

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. 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.
3. 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.
4. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
5. All of OS1, Block A, is a private road right-of-way and will be privately maintained.
6. Rear building setback lines are 30' unless otherwise noted.
7. Lots 11R, 12R, 13R, and Lot 14R, Block A, have witness corners (WC) along the side lot lines as shown hereon.
8. Private on-site sewage facilities will be subject to permitting through the Tarrant County Regional Water District.
9. Unless otherwise shown, all easement and setbacks were created by the plat of Fleming Pointe, filed in Document Number D223124038, Official Public Records, Tarrant County, Texas

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. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
6. 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.
7. 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.
8. Tarrant County does not enforce subdivision deed restrictions.
9. 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.
10. 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
11. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from 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 at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
12. Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

SURVEYOR:

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tsbck@bhblnc.com • 817.596.7575 • bhblnc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

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

OWNER:
AUSTIN-FRISCO PROPERTIES, LLC.
ATTN: JEFFREY DAVID
700 W HARWOOD DRIVE, SUITE G-2
HURST, TEXAS 76054
817-281-3388

Line Table		
Line #	Direction	Length
L1	N62°32'44"W	107.32
L2	N61°21'50"W	69.08
L3	N47°08'45"W	77.09
L4	N87°39'35"W	28.47
L5	N33°29'45"W	44.81
L6	N20°14'46"E	32.37
L7	N46°16'55"W	37.08
L8	N21°30'56"W	52.37
L9	N12°31'28"W	28.89
L10	N9°26'39"W	45.33
L11	N31°06'24"W	25.69
L12	S64°08'31"W	20.82
L13	N5°48'45"E	55.05
L14	N20°01'21"E	46.04
L15	N21°15'23"W	40.81
L16	N24°35'26"E	74.57
L17	N47°48'07"E	35.07
L18	N2°16'47"W	97.42

Line Table		
Line #	Direction	Length
L19	N32°04'40"E	89.47
L20	N44°02'22"E	96.53
L21	N35°56'41"E	71.47
L22	N49°50'08"E	89.09
L23	N22°05'44"E	231.20
L24	N49°52'00"E	11.74
L25	N12°34'31"W	70.20
L26	N12°34'31"W	43.53
L27	N37°40'13"W	100.62
L28	N45°02'06"W	128.87
L29	N43°03'05"W	70.23
L30	N18°07'45"W	69.59
L31	S0°23'56"E	14.56
L32	N34°10'28"E	46.89
L33	S52°51'52"E	35.89
L34	S20°28'29"E	8.00
L35	N67°54'16"W	15.26
L36	N44°57'54"E	19.20

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	16°37'53"	33.00'	9.58'	S42°20'08"E
C2	22°29'52"	75.00'	29.45'	S22°46'16"E
C3	31°36'03"	530.00'	292.31'	S27°19'21"E
C4	0°04'47"	3630.00'	5.05'	S42°45'11"W
C5	50°20'24"	33.00'	28.99'	S67°52'59"W
C6	281°53'40"	67.00'	329.64'	S47°53'39"E
C7	24°53'52"	33.00'	14.34'	N3°36'28"E
C8	6°47'24"	530.00'	62.81'	S14°55'01"E
C9	12°15'52"	530.00'	113.45'	S24°26'39"E
C10	12°33'09"	530.00'	116.11'	S36°51'10"E
C11	96°10'58"	67.00'	112.47'	S44°57'42"W
C12	185°42'42"	67.00'	217.17'	N84°00'52"E
C13	39°33'54"	272.00'	187.83'	N30°59'01"E
C14	18°01'11"	545.00'	171.40'	N54°56'30"W

Curve Table (ABANDONMENT)				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C15	14°29'52"	82.00'	20.75'	S15°42'05"E
C16	17°21'09"	82.00'	24.83'	N65°03'52"W
C17	39°43'15"	18.00'	12.48'	N53°52'49"W
C18	4°55'38"	60.00'	5.16'	N31°33'23"W

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

CITY OF FORT WORTH PLAT NOTES

FLOODPLAIN RESTRICTION:
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 UNOBTSTRUCTED 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 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.

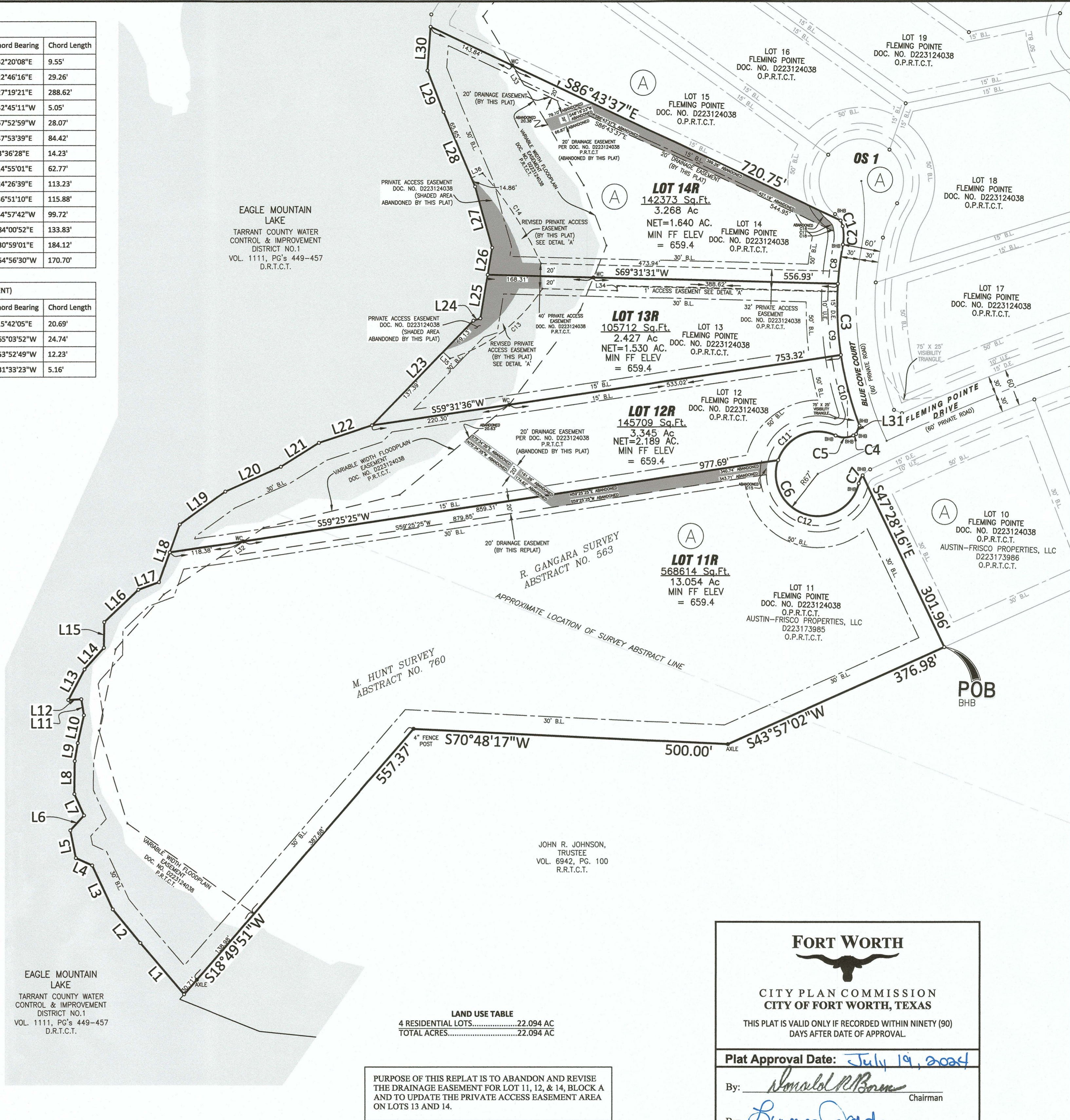
UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE 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.

COVENANTS OR RESTRICTIONS ARE UNALTERED:
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER AND SEWER IMPACT FEE:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.



Eugene D. Hood
Plat 11R-14R

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE _____

By: _____
CLERK OF COMMISSIONERS COURT
TRANSPORTATION SERVICE DEPARTMENT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

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: July 19, 2024

By: Amal R. Borne Chairman

By: Lynn G. Gada Secretary

FS-24-039

FINAL PLAT

FLEMING POINTE

LOTS 11R, 12R, 13R, & 14R, BLOCK A,

AN ADDITION TO TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOTS 11, 12, 13, AND 14, BLOCK A, FLEMING POINTE,

AN ADDITION TO TARRANT COUNTY ACCORDING TO THE PLAT RECORDED

IN D223124038, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE R. GANGARA SURVEY ABSTRACT NUMBER 563 &

THE M. HUNT SURVEY ABSTRACT NUMBER 760

FOUR SINGLE-FAMILY LOTS

DATE FEBRUARY 05, 2024

REVISED JULY 3, 2024

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, BEATEN PATH DEVELOPMENT II-LAKESIDE, LLC AND AUSTIN-FRISCO PROPERTIES, LLC, are the sole owners of all that certain tract, parcel, or lot of land located in the M. Hunt Survey, Abstract No. 760, and the R. Gangara Survey, Abstract No. 563, Tarrant County, Texas, and being all of the Lots 12, 13, and 14, Block A, Fleming Pointe, an addition to Tarrant County, as recorded in D223124038, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and also being all of Lot 11, Block A, described in deed to Austin-Frisco Properties, LLC, as recorded in D223173985 (O.P.R.T.C.T.) and being more particularly described as follows:

BEING a tract, parcel, or lot of land located in the M. Hunt Survey, Abstract No. 760, and the R. Gangara Survey, Abstract No. 563, Tarrant County, Texas, and being all of the Lots 12, 13, and 14, Block A, Fleming Pointe, an addition to Tarrant County, as recorded in D223124038, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and also being all of Lot 11, Block A, described in deed to Austin-Frisco Properties, LLC, as recorded in D223173985 (O.P.R.T.C.T.) said lot 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 "BHB INC" (BHB) for the easternmost corner of Lot 11, of said Fleming Pointe, same being the southernmost corner of Lot 10 of said Fleming Pointe, same being on the northwest line of a tract of land described by deed to John R. Johnson, (Trustee), as recorded in Volume 6942, Page 100, Real Records, Tarrant County, Texas (R.R.T.C.T.);

THENCE with the common line of said Fleming Pointe and said Johnson tract for the following courses and distances:

South 43°57'02" West, a distance of 376.98 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 feet, 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 Fleming Point, 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 32°04'40" East, a distance of 89.47 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 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 69.59 feet to a PFC, being the northwest corner of Lot 14 of said Fleming Pointe, same being the southwest corner of Lot 15 of said Fleming Pointe;

THENCE South 86°43'37" East, with the common line of said Lot 14 and said Lot 15, passing at a distance of 143.84 feet to a BHB for a witness corner, and continuing in all for a total distance of 720.75 feet to a BHB, being the northeast corner of said Lot 14, same being the southeast corner of said Lot 15, and being on the southwest right-of-way line of Blue Cove Court (a private 60' road), and also being the beginning of a curve to the right;

THENCE with said southwest right-of-way line for the following courses and distances:

with aforesaid curve to the right having a central angle of 16°37'53", a radius of 33.00 feet, an arc length of 9.58 feet, and whose chord bears South 42°20'08" East, a distance of 9.55 feet to a BHB, being the beginning of a curve to the right;

with said curve to the right having a central angle of 22°29'52", a radius of 75.00 feet, an arc length of 29.45 feet, and whose chord bears South 22°46'16" East, a distance of 29.26 feet to a BHB, being the beginning of a curve to the left.

with said curve to the left having a central angle of 31°36'03", a radius of 530.00 feet, an arc length of 292.31 feet, and whose chord bears South 27°19'21" East, a distance of 288.62 feet to a BHB, being the northernmost corner of a corner clip to the aforementioned Blue Cove Court and Fleming Pointe Drive (a private 60' road);

THENCE South 00°23'56" East, with said corner clip, a distance of 14.56 feet to a BHB, being the southern corner of said corner clip, and being the beginning of a curve to the left;

THENCE with the right-of-way line of said Fleming Pointe Drive for the following courses and distances:

with aforesaid curve to the left having a central angle of 0°04'47", a radius of 3630.00 feet, an arc length of 5.05 feet, and whose chord bears South 42°45'11" West, a distance of 5.05 feet to a BHB, being the beginning of a curve to the right;

with said curve to the right having a central angle of 50°20'24", a radius of 33.00 feet, an arc length of 28.99 feet, and whose chord bears South 67°52'59" West, a distance of 28.07 feet to a BHB, being the beginning of a curve to the left;

with said curve to the left having a central angle of 281°53'40", a radius of 67.00 feet, an arc length of 329.64 feet, and whose chord bears South 47°53'39" West, a distance of 84.42 feet to a BHB, being the beginning of a curve to the right;

with said curve to the right having a central angle of 24°53'52", a radius of 33.00 feet, an arc length of 14.34 feet, and whose chord bears North 03°36'28" East, a distance of 14.23 feet to a BHB, being the northernmost corner of the aforementioned Lot 11, same being the northwest corner of the aforementioned Lot 10;

THENCE South 47°28'16" East, with the common line of said Lot 11 and said Lot 10, a distance of 301.96 feet to the POINT OF BEGINNING and containing 962,409 Square Feet or 22.094 Acres of Land more or less.

SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

OWNER:
BEATEN PATH DEVELOPMENT II-LAKESIDE, LLC
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HURST, TEXAS 76054
817-281-3388

OWNER:
AUSTIN-FRISCO PROPERTIES, LLC.
ATTN: JEFFREY DAVID
700 W HARWOOD DRIVE, SUITE G-2
HURST, TEXAS 76054
817-281-3388

(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 are private. OS1, Block A, shown on the plat recorded on Document Number D223124038, and 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 the plat 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 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 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

That, Beaten Path Development II-Lakeside, LLC and Austin-Frisco Properties, LLC, being the sole owners of the above described parcel, does hereby adopt the herein above described property as LOTS 11R, 12R, 13R, & 14R, BLOCK A, FLEMING POINTE, an addition to Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

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

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

By: Austin-Frisco Properties, LLC

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

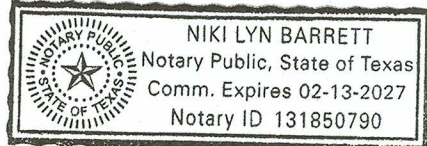
By: Jeffrey David, CFO

By: Jeffrey David, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10 day of July, 2024, by Jeffrey David, Manager of OCH Enterprises, LLC, the Sole Member of Beaten Path Development, LLC, the Sole Manager of Beaten Path Development II-Lakeside, LLC, a Texas limited liability company, and Chief Financial Officer of Austin Frisco Properties, LLC, a Texas limited liability company for and on behalf of said limited liability companies and in the capacities herein stated.

Niki Lyn Barrett
Notary Public in and for the State of Texas



LAND USE TABLE
4 RESIDENTIAL LOTS..... 22.094 AC
TOTAL ACRES..... 22.094 AC

PURPOSE OF THIS REPLAT IS TO ABANDON AND REVISE THE DRAINAGE EASEMENT FOR LOT 11, 12, & 14, BLOCK A AND TO UPDATE THE PRIVATE ACCESS EASEMENT AREA ON LOTS 13 AND 14.

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE _____
By: ☒ CLERK OF COMMISSIONERS COURT
☐ TRANSPORTATION SERVICE DEPARTMENT
NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.



Eng. D. Wood
7/19/2024

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: <u>July 19, 2024</u>	
By: <i>Arnold R. Brown</i>	Chairman
By: <i>Ryan Jordan</i>	Secretary

FS-24-039

FINAL PLAT

FLEMING POINTE

LOTS 11R, 12R, 13R, & 14R, BLOCK A,

AN ADDITION TO TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOTS 11, 12, 13, AND 14, BLOCK A, FLEMING POINTE,
AN ADDITION TO TARRANT COUNTY ACCORDING TO THE PLAT RECORDED
IN D223124038, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE R. GANGARA SURVEY ABSTRACT NUMBER 563 &

THE M. HUNT SURVEY ABSTRACT NUMBER 760

FOUR SINGLE-FAMILY LOTS

DATE FEBRUARY 05, 2024

REVISED JULY 3, 2024

SHEET 2 OF 2

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____