

# OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

WHEREAS Roberto Flores and Jennifer Flores are the owners of a 0.20 acre tract of land situated in the Thomas Robinson Survey, Abstract No. 1309, and the David M. Davis Survey, Abstract No. 446, Tarrant County, Texas, same being that tract of land known as Lot 1R, Block 9R of the Replat of The Resort on Eagle Mountain Lake thereof recorded in Instrument Number D205069430, Official Public Records, Tarrant County, Texas, same being that tract of land conveyed to Roberto Flores and Jennifer Flores by Special Warranty Deed with Vendor's Lien recorded in Instrument No. D216050139, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 2R, Block 9R, of said Replat of The Resort on Eagle Mountain Lake, same lying along the East line of a tract of land conveyed to EML Golf Course, LLC by deed recorded in Instrument No. D222001248, Official Public Records, Tarrant County, Texas;

THENCE North 04 degrees 26 minutes 37 seconds West, along the East line of said EML Golf Course tract, a distance of 62.32 feet to a point for corner, said corner being the Northeast corner of said EML Golf Course tract, same lying along the South Right-of-Way line of The Resort Boulevard (a 60 foot private Right-of-Way, emergency fire lane and utility easement), said corner being the beginning of a non-tangent curve to the left having a radius of 480.00 feet, a delta angle of 07 degrees 29 minutes 54 seconds, a chord bearing and distance of North 73 degrees 31 minutes 03 seconds East 62.77 feet, from which a 1/2 inch iron rod found bears South 04 degrees 26 minutes 37 seconds East, a distance of 0.75 feet for witness;

THENCE along said curve to the left an arc length of 62.82 feet to a 1/2 inch iron rod found for corner, said corner lying along the South Right-of-Way line of said The Resort Boulevard, said corner being the beginning of a tangent curve to the right having a radius of 50.00 feet, a delta angle of 105 degrees 47 minutes 29 seconds, a chord bearing and distance of South 57 degrees 20 minutes 22 seconds East 79.75 feet;

THENCE along said curve to the right an arc length of 92.32 feet to a 1/2 inch iron rod found for corner, said corner lying along the West Right-of-Way line of Fairway Meadows Drive (a 50 foot private Right-of-Way, emergency fire lane and utility easement);

THENCE South 04 degrees 26 minutes 37 seconds East, along the West Right-of-Way line of said Fairway Meadows Drive, a distance of 27.30 feet to a 1/2 inch iron rod found for corner, said corner lying along the West Right-of-Way line of said Fairway Meadows Drive, same being the Northeast corner of said Lot 2R;

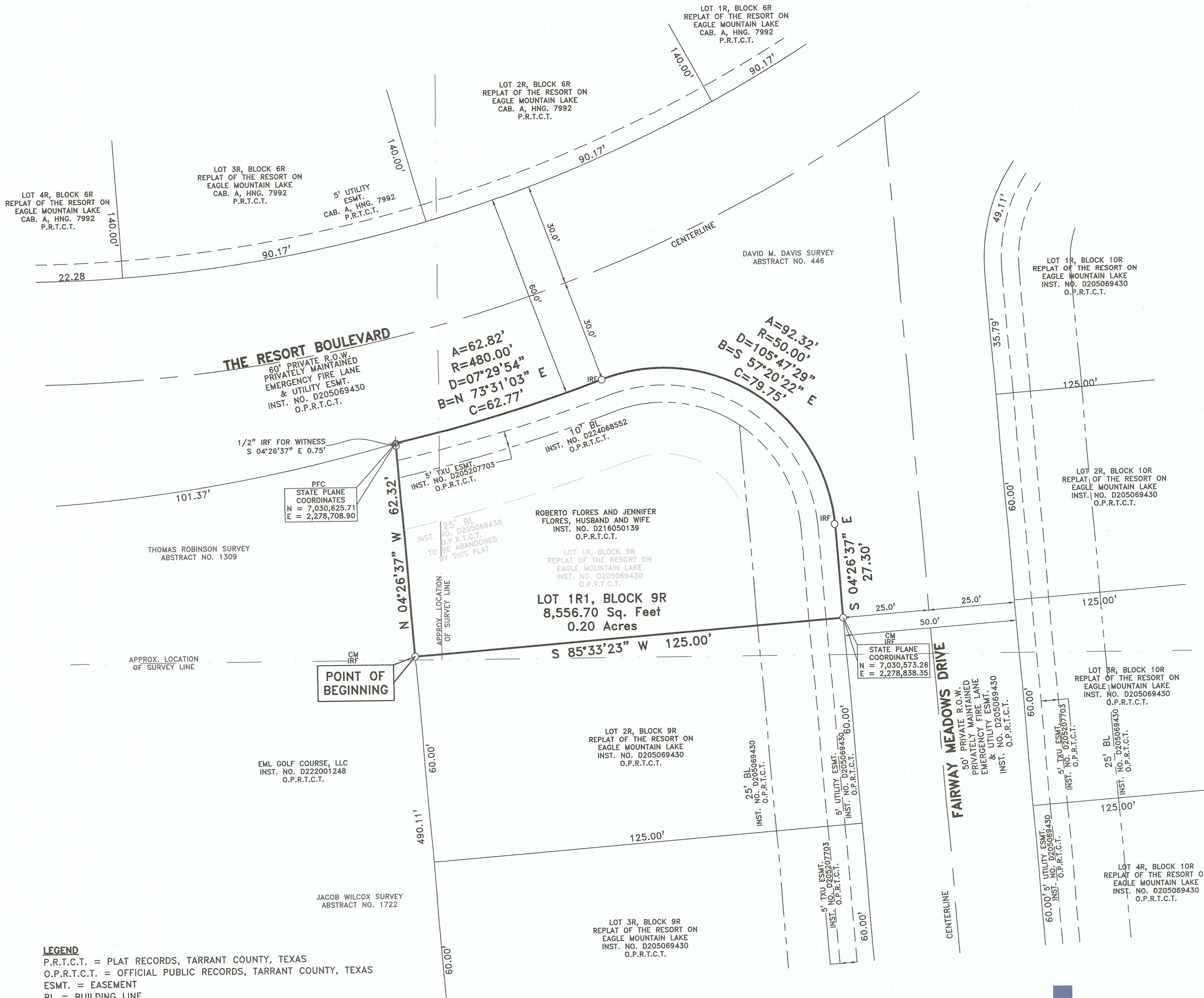
THENCE South 85 degrees 33 minutes 23 seconds West, along the North line of said Lot 2R, a distance of 125.00 feet to the POINT OF BEGINNING and containing 8,556.70 square feet or 0.20 acres of land.

## GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO ADJUST THE EXISTING 25' BL ON LOT 1R, BLOCK 9R TO A 10' BL ALONG THE RESORT BOULEVARD FOR LOT 1R1, BLOCK 9R.
- 3) LOT TO LOT DRAINAGE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 10) TARRANT COUNTY IS NOT RESPONSIBLE FOR CONFIRMING OR ENSURING THE AVAILABILITY OF GROUNDWATER.
- 11) 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.
- 12) 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 OD SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- 13) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- 14) 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.
- 15) 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 SEPARATE INSTRUMENTS 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.
- 16) 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.
- 17) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0030K, DATED 09/25/2009, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 18) UTILITY PROVIDERS:  
WATER SUPPLY SERVICE: AQUA TEXAS CCN NO. 13201  
SEWAGE DISPOSAL: AQUA TEXAS CCN NO. 13201

## LEGEND

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
ESMT. = EASEMENT  
BL = BUILDING LINE  
INST. NO. = INSTRUMENT NUMBER  
CAB. = CABINET  
HNG. = HANGER  
SLD. = SLIDE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = 1/2 INCH IRON ROD FOUND  
PFC = POINT FOR CORNER



## 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 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 an existing or platted 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.

## Water/Wastewater Impact Fees:

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 then in effect on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

## LAND USE TABLE

LOT TYPE: Residential  
TOTAL NUMBER: 1

## LOT 1R1

GROSS SITE AREA: 0.20 ACRES (8,556.70 SQUARE FEET)

NET ACREAGE: 0.20 ACRES (8,556.70 SQUARE FEET)

R.O.W DEDICATION: 0.000 ACRES (0 SQUARE FEET)

## OWNER'S DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Roberto Flores and Jennifer Flores, do hereby adopt this plat as LOT 1R1, BLOCK 9R, THE RESORT ON EAGLE MOUNTAIN LAKE, an Addition to the City of Fort Worth-ETJ, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon. All parties with an interest in the title of this property have joined in any dedication.

WITNESS, my hand this 1<sup>st</sup> day of July, 2024.

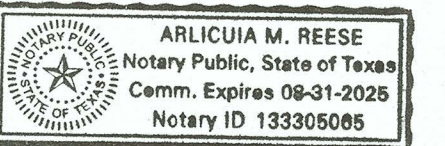
By: Roberto Flores  
Roberto Flores (Owner)

## STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Roberto Flores, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1<sup>st</sup> day of July, 2024.

By: Arlicia M. Reese  
Notary Public in and for the State of Texas



WITNESS, my hand this the 1<sup>st</sup> day of July, 2024.

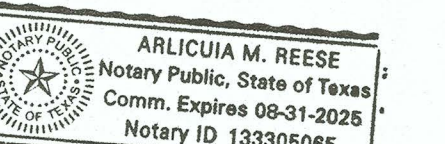
By: Jennifer Flores  
Jennifer Flores (Owner)

## STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jennifer Flores, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1<sup>st</sup> day of July, 2024.

By: Arlicia M. Reese  
Notary Public in and for the State of Texas



## SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

By: Bryan Connolly  
Bryan Connolly Registered Professional Land Surveyor No. 5513

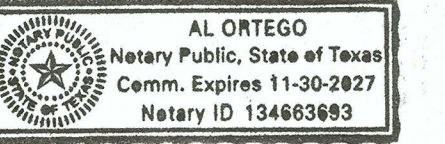


## STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1<sup>st</sup> day of July, 2024.

By: Arlicia M. Reese  
Notary Public in and for the State of Texas

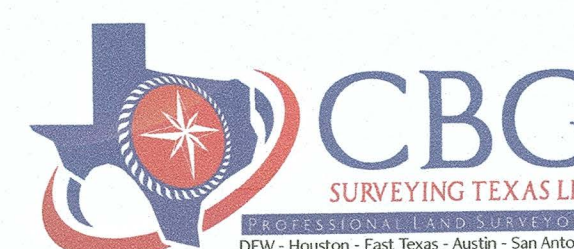


COMMISSIONERS COURT TARRANT COUNTY, TEXAS	
PLAT APPROVAL DATE: _____	
BY: _____	
<input type="checkbox"/> CLERK OF COMMISSIONERS COURT <input type="checkbox"/> TRANSPORTATION SERVICES DEPARTMENT	
NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY 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: <u>July 3, 2024</u>	
By: <u>Donald R. Brown</u>	Chairman
By: <u>Bryan Connolly</u>	Secretary

CASE NUMBER: FS-24-048

FINAL PLAT  
LOT 1R1, BLOCK 9R  
THE RESORT ON EAGLE MOUNTAIN LAKE  
BEING A REPLAT OF  
OF LOT 1R, BLOCK 9R  
REPLAT OF THE RESORT ON EAGLE MOUNTAIN LAKE  
INST. NO. D205069430  
TO THE CITY OF FORT WORTH-ETJ, TARRANT COUNTY, TEXAS.



OWNERS: ROBERTO FLORES  
AND JENNIFER FLORES  
12355 FAIRWAY MEADOWS DRIVE  
FORT WORTH, TARRANT COUNTY  
TEXAS 76179

SCALE: 1"=20' / DATE: 11-13-2023 (REVISED 05/20/2024)/ JOB NO. 1604058-01 / DRAWN BY: ANR

Document No. \_\_\_\_\_, Date \_\_\_\_\_