.17	C63	57*35'17"	100.001	100.51'	N10°09'41"W				1	l		<u></u>	

This is to certify that I, Toby G. Stock, a Registered Professional Land Surveyor of the State of this plat correctly represents the survey made by me or under my direction and supervision.

SURVEYOR:



building partners

949 Hilltop Drive, Weatherford, TX 76086 Toby G. Stock tstock@bhbinc.com • 817.596.7575 • bhbinc.com TBPELS Firm #44, #10011300, #10011302, #10194146

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

RIGHT-OF-WAY DEDICATION......0.169 AC

RESIDENTIAL LOTS ...

OPEN SPACE LOTS..

L63 N07\*12'35"W 67.00 | L126 N21\*05'35"E 103.85 | L189 S61\*04'33"E 14.13 | C63 57\*35'17" 100.00' 100.51' N10\*09'41"W 96.33'

...143.570 AC

## SURVEYOR'S CERTIFICATION

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

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



## 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 (4202) NAD 83 as established using the AllTerra RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. All distances are at ground):

BEGINNING at a 5/8 inch capped iron rod marked "BROOKS BAKER" (CIRF(B) for the northeast corner of said Beaten Path tract, same being the easternmost corner of a tract of land described by deed to Lake Place Ranch, LTD, as recorded in Document Number D212131188, Real Records, Tarrant County, Texas (R.R.T.C.T.), and also being on the westerly right-of-way line of Morris Dido Newark Road (A variable width right-of-way);

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 CIRF(B), 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 CIRF(B);

South 14°06'55" East, a distance of 109.56 feet to a set 5/8 inch capped iron rod marked "BHB INC", being the eastern most 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 (IRF); 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°49'51" 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" West, 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" West, 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 21°30'56" 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" West, 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 44°02'22" East, a distance of 96.53 feet to a PFC; North 35°56'41" East, a distance of 71.47 feet to a PFC; North 49°50'08" East, a distance of 89.09 feet to a PFC

North 32°04'40" East, a distance of 89.47 feet to a PFC;

North 22°05'44" East, a distance of 231.20 feet to a PFC; North 49°52'00" East, a distance of 11.74 feet to a PFC;

North 12°34'31" West, a distance of 113.73 feet to a PFC; North 37°40'13" West, a distance of 100.62 feet to a PFC; North 45°02'06" West, a distance of 128.87 feet to a PFC; North 43°03'05" West, a distance of 70.23 feet to a PFC;

North 18°07'44" West, a distance of 89.16 feet to a PFC; North 10°13'10" East, a distance of 149.93 feet to a PFC; North 00°19'28" West, a distance of 97.40 feet to a PFC; North 05°46'49" East, a distance of 113.27 feet to a PFC; North 80°32'25" East, a distance of 118.63 feet to a PFC; North 25°24'32" East, a distance of 116.55 feet to a PFC;

North 44°21'14" West, a distance of 109.56 feet to a PFC; North 25°30'50" West, a distance of 80.14 feet to a PFC; North 23°57'11" West, a distance of 50.13 feet to a PFC; South 84°06'45" East, a distance of 48.35 feet to a PFC; North 10°26'01" West, a distance of 49.43 feet to a PFC;

North 11°39'48" East, a distance of 21.43 feet to a PFC; North 77°58'05" East, a distance of 141.54 feet to a PFC; South 08°08'47" East, a distance of 25.62 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; North75°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; North 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°19'47" 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 15°07'22" East, 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" West, a distance of 130.55 feet to a PFC; South 07°49'19" East, a distance of 112.27 feet to a PFC;

South 19°36'41" West, a distance of 122.77 feet to a PFC;

South 50°53'06" West, a distance of 76.49 feet to a PFC; South 06°02'33" West, a distance of 38.82 feet to a PFC; South 02°36'56" West, a distance of 93.10 feet to a PFC; South 49°37'16" East, a distance of 56.85 feet to a PFC;

South 39°20'40" West, a distance of 38.95 feet to a PFC; North 77°43'12" West, a distance of 25.08 feet to a PFC; North 14°15'48" West, a distance of 30.30 feet to a PFC, being on the east line of a tract

of land described by deed to Lake Place Ranch, LTD, as recorded in Document Number D212131186, R.R.T.C.T.; THENCE North 07°00'10" East, departing said common line and now continuing with the common line of the aforementioned Beaten Path tract and the said Lake Place

(D212131186) tract, a distance of 549.57 feet to a PFC, being the southwestern most corner of the aforementioned Lake Place (D212131188) tract; THENCE departing said common line and now continuing with the common line of the said Beaten Path tract and the said Lake Place (D212131188) tract the following courses and

North 16°07'44" East, a distance of 341.70 feet to a PFC, from which a 3 inch fence post bears South 00°34'04" West, a distance of 0.30 feet;

North 55°11'52" East, a distance of 55.00 feet to a CIRF(B); North 31°54'14" East, a distance of 100.75 feet to a PFC, from which a 3 inch fence post bears South 80°39'00" West, a distance of 0.91 feet;

North 00°16'01" East, a distance of 151.96 feet to a PFC, from which a 3 inch fence post bears North 46°00'24" West, a distance of 0.68 feet; North 14°29'12" East, a distance of 86.78 feet to a PFC, from which a 3 inch fence post

bears North 74°18'56" East, a distance of 0.62 feet; North 26°00'50" East, a distance of 213.87 feet to a PFC, from which a 3 inch fence post bears South 40°06'15" West, a distance of 0.62 feet;

North 68°52'15" East, a distance of 308.55 feet to a PFC, from which a 3 inch fence post bears South 08°41'00" West, a distance of 0.50 feet;

North 77°25'53" East, a distance of 592.93 feet to a PFC, from which a 3 inch fence post bears South 71°59'19" East, a distance of 0.61 feet; North 84°42'46" East, a distance of 89.19 feet to a 3 inch fence;

South 71°24'38" East, a distance of 113.66 feet to a PFC, from which a 3 inch fence post bears South 76°05'31" East, a distance of 0.50 feet;

6,862,439 Square Feet or 157.540 Acres of Land more or less.

South 54°40'55" East, a distance of 98.43 feet to a IRS; South 52°03'07" East, a distance of 217.10 feet to a PFC, from which a 3 inch fence post

bears North 32°11'47" East, a distance of 0.58 feet; South 26°24'11" East, a distance of 358.11 feet to a PFC, from which a 3 inch fence post bears North 42°50'10" East, a distance of 0.65 feet;

South 41°41'36" East, a distance of 288.99 feet to a PFC, from which a 3 inch fence post bears North 21°13'15" East, a distance of 0.25 feet;

North 64°17'31" East, a distance of 894.33 feet POINT OF BEGINNING and containing

COMMISSIONERS COURT TARRANT COUNTY, TEXAS CLERK OF COMMISSIONERS COURT NOTE: CO. # 141230 CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT



COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

Plat Approval Date: 6/7/2013

(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

That, Beaten Path Development II-Lakeside, LLC, being the sole owners of the above described parcel,

does hereby adopt the herein above described property as OS1, Lots 2 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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

RIGHT-OF-WAY DEDICATION" and does hereby grant to the County:

(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 herein. 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 "Indemnities") 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 Indemnities. 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 Indemnities.

THAT THE ASSOCIATION agrees to release, indemnify, defend, and hold harmless the Indemnities 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 Indemnities and that are caused by the failure of the Association to design, 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 was the negligent acts or omissions of the Indemnities or their respective officers, employees or agents.

THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT agrees to release the Indemnities from claims for damages to property and injury to persons (including death) that arise out of the use of the Private Streets by the Indemnities 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 should such action occur at the same time in the future. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of

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

Fort Worth, Tarrant County, Texas.

its Sole Manager

By: OCH Enterprise, LLC, a Texas limited liability company its Sole Member By Leffrey David, Manager

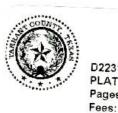
STATE OF TEXAS § COUNTY OF Tarrant 5

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

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







FILED AND RECORDED OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 07/13/2023 04:16 PM D223124038

Marghanie Nicholson MARY LOUISE NICHOLSON

06/06/2023

PP-21-074 FINAL PLAT

FLEMING POINTE OS 1, LOTS 2 THRU 44, BLOCK A, LOT 1 THRU 8 & OS9, BLOCK B

FP-22-167

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

SHEET 4 OF 4 **REVISED: JUNE 1, 2023** 

THIS PLAT RECORDED IN DOCUMENT NUMBER