

GENERAL NOTES	
1	<p>1. Basis of bearing is the Final Plan of The Resort on Eagle Mountain Lake Addition, as recorded in Document Number D221265957, O.P.R.T.C.T.</p> <p>2. This survey is issued without the benefit of a current Commitment for Title Insurance and could be subject to restrictions and/or additional easements not shown here.</p> <p>3. 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 withholding of utilities and building permits.</p> <p>4. Unless otherwise noted, all boundary and/or lot corners for the surveyed property shown here are 1/2-inch iron rods set with a yellow cap stamped "HALF".</p> <p>5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 17025C0210, dated 05-25-2009 for Tarrant County, Texas the surveyed area appears to be within the zones as follows: (All zone limits referenced and/or shown here are determined by graphical scaling and plotting and do not represent a drainage boundary or other limits).</p> <p>OTHER AREAS - Zone X (unshaded): Areas determined to be outside the 0.2% annual chance floodplain.</p> <p>6. Water and sanitary sewer service will be provided by Aqua Texas, Inc. (Water CON N 10321, Sewer CON N 21059). 7. All easements and/or rights shall be emergency first for the benefit of the utility easements.</p> <p>8. All parties with an interest in the title of this property have joined in any dedication.</p> <p>9. No observed water wells on subject lots shown here during time of survey.</p> <p>10. This work was also prepared by this plot per Third Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Resort at Eagle Mountain Lake recorded in Document Number D22511242, Official Public Records, Tarrant County, Texas.</p> <p>11. Field work was completed on: March 7, 2025.</p>

By: Chris Capehart
Name: Chris Capehart, Board Chair


STATE OF TEXAS
COUNTY OF TARRANT \$ \$

BEFORE ME, The undersigned authority, on this day personally appeared **Chris Capehart**, 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 16 day of August, 2025.

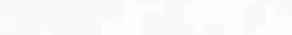
Alisha McIntyre
Notary Public, State of Texas

My Commission Expires
July 25, 2028



SURVEYOR'S 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, RPLS No. 6980
Date of Plat or Map: August 18, 2025

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, The undersigned authority, on this day personally appeared **Matt Hibbitt**, 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.

Expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18 day
of August, 2025.
Maria Pali Diane Douglass
Notary Public (Agent's Name)
My Commission Expires 5.31.26

<div style="border: 2px solid red; padding: 5px; width: fit-content;"> TARR State of Texas 02-14-2027 3240754 </div>	CITY OF FORT WORTH CITY PLAN COMMISSION	
	NOTE:	
	PLAT APPROVAL DATE	8/29/25
	BY: _____	<i>Monica R. Brown</i> CHAIRMAN
BY: _____	<i>[Signature]</i> SECRETARY	

CASE NO. FP-25-05

PLAT FILED AS INSTRUMENT

