

FP13-077

The Final Plat of
Lots 39 thru 53, Block 1, Lots 8 thru 12, Block 9,
Lots 1 thru 18, Block 10, and Lots 21 thru 26, Block 11

THE VILLAGES of EAGLE MOUNTAIN

An addition to the City of Fort Worth, Tarrant County, Texas
Consisting of 44 lots and being 7.878 acres of land out of the
A S Roberts Survey, Abstract No. 1262
Prepared in July 2013

SHEET ONE OF TWO

Phase 1
City Case No. FP-13-077
(Preliminary plat case no. FP-013-006)

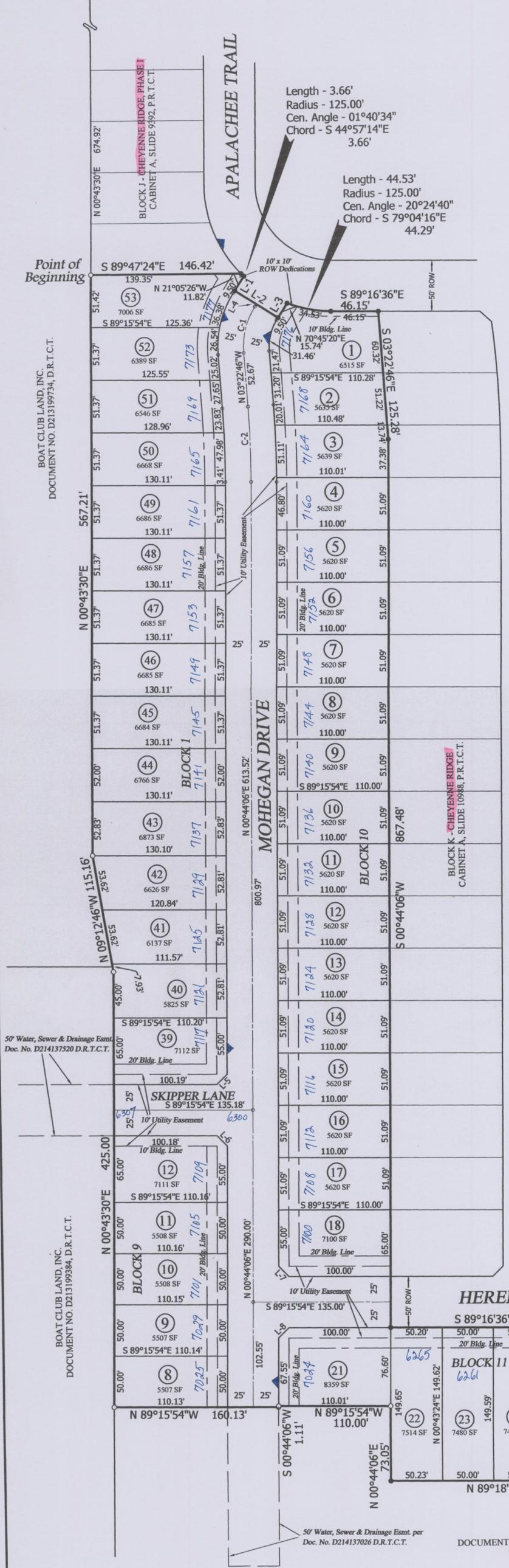
1/9/2015

This plat filed as Document No. D215005380
in the Plat Records of Tarrant County, Texas

Job No. 13005 • Plat File 13005 FP

BOAT CLUB LAND, INC.
DOCUMENT NO. D213199734, D.R.T.C.T.

BOAT CLUB LAND, INC.
DOCUMENT NO. D213199384, D.R.T.C.T.



L-1 - S 32°40'09"W 16.68'
L-2 - S 57°19'50"E 50.00'
L-3 - N 32°40'09"E 16.68'
L-4 - N 32°40'09"E 2.82'
L-5 - N 45°44'06"E 14.14'
L-6 - S 44°15'54"E 14.14'
L-7 - S 44°15'54"E 14.14'
L-8 - N 45°44'06"E 14.14'

Curve	Length	Radius	Cent. Angle	Chord
C-1	47.19'	75.00'	36°02'56"	N 14°38'42"E 46.41'
C-2	73.61'	1025.00'	04°06'53"	N 01°19'20"W 73.59'

DEVELOPMENT TABLE

Total Acreage	7.878 Acres
Total number of buildable lots	44
Total Area of buildable lots	5,507 SF
Total ROW Dedication	65,196 SF (1.50 Ac)
Density	5.58 lots per acre

OWNER / APPLICANT
Boat Club Land, Inc.
& VLMC, Inc.
3045 Lackland Road
Fort Worth, Texas 76116
Tel 817-732-2233
Contact: Tim Fleet

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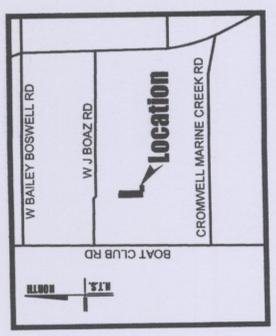


CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 1/9/2015

BY: *Jason B. Rawlings* CHAIRMAN

BY: *Dawn Sulphoff* SECRETARY



1-13-077-1

NOTES PER CITY OF FORT WORTH:

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits: No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

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.

Site Drainage Study: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks: Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Private Common Areas and Facilities: The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

P.R.V. Required: Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

Flood Statement: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C0260H (Rev. 8-2-1995) said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

STATE OF TEXAS
COUNTY OF TARRANT

Whereas Boat Club Land, Inc. and VLMC, Inc. are sole owners of a tract of land out of the A S Roberts Survey, Abstract No. 1262 and situated in the City of Fort Worth, Tarrant County, Texas, said tract being a portion of the tract described in the deed to Boat Club Land, Inc. recorded as Document No. D213199734 in said Deed Records and a portion of the tract described in the deed to VLMC, Inc. recorded as Document No. D213213675 in said Deed Records, and also being a portion of the tract described in the deed to Cheyenne Ridge Partners, Ltd. recorded as Document No. D203134393 in said Deed Records and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of Lot 16, Block J of Cheyenne Ridge an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 9392 of the Plat Records of Tarrant County, Texas;

Thence South 89 degrees 47 minutes 24 seconds East with the southerly boundary line of said Lot 16 a distance of 146.42 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Lot 16, said rod being in the southerly right-of-way line of Apalachee Trail and also being in a curve to the left whose center bears North 45 degrees 53 minutes 03 seconds East at 125.00 feet;

Thence southeasterly with said right-of-way line and said curve through a central angle of 01 degree 40 minutes 34 seconds and an arc length of 3.66 feet;

Thence South 32 degrees 40 minutes 09 seconds West continuing with said southerly right-of-way line a distance of 16.68 feet;

Thence South 57 degrees 19 minutes 50 seconds East continuing with said southerly right-of-way line a distance of 50.00 feet;

Thence North 32 degrees 40 minutes 09 seconds East continuing with said southerly right-of-way line a distance of 16.68 feet to the beginning of a curve to the left whose center bears North 21 degrees 08 minutes 03 seconds East at 125.00 feet;

Thence easterly continuing with said southerly right-of-way line and said curve through a central angle of 20 degrees 24 minutes 40 seconds and an arc length of 44.53 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 89 degrees 16 minutes 16 seconds East continuing with said southerly right-of-way line a distance of 46.15 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of Lot 19, Block K, Cheyenne Ridge, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 10988 of said Plat Records;

Thence South 03 degrees 22 minutes 46 seconds East with the westerly boundary line of said Block K a distance of 125.28 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 44 minutes 06 seconds West continuing with the westerly boundary line of said Block K a distance of 867.48 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of Hereford Drive;

Thence South 89 degrees 16 minutes 36 seconds East with said southerly right-of-way line a distance of 250.20 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of Lot 17, Block C of said addition (A/10988);

Thence South 00 degrees 43 minutes 24 seconds West with the westerly boundary line of said Lot 17 a distance of 149.49 feet to a 1/2 inch steel rod found for the southwest corner thereof;

Thence North 89 degrees 18 minutes 51 seconds West a distance of 250.23 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 44 minutes 06 seconds East a distance of 73.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 15 minutes 54 seconds West a distance of 110.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 44 minutes 06 seconds West a distance of 1.11 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 15 minutes 54 seconds West a distance of 160.13 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 43 minutes 30 seconds East a distance of 425.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 09 degrees 12 minutes 46 seconds West a distance of 115.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 43 minutes 30 seconds East a distance of 567.21 feet to the point of beginning and containing 7.878 acres of land as surveyed by Miller Surveying, Inc. in March 2013.

TO BE KNOWN AS:

Lots 39 thru 53, Block 1, Lots 8 thru 12, Block 9, Lots 1 thru 18, Block 10, and Lots 21 thru 26, Block 11, The Villages of Eagle Mountain

An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

Executed this the _____ day of _____, 20____.

Boat Club Land, Inc. and VLMC, Inc.

By: *[Signature]*
Tim H. Fleet
President, Boat Club Land, Inc.
President, VLMC, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tim H. Fleet, President of Boat Club Land, Inc. and VLMC, Inc., 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 and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 16 day of December, 2014.

[Signature]
Miriam Vega
Notary Public in and for the State of Texas
My commission expires: 10/06/15



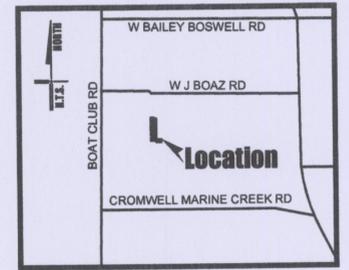
This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

[Signature] 12-18-14
Jason B. Rawlings Date
R. P. L. S. 5665



Note: Boundary corners marked with 1/2 inch "MILLER 5665" capped steel rods.

OWNER / APPLICANT
Boat Club Land, Inc. & VLMC, Inc.
3045 Lackland Road
Fort Worth, Texas 76116
817-717-7133
Fax 817-732-2231
Contact: Tim Fleet



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