

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
 No permanent building or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**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 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 becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**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.

**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 are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution 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.

**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.

**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".

**SITE DRAINAGE STUDY**  
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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.

**PRIVATE MAINTENANCE**  
 The city of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**PARKWAY PERMIT**  
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**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 on 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.'s required  
 Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD-DIR	CHORD
C1	23°06'49"	30.00	12.10	N11°33'24"E	12.02
C2	90°00'00"	25.00	39.27	S45°00'00"W	35.36
C3	90°00'00"	49.00	76.97	S45°00'00"W	69.30
C4	90°00'00"	25.00	39.27	N45°00'00"W	35.36
C5	90°00'00"	49.00	76.97	N45°00'00"W	69.30
C6	90°00'00"	25.00	39.27	S45°00'00"W	35.36
C7	90°00'00"	49.00	76.97	N45°00'00"W	69.30
C8	22°42'51"	30.00	11.89	S11°21'25"E	11.82

**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.66	S89°54'30"W
L2	28.73	S89°54'30"W
L3	140.74	N00°00'00"E
L4	257.77	N90°00'00"W
L5	79.45	N00°00'00"E
L6	6.82	N90°00'00"W
L7	24.00	S00°06'00"E
L8	467.81	N00°06'00"W
L9	6.86	S90°00'00"E
L10	79.45	S00°00'00"E
L11	257.77	N90°00'00"E
L12	140.89	S00°00'00"E
L13	35.36	S89°54'30"W

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X, (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0045K revised September 25, 2009. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to said map.

This is to certify I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

After construction, authorization, and compensation 1/2" iron rods capped and stamped "Beasley 4050" will be set at all lot corners, angle points, and points of curve. Irons that are damaged, disturbed, or not so marked are not to be considered original corners set by me.

*Herbert S. Beasley*  
 Herbert S. Beasley  
 Texas Registered Professional  
 Land Surveyor State of Texas, No. 4050



**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: 6/24/2016  
 By: *Donald P. P. [Signature]* Chairman  
 By: *[Signature]* Secretary



**FP15-082**

Final Plat  
 Lot 1, Block 1,  
 EAGLE'S VIEW CHURCH ADDITION  
 an addition to the City of Fort Worth  
 Tarrant County, Texas,  
 being 8.317 acres of land located in the  
 Heirs of Benjamin Thomas Survey, Abstract No. 1497,  
 Tarrant County, Texas.

PREPARED AUGUST 2015

REF. CASE NO. PP-15-031  
 REF. CASE NO. FP-15-082  
 REVISED MAY 2, 2016  
**D216137985**  
 6-24-16

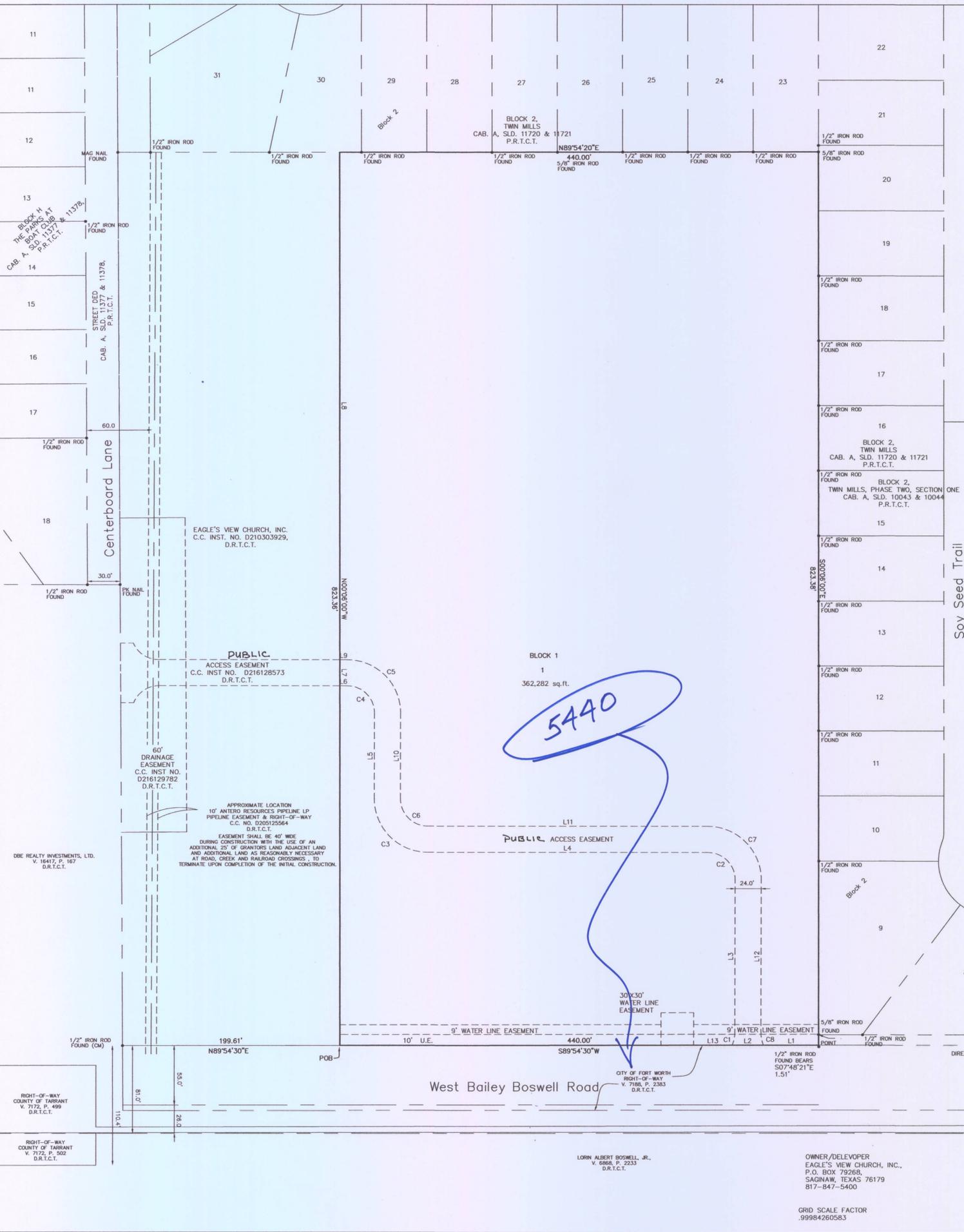
THIS PLAT FILED IN INSTRUMENT NO. **D216137985**  
 DEED RECORDS, TARRANT COUNTY, TEXAS.

**SURVEYOR**  
 HERBERT S. BEASLEY LAND SURVEYORS L.P.  
 P.O. BOX 8873  
 FORT WORTH, TEXAS, 76124  
 817-429-0194  
 FAX 817-446-5488  
 E-MAIL hsbeasley@msn.com

**OWNER/DEVELOPER**  
 EAGLE'S VIEW CHURCH, INC.,  
 P.O. BOX 79266  
 SAGINAW, TEXAS 76179  
 817-847-5400

**GRID SCALE FACTOR**  
 99984260583

**LORIN ALBERT BOSWELL, JR.**  
 V. 6866, P. 2233  
 D.R.T.C.T.



**5440**

**RIGHT-OF-WAY**  
 COUNTY OF TARRANT  
 V. 7172, P. 499  
 D.R.T.C.T.

**RIGHT-OF-WAY**  
 COUNTY OF TARRANT  
 V. 7172, P. 502  
 D.R.T.C.T.

**PUBLIC ACCESS EASEMENT**  
 C.C. INST. NO. D216128573  
 D.R.T.C.T.

**APPROXIMATE LOCATION**  
 10' ANTERIOR RESOURCES PIPELINE LP  
 PIPELINE EASEMENT & RIGHT-OF-WAY  
 C.C. NO. D205125564  
 D.R.T.C.T.

**EASEMENT SHALL BE 40' WIDE**  
 DURING CONSTRUCTION WITH THE USE OF AN  
 ADDITIONAL 25' OF GRANTOR'S LAND ADJACENT LAND  
 AND ADDITIONAL LAND AS REASONABLY NECESSARY  
 AT ROAD, CREEK AND RAILROAD CROSSINGS, TO  
 TERMINATE UPON COMPLETION OF THE INITIAL CONSTRUCTION.

**DRAINAGE EASEMENT**  
 C.C. INST. NO. D216129782  
 D.R.T.C.T.

**DRIVE**  
 C.C. INST. NO. D21613777 & 11378,  
 P.R.T.C.T.

**EAGLE'S VIEW CHURCH, INC.**  
 C.C. INST. NO. D210303929,  
 D.R.T.C.T.

**RIGHT-OF-WAY**  
 COUNTY OF TARRANT  
 V. 7172, P. 499  
 D.R.T.C.T.

**RIGHT-OF-WAY**  
 COUNTY OF TARRANT  
 V. 7172, P. 502  
 D.R.T.C.T.