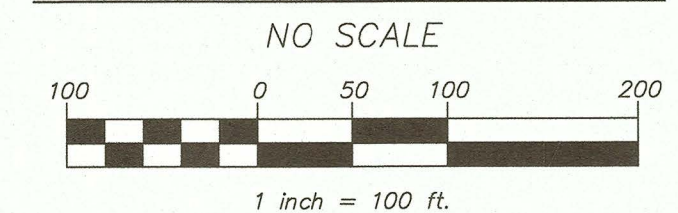


VICINITY MAP



LEGEND/ABBREVIATIONS

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
MTF	MINIMUM FINISHED FLOOR ELEVATION
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
POSE	PRIVATE OPEN SPACE EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION

**x.xxx net ac" REPRESENTS THE ACREAGE OF THE LOT MINUS ANY PROPERTY WITHIN A DRAINAGE EASEMENT.

FINAL PLAT
EAGLE'S ESTATES
LOTS 1-4, BLOCK 1, LOTS 1-8, BLOCK 2
LOTS 1-2, LOT 3X, LOTS 4-5, BLOCK 3
LOT 1X, LOTS 2-11, LOT 12X, LOTS 13-20,
BLOCK 4 AND LOT 1X, BLOCK 5
BEING A 54.348 ACRE ADDITION TO
TARRANT COUNTY, TEXAS
SITUATED IN THE DAVID GREGORY SURVEY
ABSTRACT NO. 557

34 BUILDABLE LOTS
4 PRIVATE OPEN SPACE LOTS

DECEMBER 2022
SURVEYOR/ENGINEER:

mima
civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimatexas.com

SHEET 1 OF 2

OPRCT DATE:

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	6.014	262,003
RESIDENTIAL	34	38.171	612,597
OPEN SPACE	4	10.163	442,743
TOTAL	39	54.348	1,317,343

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:

BY: CLERK OF COMMISSIONERS COURT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF
THE RECORDING DATE SHALL BE SUBJECT TO CURRENT
COUNTY SUBDIVISION STANDARDS AND REGULATIONS.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

Plat Approval Date: 12/15/2022

BY: Amanda R. Brown, Chairman

BY: [Signature], Secretary

OWNER/DEVELOPER:

EAGLE'S ESTATES LLC
2200 SMITH BARRY ROAD
SUITE 100
ARLINGTON, TX 76013
(817) 676-2030
CONTACT: GARY KNOTT

CASE NAME: EAGLE'S ESTATES
CASE NUMBER: FP-22-182

MMA PROJECT NO. 3500-00-01

THIS PLAT IS FILED IN DOCUMENT #

TARRANT COUNTY PLAT NOTES

1. DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
2. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
3. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
4. THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
6. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET 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 ANY DEVELOPMENT ACTIVITIES.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0445K, MAP EFFECTIVE DATE SEPTEMBER 25, 2009.
10. CORNER MONUMENTATION: UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
11. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING OF TRACT 1 IS 0°40'24.2". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120585523.
12. WATER TO BE SERVED BY BETHESDA WATER SUPPLY.
13. SEWER TO BE SERVED BY ONSITE WASTEWATER TREATMENT FACILITY.
14. AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.
15. NO FENCES, LANDSCAPE OR OBSTRUCTIONS ARE ALLOWED IN THE BETHESDA EASEMENTS.
16. 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.
17. 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.
18. 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.
19. GATED ACCESS, IF ANY, MUST BE COORDINATED WITH THE TARRANT COUNTY FIRE MARSHAL TO ENSURE THE GATE(S) WILL ALLOW FIRE TRUCK AND EMERGENCY VEHICLE ACCESS.
20. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, FLOODPLAIN AND FLOODWAY LOCATIONS, MINIMUM FINISHED FLOOR ELEVATIONS, AND DRIVEWAY CULVERT DETAILS

NOTE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS EAGLE'S ESTATES, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 54.348 ACRE TRACT OF LAND SITUATED IN THE DAVID GREGORY SURVEY, ABSTRACT NO. 557, TARRANT COUNTY, TEXAS, BEING ALL THE LAND DESCRIBED AS TRACT NO. 1, TRACT NO. 2, TRACT 1(a) AND TRACT 2(a) IN THE DEED TO SILVER DOLLAR INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 14807, PAGE 206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCTC), SAID 54.348 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEING A 24.106 ACRE TRACT OF LAND SITUATED IN THE DAVID GREGORY SURVEY, ABSTRACT NO. 557, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL THE LAND DESCRIBED AS TRACT NO. 1 AND TRACT NO. 2, IN THE DEED TO SILVER DOLLAR INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 14807, PAGE 206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCTC), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 10 INCH WOOD FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1 AND IN THE SOUTH LINE OF BURLESON-RETTA ROAD (COUNTY ROAD NO. 1064);

THENCE SOUTH 89°20'41" EAST, WITH THE NORTH LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BURLESON-RETTA ROAD, A DISTANCE OF 715.88 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1 AND THE NORTHWEST CORNER OF A CALLED 2.01 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBIN J. MC MANUS TRUST, AS RECORDED IN DOCUMENT NO. D220233032, OPRCTC;

THENCE SOUTH 2°36'12" WEST, DEPARTING THE SOUTH RIGHT-OF-WAY OF SAID BURLESON-RETTA ROAD AND WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1 AND SAID MC MANUS TRACT, A DISTANCE OF 315.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MC MANUS TRACT AND THE MOST WESTERLY NORTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2;

THENCE WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2 AND SAID MC MANUS TRACT THE FOLLOWING TWO CALLS:

SOUTH 89°18'59" EAST, A DISTANCE OF 284.14 FEET (DEED 283.95) TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MC MANUS TRACT;

NORTH 1°40'44" EAST, A DISTANCE OF 317.95 FEET, TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2, THE NORTHEAST CORNER OF SAID MC MANUS TRUST, AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID BURLESON-RETTA ROAD;

THENCE SOUTH 89°53'39" EAST, WITH THE NORTH LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BURLESON-RETTA ROAD, A DISTANCE OF 1,079.24 FEET TO A 1/2 INCH IRON ROD FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, MCCONATHY ADDITION, AN ADDITION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D214188173, OPRCTC;

THENCE SOUTH 7°56'40" WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BURLESON-RETTA ROAD AND WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2 AND SAID MCCONATHY ADDITION, A DISTANCE OF 349.32 FEET (DEED 349.68 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2, THE SOUTHWEST CORNER OF SAID MCCONATHY ADDITION AND IN THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS ELECTRIC SERVICE COMPANY, AS RECORDED IN VOLUME 4948, PAGE 719, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTC);

THENCE WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2, TRACT NO. 1, AND SAID TEXAS ELECTRIC SERVICE COMPANY TRACT THE FOLLOWING TWO CALLS:

SOUTH 59°34'31" WEST, A DISTANCE OF 419.20 FEET (418.98 FEET) TO A 1 INCH PIPE IN CONCRETE FOUND (DISTURBED) FOR CORNER;

SOUTH 88°37'15" WEST, PASSING A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2 AND THE SOUTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1, AT A DISTANCE OF 988.69 FEET (DEED 988.47 FEET) AND CONTINUE FOR A TOTAL DISTANCE OF 1,658.88 FEET TO A CONCRETE MONUMENT WITH DISK FOUND FOR THE SOUTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1, THE NORTHWEST CORNER OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT, THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS ELECTRIC SERVICE COMPANY, AS RECORDED IN VOLUME 4948, PAGE 719, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTC);

THENCE NORTH 0°33'56" WEST, WITH THE WEST LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1, A DISTANCE OF 609.29 FEET (DEED 608.57 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1,050,041 SQUARE FEET OR 24.106 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A 30.242 ACRE TRACT OF LAND SITUATED IN THE DAVID GREGORY SURVEY, ABSTRACT NO. 557, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL THE LAND DESCRIBED AS TRACT NO. 1(a) AND TRACT NO. 2(a) IN THE DEED TO SILVER DOLLAR INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 14807, PAGE 206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCTC), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 10 INCH WOOD FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT NO. 1 IN SAID DEED TO SILVER DOLLAR INVESTMENTS, LTD AND IN THE SOUTH LINE OF BURLESON-RETTA ROAD (COUNTY ROAD NO. 1064);

THENCE SOUTH 00°40'11" EAST, A DISTANCE OF 659.29 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a), THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS ELECTRIC SERVICE COMPANY, AS RECORDED IN VOLUME 4948, PAGE 719, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTC), THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS ELECTRIC SERVICE COMPANY, AS RECORDED IN VOLUME 4973, PAGE 922, DRCTC, THE NORTHEAST CORNER OF BLOCK 4 (LOT 14), SARATOGA PARK, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-205, PAGE 71, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTC) AND FOR THE POINT OF BEGINNING;

THENCE WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACTS NO. 1(a) AND 2(a) AND SAID TEXAS ELECTRIC SERVICE COMPANY TRACT THE FOLLOWING THREE CALLS:

NORTH 88°37'15" EAST, A DISTANCE OF 663.76 FEET (DEED 664.62 FEET) TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a) AND THE NORTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2(a);

NORTH 88°36'46" EAST, A DISTANCE OF 992.04 FEET (DEED 991.74 FEET) TO A CONCRETE MONUMENT WITH DISK FOUND FOR THE NORTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2(a);

SOUTH 15°54'45" EAST, A DISTANCE OF 67.00 FEET (DEED 66.86 FEET) TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2(a), A SOUTHWEST CORNER OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT AND IN THE NORTHERLY LINE OF SPRING OAKS, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-84, PAGE 14, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 60°17'58" WEST, WITH THE SOUTH LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2(a), PASSING A 1/2 INCH IRON ROD FOUND (DISTURBED) FOR THE NORTHWEST CORNER OF A CALLED 9.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MAX ERLE CURRY, JR. AND ANGELA GAIL SNEED-CURRY, AS RECORDED IN DOCUMENT NO. D218038240, OPRCTC AND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 1, ENCHANTED ACRES, AN ADDITION TO TARRANT COUNTY AND JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 6881, PRCTC, AT A DISTANCE OF 845.27 FEET, AND CONTINUE FOR A TOTAL DISTANCE OF 1,233.80 FEET (DEED 1,233.10 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 2(a), AN ANGLE POINT IN THE EASTERLY LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a) AND FOR THE OSTENSIBLE NORTHWEST CORNER OF SAID LOT 7, BLOCK 1, ENCHANTED ACRES, FROM WHICH A 1/2 INCH IRON ROD FOUND (LOOSE) BEARS NORTH 79°06'35" WEST, A DISTANCE OF 1.09 FEET;

THENCE WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a) AND SAID BLOCK 1, ENCHANTED ACRES THE FOLLOWING TWO CALLS:

SOUTH 29°51'40" EAST, A DISTANCE OF 674.81 FEET (DEED 673.54 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 1, ENCHANTED ACRES;

SOUTH 30°07'46" EAST, A DISTANCE OF 136.20 FEET (DEED 137.40 FEET) TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHEAST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a);

THENCE NORTH 89°16'29" WEST, WITH THE SOUTH LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a), PASSING THE NORTHEAST CORNER OF HILL TOP ESTATES, BLOCK 1, A SUBDIVISION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-112, PAGE 73, PRCTC, AT A DISTANCE OF 290.55 FEET AND PASSING A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 13 AND THE NORTHEAST CORNER OF LOT 12, OF SAID ESTATES, AT A DISTANCE OF 870.88 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 993.85 FEET (DEED 993.29 FEET) TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a);

THENCE NORTH 0°01'59" EAST, WITH THE WEST LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a), A DISTANCE OF 407.44 FEET (DEED 406.87 FEET) TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF A CALLED 1.867 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARTA OTERO-HUBBARD AND CLARK HUBBARD, AS RECORDED IN DOCUMENT NO. D214008550, OPRCTC AND FOR THE SOUTHEAST CORNER OF SAID BLOCK 4 (LOT 9), SARATOGA PARK, FROM WHICH A 3/4 INCH IRON PIPE FOUND (DISTURBED) BEARS SOUTH 89°38'26" WEST, A DISTANCE OF 3.33 FEET;

THENCE NORTH 0°47'52" WEST, WITH THE COMMON LINE OF SAID SILVER DOLLAR INVESTMENTS, LTD TRACT NO. 1(a) AND SAID BLOCK 4, SARATOGA PARK, A DISTANCE OF 918.84 FEET (DEED 919.88 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1,317,343 SQUARE FEET OR 30.242 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EAGLE'S ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE HEREIN DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, LOTS 1-8, BLOCK 2, LOTS 1-2, 3X, AND 4-5, BLOCK 3, LOTS 1X, 2-11, 12X, AND 13-20, BLOCK 4, AND LOT 1X, BLOCK 5 EAGLE'S ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

EXECUTED THIS THE 11 DAY OF January, 2022.

EAGLE'S ESTATES, LLC

BY:

GARY KNOTT, MANAGER

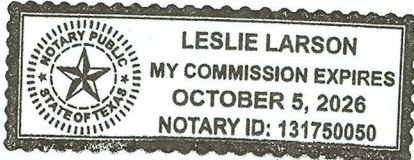
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARY KNOTT, 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 IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11 DAY OF January, 2022.

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 10-05-2026



SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF TARRANT COUNTY, TEXAS.

Lon E. Whitten, Surveyor
DATE: DECEMBER 29, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

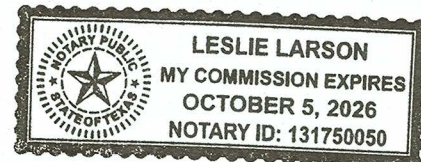
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 29 DAY OF December, 2022.

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 10-05-2026



FF D. Hood
1/5/2023

CASE NAME: EAGLE'S ESTATES
CASE NUMBER: FP-22-182

MMA PROJECT NO. 3500-00-01

Driveway Culverts					
Block No.	Lot No.	No. of pipes	Culvert Size (inches)	FL depth below top of pavement @ street CL (FT)	Horizontal distance from edge of pavement to center of culvert (FT)
1	1	1	18	2.58	15
1	2	1	18	2.58	15
1	3	1	18	2.58	15
1	4	1	18	2.58	15
2	1	1	18	2.58	15
2	2	1	18	2.57	15
2	3	1	18	2.58	15
2	4	1	18	2.58	15
2	5	1	18	2.57	15
2	6	1	18	2.57	15
2	7	1	18	2.57	15
2	8	1	18	2.49	14.5
3	1	1	18	2.58	15
3	2	1	18	1.6	11.1
3	4	1	27	3.94	21
3	5	1	18	4.17	21.4
4	1X	0	-	-	-
4	2	1	18	2.58	15
4	3	1	27	2.57	15
4	4	1	24	2.57	15
4	5	1	21	2.57	15
4	6	1	21	2.08	13
4	7	1	18	2.08	13
4	8	1	18	2.08	13
4	9	1	18	2.08	13
4	10	1	18	2.57	15
4	11	1	18	2.57	15
4	12X	0	-	-	-
4	13	1	18	2.58	15
4	14	1	18	2.58	15
4	15	1	18	2.58	15
4	16	1	27	2.58	15
4	17	1	27	2.58	15
4	18	1	27	2.58	15
4	19	1	21	2.58	15
4	20	1	18	2.58	15

FINAL PLAT
EAGLE'S ESTATES
LOTS 1-4, BLOCK 1, LOTS 1-8, BLOCK 2
LOTS 1-2, LOT 3X, LOTS 4-5, BLOCK 3
LOT 1X, LOTS 2-11, LOT 12X, LOTS 13-20,
BLOCK 4
AND LOT 1X, BLOCK 5
BEING A 54.348 ACRE ADDITION TO
TARRANT COUNTY, TEXAS
SITUATED IN THE DAVID GREGORY SURVEY
ABSTRACT NO. 557
34 BUILDABLE LOTS
4 PRIVATE OPEN SPACE LOTS

DECEMBER 2022
SURVEYOR/ENGINEER:



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SHEET 2 OF 2

THIS PLAT IS FILED IN INSTRUMENT # _____, OPRCTC DATE: _____