

VICINITY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- COMMON AREA
- LABEL FOR LINEAR TABLE
- LABEL FOR CURVE TABLE
- 25' BUILDING LINE
- EASEMENT LINE
- * SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- FOUND PK NAIL
- FOUND IRON ROD
- * FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
- CONTROL MONUMENT
- FLOOD PLAIN
- POINT OF BEGINNING

LOT #	BLOCK	Area (SF)	ACRES	GROSS ACREAGE	PURPOSE
6R	27	14,026	0.3220	0.3220	RESIDENTIAL
4R	27	14,024	0.3219	0.3219	RESIDENTIAL
16R	27	18,595	0.4269	0.4269	RESIDENTIAL
8R	27	12,555	0.2882	0.2882	RESIDENTIAL
1R	27	17,480	0.4008	0.4008	RESIDENTIAL
7R	28	10,800	0.2479	0.2479	RESIDENTIAL
22R	28	11,737	0.2694	0.2694	RESIDENTIAL
20R	28	9,648	0.2215	0.2215	RESIDENTIAL
14R	28	7,271	0.1738	0.1738	RESIDENTIAL
10R	28	12,204	0.2802	0.2802	RESIDENTIAL
TOTAL		128,603	2.9528	2.9528	

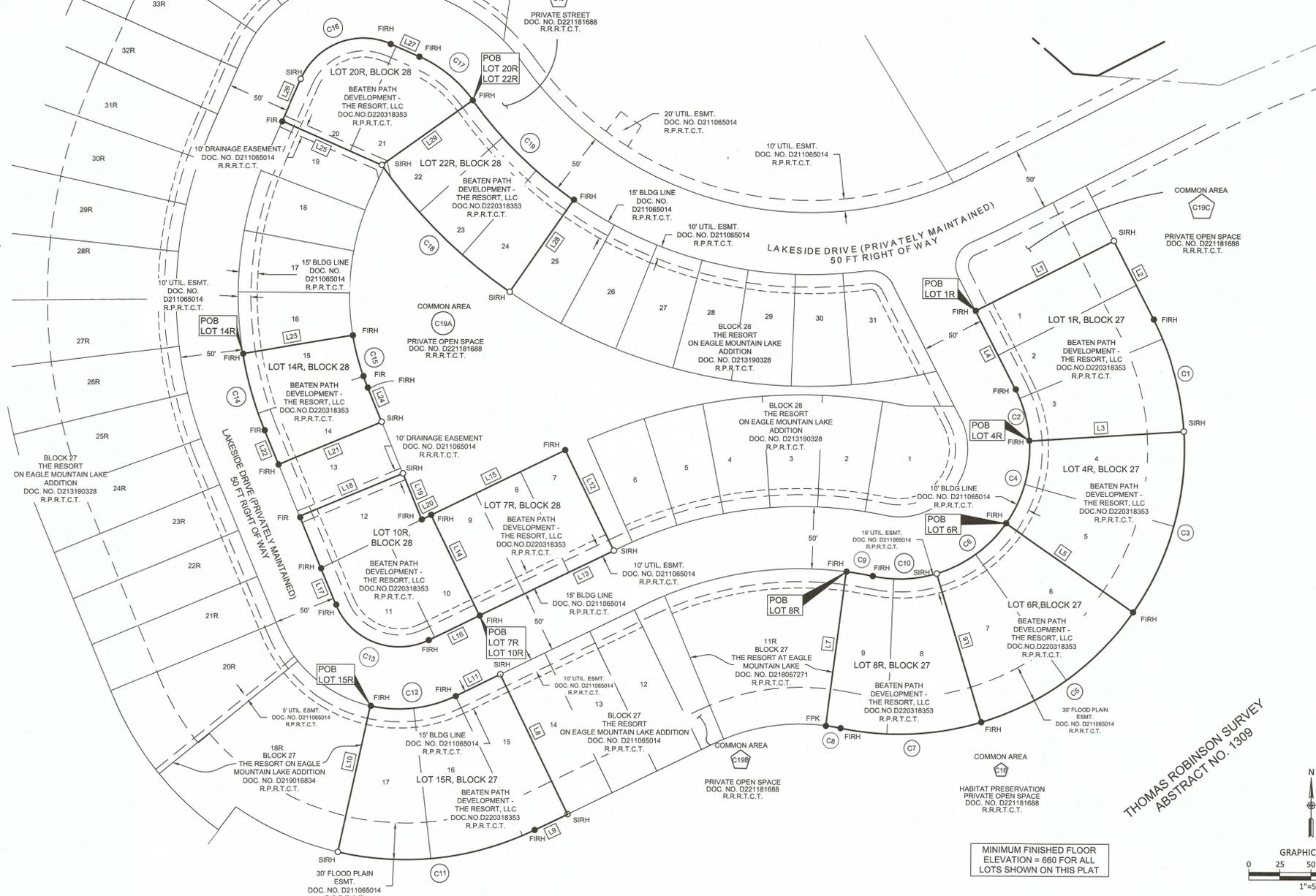
LINE #	BEARING	DISTANCE
L1	N 62°53'53" E	125.00'
L2	S 27°57'45" E	71.07'
L3	N 80°21'14" E	125.00'
L4	N 27°50'07" W	71.07'
L5	S 55°16'12" E	125.00'
L6	S 18°53'37" E	125.00'
L7	N 07°28'17" E	125.00'
L8	S 25°59'53" E	125.00'
L9	S 64°04'07" W	29.39'
L10	N 12°28'42" E	120.57'
L11	N 64°04'07" E	40.00'
L12	S 25°59'53" E	90.00'
L13	S 64°04'07" W	125.00'
L14	S 25°59'53" E	90.00'
L15	N 64°04'07" E	120.50'
L16	S 64°04'07" W	45.52'
L17	N 22°33'25" W	77.19'

LINE #	BEARING	DISTANCE
L18	N 67°28'55" E	90.00'
L19	S 22°33'25" E	40.00'
L20	N 64°04'07" E	8.40'
L21	S 67°28'55" W	90.00'
L22	N 22°33'25" W	29.71'
L23	N 80°25'58" E	90.00'
L24	S 20°33'25" W	29.71'
L25	N 60°19'58" W	87.94'
L26	N 23°40'03" E	37.10'
L27	S 68°19'57" E	25.28'
L28	S 34°42'23" W	90.04'
L29	S 54°21'41" W	90.00'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	23°28'42"	230.13'	84.17'	S15°22'48" E	83.51'
C2	23°13'52"	106.01'	42.98'	N15°25'48" W	42.69'
C3	38°28'24"	229.64'	154.07'	S15°33'17" W	151.19'
C4	38°14'38"	105.38'	70.32'	N15°34'11" E	69.03'
C5	38°28'24"	229.64'	154.07'	S53°54'52" E	151.18'
C6	38°22'18"	105.00'	70.32'	N53°54'52" E	69.01'
C7	28°40'43"	229.67'	114.98'	S87°25'09" W	113.76'
C8	4°18'04"	160.00'	12.01'	N85°34'48" W	12.01'
C9	4°18'04"	285.00'	21.39'	S85°34'47" E	21.38'
C10	28°38'34"	105.00'	52.49'	N87°24'58" E	51.99'
C11	38°25'21"	239.98'	162.65'	S83°30'24" W	159.75'
C12	38°22'18"	105.00'	70.32'	N83°15'18" E	69.01'
C13	93°22'28"	55.00'	69.63'	N89°14'40" W	80.04'
C14	12°59'19"	285.00'	66.61'	N16°03'42" W	64.47'
C15	12°59'19"	195.00'	44.21'	S16°03'43" E	44.12'
C16	89°59'59"	55.00'	69.39'	N88°40'52" E	77.78'
C17	30°41'38"	105.00'	58.29'	S85°59'08" E	58.58'
C18	19°39'24"	425.00'	146.80'	N45°28'01" W	145.09'
C19	19°39'09"	336.19'	114.82'	S45°29'05" E	114.39'

GENERAL NOTES:

- Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202), as derived by GNSS from the Trimble RTK Network. Distances shown hereon are U.S. Survey feet displayed in surface units. Grid adjustment factor is 0.999880144.
- This survey is issued without the benefit of a current commitment for title insurance and could be subject to additional easements not shown hereon.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and subject to fines and/or withholding of utilities and building permits.
- All parties with an interest in the title of this property have joined in any dedication.
- Water and sanitary sewer service will be provided by Aqua Texas, Inc. Water service provided by an on site well and storage tank. Sewer treated on site and/or disposed of as needed.
- No observed water wells on subject lots shown hereon during time of survey.
- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- 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.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2-inch iron rods set with a yellow cap stamped "HALFF".
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 48438C0010K, Map Revised September 25, 2009 for Tarrant County, Texas the surveyed area appears to be within the zones as follows: (all zone limits referenced and/or shown hereon are determined by graphical scaling and plotting and do not represent a drainage study of flood plain limits.)
 - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance Flood - Zone AE: base flood elevations determined.
 - Field work was completed on: March 11, 2024.



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, of 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.

Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

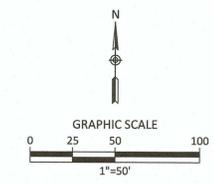
Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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, will be prepared and submitted by the parties wishing to construct within the floodplain. 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.

Flood Plain/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 responsible for the maintenance work by the property owners. drainage-ways occasionally. The are 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. drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

FOR TARRANT COUNTY, TEXAS
7-25-24

THOMAS ROBINSON SURVEY
ABSTRACT NO. 1309



PURPOSE NOTE:
The purpose of this plat is to combine 26 individual lots into ten single lots.

FINAL PLAT
OF
THE RESORT
AT EAGLE MOUNTAIN LAKE ADDITION, PHASE 6
BLOCK 27, LOTS 1R, 4R, 6R, 8R AND 15R
BLOCK 28, LOTS 7R, 10R, 14R, 20R AND 22R
BEING A REPLAT OF ALL OF LOTS 1-9, 15-17, BLOCK 27 AND LOTS 7-12, 14-15, 20-24, BLOCK 28 THE RESORT AT EAGLE MOUNTAIN LAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D211065014 R.P.R.T.C.T.

OWNER/DEVELOPER
BEATEN PATH DEVELOPMENT - THE RESORT LLC
700 W. HARWOOD
HURST, TEXAS 76054

SURVEYOR
MATT HIBBITT, RPLS
HALFF ASSOCIATES, INC.
2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TX, 76137
(817) 784-7509 DIRECT
mhbitt@halff.com

CASE NO. FS-24-101
THIS PLAT RECORDED IN DOCUMENT NUMBER
DATE:

OUT OF THE
THOMAS ROBINSON SURVEY, ABSTRACT NO. 1309
IN THE
TARRANT COUNTY, TEXAS
BY
halff
2601 MEACHAM BLVD., SUITE 600, FORT WORTH, TX, 76137 (817) 847-1422
TPELS FIRM NO. 10029605
DATE: APRIL 2024 (REVISED: JULY 2024) AVO: 32711010

METES & BOUNDS DESCRIPTIONS:

WHEREAS, Beaten Path Development - The Resort, LLC, is the owner of all the certain tracts of land situated in the Thomas Robinson Survey, Abstract No. 1309, described in Special Warranty Deed with Vendor's Lien to Beaten Path Development - The Resort, LLC, as recorded in Document Number D220318353, Real Property Records of Tarrant County, Texas (R.P.R.T.C.T.), same being all of Lots 1-9, 15-17, Block 27 and Lots 7-12, 14-15, 20-24, Block 28, The Resort on Eagle Mountain Lake Addition, as recorded in Instrument Number D211065014, R.P.R.T.C.T., and being more particularly described by metes and bounds as follows:

LOT 1R, BLOCK 27

BEING all of Lots 1, 2, & 3, Block 27, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the easterly right-of-way line of Lakeside Drive (50-foot right-of-way) for the west corner of said Lot 1, Block 27;
THENCE with the perimeter of Lots 1-3, Block 27, The Resort on Eagle Mountain Lake Addition the courses as follows:
North 62 degrees 53 minutes 53 seconds East, a distance of 125.00 feet to a HALFF MONUMENT set for the north corner of Lot 1, Block 27;
South 27 degrees 07 minutes 45 seconds East, a distance of 71.07 feet to a HALFF MONUMENT found in the northeast line of said Lot 2, Block 27 and the beginning of a curve to the right having a central angle of 23 degrees 26 minutes 42 seconds, a radius of 230.13 feet, and whose chord bears South 15 degrees 22 minutes 46 seconds East, a distance of 93.51 feet;
Southeasterly, with said curve to the left an arc length of 94.17 feet to a HALFF MONUMENT set for the southeast corner of Lot 3, Block 27;
South 86 degrees 21 minutes 14 seconds West, a distance of 125.00 feet to a HALFF MONUMENT found in the said easterly right-of-way line of Lakeside Drive, for the southwest corner of said Lot 3, Block 27, common to the northwest corner of said Lot 4, Block 27, and the beginning of a curve to the left having a central angle of 23 degrees 13 minutes 55 seconds, a radius of 106.01 feet, and whose chord bears North 15 degrees 25 minutes 48 seconds West, a distance of 42.69 feet;
Northwesterly, with easterly right-of-way line of Lakeside Drive and said curve to the left an arc length of 42.98 feet to a HALFF MONUMENT found for a westerly corner of said Lot 2, Block 27;
North 27 degrees 06 minutes 07 seconds West with the easterly line of said Lakeside Drive, a distance of 71.07 feet returning to the **POINT OF BEGINNING** and containing 17,460 square feet or 0.4008 acres of land, more or less.

LOT 4R, BLOCK 27

BEING all of Lots 4 & 5, Block 27, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the easterly right-of-way line of Lakeside Drive (50-foot right-of-way) for the northwest corner of said Lot 4, Block 27;
THENCE with the perimeter of Lots 4 & 5, Block 27, The Resort on Eagle Mountain Lake Addition the courses as follows:
North 86 degrees 21 minutes 14 seconds East, a distance of 125.00 feet to a HALFF MONUMENT set for the northeast corner of Lot 4, Block 27 and the beginning of a curve to the right having a central angle of 38 degrees 26 minutes 23 seconds, a radius of 229.64 feet, and whose chord bears South 15 degrees 33 minutes 17 seconds West, a distance of 151.19 feet;
Southwesterly, with said curve to the right an arc length of 154.07 feet to a HALFF MONUMENT found for the south corner of Lot 5, Block 27;
North 55 degrees 16 minutes 12 seconds West, a distance of 125.00 feet to a HALFF MONUMENT found in the easterly right-of-way line of Lakeside Drive for the west corner of Lot 5, Block 27 and the beginning of a curve to the left having a central angle of 38 degrees 14 minutes 15 seconds, a radius of 105.38 feet, and whose chord bears North 15 degrees 34 minutes 11 seconds East, a distance of 69.03.
Northeasterly, with easterly right-of-way line of Lakeside Drive and said curve to the left an arc length of 70.32 feet returning to the **POINT OF BEGINNING** and containing 14,024 square feet or 0.3219 acres of land, more or less.

LOT 6R, BLOCK 27

BEING all of Lots 6 & 7, Block 27, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the easterly right-of-way line of Lakeside Drive (50-foot right-of-way) for the north corner of said Lot 6, Block 27;
THENCE with the perimeter of Lots 6 & 7, Block 27, The Resort on Eagle Mountain Lake Addition the courses as follows:
South 55 degrees 16 minutes 12 seconds East, a distance of 125.00 feet to a HALFF MONUMENT found for the east corner of Lot 6, Block 27 and the beginning of a curve to the right having a central angle of 38 degrees 28 minutes 07 seconds, a radius of 229.46 feet, and whose chord bears South 53 degrees 54 minutes 50 seconds West, a distance of 151.18 feet;
Southwesterly, with said curve to the right an arc length of 154.06 feet to a HALFF MONUMENT found for the southwest corner of Lot 7, Block 27;
North 16 degrees 53 minutes 37 seconds West, a distance of 125.00 feet to a HALFF MONUMENT set in the southern right-of-way line of Lakeside Drive, for the northwest corner of Lot 7, Block 27 and the beginning of a curve to the left having a central angle of 38 degrees 18 minutes 19 seconds, a radius of 105.00 feet, and whose chord bears North 53 degrees 54 minutes 32 seconds East, a distance of 69.01 feet;
Northeasterly, with southerly right-of-way line of Lakeside Drive and said curve to the left an arc length of 70.32 feet returning to the **POINT OF BEGINNING** and containing 14,026 square feet or 0.3220 acres of land, more or less.

LOT 8R, BLOCK 27

BEING all of Lots 8 & 9, Block 27, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the southerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the northwest corner of said Lot 9, Block 27 and the beginning of a curve to the right having a central angle of 04 degrees 18 minutes 01 seconds, a radius of 285.00 feet, and whose chord bears South 80 degrees 24 minutes 47 seconds East, a distance of 21.38 feet;
THENCE with the perimeter of Lots 8 & 9, Block 27, The Resort on Eagle Mountain Lake Addition the courses as follows:
Southeasterly, with southerly right-of-way line of Lakeside Drive and said curve to the right an arc length of 21.39 feet to a HALFF MONUMENT found for the beginning of a reverse curve to the left having a central angle of 28 degrees 38 minutes 34 seconds, a radius of 105.00 feet, and whose chord bears North 87 degrees 24 minutes 59 seconds East, a distance of 51.95 feet;
Northeasterly, continuing with southerly right-of-way line of Lakeside Drive and said curve to the left an arc length of 52.49 feet to a HALFF MONUMENT set for the northeast corner of Lot 8, Block 27;
South 16 degrees 53 minutes 37 seconds East, a distance of 125.00 feet to a HALFF MONUMENT found for the southeast corner of Lot 8, Block 27 and the beginning of a curve to the right having a central angle of 28 degrees 40 minutes 43 seconds, a radius of 229.67 feet, and whose chord bears South 87 degrees 25 minutes 09 seconds West, a distance of 113.76 feet;
Southwesterly, with said curve to the right an arc length of 114.96 to a HALFF MONUMENT found for the beginning of a reverse curve to the left having a central angle of 04 degrees 18 minutes 04 seconds, a radius of 160.00 feet, and whose chord bears North 80 degrees 24 minutes 48 seconds West, a distance of 12.01 feet;
Northwesterly, with said curve to the left an arc length of 12.01 feet to PK Nail found for the southwest corner of Lot 9, Block 27;
North 07 degrees 26 minutes 17 seconds East, a distance of 125.00 feet returning to the **POINT OF BEGINNING** and containing 12,555 square feet or 0.2882 acres of land, more or less.

LOT 15R, BLOCK 27

BEING all of Lots 15, 16 & 17, Block 27, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the southerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the northwest corner of said Lot 17, Block 27 and the beginning on a curve to the left having a central angle of 38 degrees 22 minutes 18 seconds, a radius of 105.00 feet, and whose chord bears North 83 degrees 15 minutes 16 seconds East, a distance of 69.01 feet;
THENCE with the perimeter of Lots 15, 16 & 17 Block 27, The Resort on Eagle Mountain Lake Addition the courses as follows:
Northeasterly, with southerly right-of-way line of Lakeside Drive and said curve to the left an arc length of 70.32 feet to a HALFF MONUMENT found for the east corner of Lot 15, Block 27;
North 64 degrees 04 minutes 07 seconds East, with southerly right-of-way line of Lakeside Drive a distance of 40.00 feet to a HALFF MONUMENT set for the north corner of Lot 15, Block 27;
South 25 degrees 55 minutes 53 seconds East, a distance of 125.00 feet to a HALFF MONUMENT set for the east corner of Lot 15, Block 27;
South 64 degrees 04 minutes 07 seconds West, a distance of 29.39 feet to a HALFF MONUMENT found for the beginning of a curve to the right having a central angle of 38 degrees 52 minutes 51 seconds, a radius of 239.98 feet, and whose chord bears South 83 degrees 30 minutes 24 seconds West, a distance of 159.75 feet;
Southwesterly, with said curve to the right a distance of 162.85 feet to a HALFF MONUMENT set for the southwest corner of Lot 17, Block 27;
North 12 degrees 26 minutes 42 seconds East, a distance of 120.57 feet returning to the **POINT OF BEGINNING** and containing 18,595 square feet or 0.4269 acres of land, more or less.

LOT 7R, BLOCK 28

BEING all of Lots 7, 8 & 9, Block 28, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the northerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the south corner of Lot 9, Block 28;
THENCE with the perimeter of Lots 7, 8 & 9 Block 28, The Resort on Eagle Mountain Lake Addition the courses as follows:
North 25 degrees 55 minutes 53 seconds West, a distance of 90.00 feet to a HALFF MONUMENT found for the west corner of Lot 9, Block 28;
North 64 degrees 04 minutes 07 seconds East, a distance of 120.00 feet to the north corner of Lot 7, Block 28;
South 25 degrees 55 minutes 53 seconds East, a distance of 90.00 to a HALFF MONUMENT set in the northerly right-of-way line of Lakeside Drive, for the east corner of Lot 7, Block 28;
South 64 degrees 04 minutes 07 seconds West, with the northerly right-of-way line of Lakeside Drive, a distance of 120.00 feet returning to the **POINT OF BEGINNING** and containing 10,800 square feet or 0.2479 acres of land, more or less.

LOT 10R, BLOCK 28

BEING all of Lots 10, 11 & 12, Block 28, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the northerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the east corner of Lot 10, Block 28;
THENCE with the perimeter of Lots 10, 11 & 12 Block 28, The Resort on Eagle Mountain Lake Addition the courses as follows:
South 64 degrees 04 minutes 07 seconds West, with the northerly right-of-way line of Lakeside Drive, a distance of 45.52 feet to a HALFF MONUMENT found in the south line of Lot 11, Block 28, for the beginning of a curve to the right having a central angle of 93 degrees 22 minutes 26 seconds, a radius of 55.00 feet, and whose chord bears North 69 degrees 14 minutes 40 seconds West, a distance of 60.04 feet;
Northwesterly, with the northern right-of-way line of Lakeside Drive and said curve to the right an arc length of 89.63 feet to a HALFF MONUMENT found in the easterly right-of-way line of Lakeside Drive;
North 22 degrees 33 minutes 25 seconds West, with the easterly right-of-way line of Lakeside Drive, passing at a distance of 31.82 feet a HALFF MONUMENT found for the common west corner of Lots 11 & 12, Block 28, continuing for a total distance of 77.13 feet to a 1/2 inch iron rod found for the west corner of Lot 12, Block 28;
North 67 degrees 26 minutes 35 seconds East, a distance of 90.00 feet to a HALFF MONUMENT set for the north corner of Lot 12, Block 28;
South 22 degrees 33 minutes 25 seconds East, a distance of 40.00 feet to a HALFF MONUMENT found in the northwestern line of Lot 10, Block 28 and for the east corner of Lot 12, Block 28;
North 64 degrees 04 minutes 07 seconds East, a distance of 8.40 feet to a HALFF MONUMENT found for the north corner of Lot 10, Block 28;
South 25 degrees 55 minutes 53 seconds East, a distance of 90.00 feet returning to the **POINT OF BEGINNING** and containing 12,204 square feet or 0.2802 acres of land, more or less.

LOT 14R, BLOCK 28

BEING all of Lots 14 & 15, Block 28, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the easterly right-of-way line of Lakeside Drive (50-foot right-of-way) for the northwest corner of Lot 15, Block 28;
THENCE with the perimeter of Lots 14 & 15, Block 28, The Resort on Eagle Mountain Lake Addition the courses as follows:
North 80 degrees 25 minutes 56 seconds East, a distance of 90.00 feet to a HALFF MONUMENT found for the northeast corner of Lot 15, Block 28 and the beginning of a curve to the left having a central angle of 12 degrees 59 minutes 24 seconds, a radius of 195.00 feet, and whose chord bears North 16 degrees 03 minutes 43 seconds East, a distance of 44.12 feet;
Southerly, with said curve to the left, passing at an arc length of 34.17 feet a 1/2-inch iron rod found for the common east corner of Lots 14 & 15, Block 28, continuing for a total arc length of 44.21 feet to a HALFF MONUMENT found in the east line of Lot 14, Block 28;
South 22 degrees 33 minutes 25 seconds East, a distance of 29.71 feet to a HALFF MONUMENT set for the southeast corner of Lot 14, Block 28;
South 67 degrees 26 minutes 35 seconds West, a distance of 90.00 feet to a HALFF MONUMENT found in the easterly right-of-way line of Lakeside Drive for the south corner of Lot 14, Block 28;
North 22 degrees 33 minutes 25 seconds West, a distance of 29.71 feet to a 1/2-inch iron rod found for a point for corner of Lot 14, Block 28 and the beginning of a curve to the right having a central angle of 12 degrees 59 minutes 19 seconds, a radius of 285.00 feet, and whose chord bears North 16 degrees 03 minutes 42 seconds West, a distance of 64.47 feet;
Northwesterly, with the easterly right-of-way line of Lakeside Drive and said curve to the right an arc length of 64.61 feet returning to the **POINT OF BEGINNING** and containing 7,571 square feet or 0.1738 acres of land, more or less.

LOT 20R, BLOCK 28

BEING all of Lots 20 & 21, Block 28, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the southerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the east corner of Lot 21, Block 28;
THENCE with the perimeter of Lots 20 & 21, Block 28, The Resort on Eagle Mountain Lake Addition the courses as follows:
South 54 degrees 21 minutes 41 seconds West, a distance of 90.00 feet to a HALFF MONUMENT set for the south corner of Lot 21, Block 28;
North 86 degrees 19 minutes 56 seconds East, a distance of 87.94 feet to a 1/2-inch iron rod found in the east right-of-way line of Lakeside Drive for the west corner of Lot 20, Block 28;
North 23 degrees 40 minutes 03 seconds East, with the east right-of-way line of Lakeside Drive a distance of 37.10 feet to a HALFF MONUMENT set for the beginning of a curve to the right having a central angle of 88 degrees 59 minutes 58 seconds, a radius of 55.00 feet, and whose chord bears North 88 degrees 40 minutes 02 seconds East, a distance of 77.78 feet;
Northeasterly, with the southern right-of-way line of Lakeside Drive and said curve to the right, a distance of 86.39 feet to a HALFF MONUMENT found in the north line of Lot 20, Block 28;
South 66 degrees 19 minutes 57 seconds East, with the south right-of-way line of Lakeside Drive a distance of 25.28 feet to a HALFF MONUMENT found for the beginning of a curve to the right having a central angle of 30 degrees 41 minutes 38 seconds, a radius of 105.00 feet, and whose chord bears South 50 degrees 59 minutes 08 seconds East, a distance of 55.58 feet;
Southeasterly, with the south right-of-way line of Lakeside Drive and said curve to the right an arc length of 56.25 feet returning to the **POINT OF BEGINNING** and containing 9,648 square feet or 0.2215 acres of land, more or less.

LOT 22R, BLOCK 28

BEING all of Lots 22, 23, & 24, Block 28, The Resort on Eagle Mountain Lake Addition, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (herein after referenced as "HALFF MONUMENT") found in the southerly right-of-way line of Lakeside Drive (50-foot right-of-way) for the north corner of Lot 22, Block 28 and the beginning of a curve to the left having a central angle of 19 degrees 35 minutes 09 seconds, a radius of 336.19 feet, and whose chord bears South 45 degrees 29 minutes 05 seconds East, a distance of 114.36 feet;
THENCE with the perimeter of Lots 22, 23, & 24, Block 28, The Resort on Eagle Mountain Lake Addition the courses as follows:
Southeasterly, with southerly right-of-way line of Lakeside Drive and said curve to the left an arc length of 114.92 feet to a HALFF MONUMENT found for the east corner of Lot 24, Block 28;
South 34 degrees 42 minutes 23 seconds West, a distance of 90.04 feet to a HALFF MONUMENT set for the south corner of Lot 24, Block 28 and the beginning of a curve to the right having a central angle of 19 degrees 39 minutes 24 seconds, a radius of 425.00 feet, and whose chord bears North 45 degrees 28 minutes 01 seconds West, a distance of 145.09 feet;
Northwesterly, with said curve to the right, an arc length of 145.80 feet to a HALFF MONUMENT set for the west corner of Lot 22, Block 28;
North 54 degrees 21 minutes 41 seconds East, a distance of 90.00 feet returning to the **POINT OF BEGINNING** and containing 11,737 square feet or 0.2694 acres of land, more or less.

Tarrant County
Standard Plat Notes

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- 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.
- 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.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- 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 homeowners 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 stormwater overflow damages resulting from the stormwater 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.
- 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 the performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Landowners 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.
- 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.
- 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.

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____

- CLERK OF COMMISSIONERS COURT
- TRANSPORTATION SERVICES DEPARTMENT

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



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 26, 2024

By: Samuel R. Barm
Chairman

By: Ryan Gade
Secretary

OWNER CERTIFICATE:

The Resort on Eagle Mountain Lake Addition
Lots 1R, 4R, 6R, 8R, and 15R, Block 27 and Lots 7R, 10R, 14R, 20R, 22R, Block 28;

Now, therefore, know all men by these presents, that Beaten Path Development - The Resort, LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this final plat designating the herein described real property as the herein stated portions of The Resort on Eagle Mountain Lake Addition, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use the easements shown thereon, and do hereby adopt this amended plat.

Beaten Path Development - The Resort, LLC,
a Texas Limited Liability Company
by: Beaten Path Development, LLC,
a Texas Limited Liability Company, its manager
by: OCH Enterprises, LLC,
a Texas Limited Liability Company, its sole member
by: Jeffrey David, Manager

Jeffrey David 7/18/2024
Date

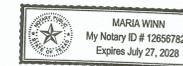
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, The undersigned authority, on this day personally appeared Jeffrey David, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 18th day of July, 2024.

Maria Winn
Notary Public (Agent's Name)
My Commission Expires 7/21/2026



SURVEYORS CERTIFICATE:

I, Matt Hibbitt, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

Matt Hibbitt
Matt Hibbitt, RPLS No. 6890
Date: July 16, 2024



FINAL PLAT
OF

THE RESORT
AT EAGLE MOUNTAIN LAKE ADDITION, PHASE 6
BLOCK 27, LOTS 1R, 4R, 6R, 8R AND 15R
BLOCK 28, LOTS 7R, 10R, 14R, 20R AND 22R

BEING A REPLAT OF ALL OF LOTS 1-9, 15-17, BLOCK 27 AND LOTS 7-12, 14-15, 20-24, BLOCK 28
THE RESORT AT EAGLE MOUNTAIN LAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUMENT NUMBER D211065014 R.P.R.T.C.T.

OUT OF THE
THOMAS ROBINSON SURVEY, ABSTRACT NO. 1309
IN THE
TARRANT COUNTY, TEXAS

BY



2601 MEACHAM BLVD., SUITE 600 FORT WORTH, TX 76137 (817) 847-1422
TPELS FIRM NO. 1002965

DATE: APRIL 2024 (REVISED: JULY 2024) AVO: 32717-010

OWNER/DEVELOPER

BEATEN PATH DEVELOPMENT -
THE RESORT LLO
700 W. HARWOOD
HURST, TEXAS 76054

SURVEYOR

MATT HIBBITT, RPLS
HALFF ASSOCIATES, INC.
2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TX, 76137
(817) 764-7509 DIRECT
mhhibbitt@halff.com

CASE NO. FS-24-101

THIS PLAT RECORDED IN DOCUMENT NUMBER _____

DATE: _____

TARRANT COUNTY, TEXAS