

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF TARRANT §

I, **MATTHEW RAABE**, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify 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 the City of Ft. Worth, Texas.

**PRELIMINARY**  
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe R.P.L.S. # 6402 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, Denton County, Texas.

My commission expires \_\_\_\_\_.

- GENERAL PLAT NOTES**
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, and is located in Community Number 480879 as shown on Map Number 48439C0160K.
  - The purpose of this plat is to create one lot of record from an unplatted tract of land.
  - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
  - 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.
  - Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
  - All Open Space lots are Private HOA/Developer Owned and Maintained Open Space.
  - Cross-hatched areas indicate portions of existing right-of-way by Vol. 388-Y, Pg. 123, vacated by Ordinance No. VA-18-003
  - Lot numbers designated with an "X" are private open space lots (e.g. Lot 1X).

**OWNERS CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS **ELITE DEVELOPMENT AND CONSTRUCTION, LLC** are the owners of a 13.726 acre tract or parcel of land situated in the William Dean Survey, Abstract No. 436, City of Fort Worth, Tarrant County, Texas, being all of a called 6.4725 acre tract of land to Elite Development and Construction, LLC by General Warranty Deed of record in Document Number D218218583, of the Official Public Records of Tarrant County, Texas, being all of a called 7.2536 acre tract of land to Elite Development and Construction, LLC D218218593, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a concrete monument found in the west line of Ten Mile Bridge Addition, a subdivision of record in Cabinet A, Slide 5767, of the Plat Records of Tarrant County, Texas, being the southeast corner of a called 3.96 acre tract of land designated as "Second Tract" to Texas Electric Company by Warranty Deed of record in Volume 2683, Page 181, of the Deed Records of Tarrant County, Texas, and the northeast corner of said 6.4725 acre tract, from which a 1/2-inch iron rod found at the northwest corner of said Ten Mile Bridge Addition bears N 00°53'21" E, a distance of 35.00 feet;

**THENCE** S 00°54'36" W, along the common line of said Ten Mile Bridge Addition and said 6.4725 acre tract, part of the way, a distance of 1,576.34 feet to a 5/8-inch iron rod with yellow plastic cap stamped "JDJR" found in the north right-of-way line of Ten Mile Bridge Road (a 60-foot wide public right-of-way per Cabinet A, Slide 5767, of said Plat Records), at the southeast corner of said 6.4725 acre tract;

**THENCE** S 89°58'06" W, along the north right-of-way line of said Ten Mile Bridge Road, a distance of 360.81 feet to a 3/8-inch iron rod found at the southeast corner of a called 0.381 acre tract of land to Drive Holdings, LLC by General Warranty Deed With Vendor's Lien of record in Document Number D216245352, of said Official Public Records and the southwest corner of said 7.2536 acre tract;

**THENCE** N 00°27'54" W, along the west line of said 7.2536 acre tract a distance of 1,573.30 to a 5/8-inch iron rod with yellow plastic cap stamped "JDJR" found in the south line of said 3.96 acre tract, at the northeast corner of Pinion Park, a subdivision of record in Cabinet A, Slide 9986, of said Plat Records, and the northwest corner of said 7.2536 acre tract;

**THENCE** N 89°33'21" E, along the south line of said 3.96 acre tract, a distance of 398.62 feet to the **POINT OF BEGINNING**, and containing 13.726 acres (597,907 square feet) of land, more or less.

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**THAT, WE, ELITE DEVELOPMENT AND CONSTRUCTION, LLC**, do hereby adopt this plat designating the hereinabove described property as **BROOKVILLE RANCH**, an Addition to the City of Fort Worth, Texas, and do hereby dedicate to the public use forever, the streets, easements and alleys.

PLAT APPROVED subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
**ASHRAF SHEHATA** - Manager

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **ASHRAF SHEHATA** known to me personally 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

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PLAT APPROVED subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
**ASHRAF SHEHATA** - Manager

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **ASHRAF SHEHATA** known to me personally 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°52'54" W	25.00'
L2	S 00°54'36" W	25.00'
L3	N 45°01'54" W	9.90'
L4	N 45°54'36" E	14.14'
L5	N 44°05'24" W	14.14'
L6	S 37°20'47" W	12.27'
L7	N 59°27'17" W	14.85'
L8	N 44°32'44" E	14.14'
L9	S 44°00'31" E	14.16'
L10	S 45°54'36" W	14.14'
L11	N 89°05'24" W	15.00'
L12	S 89°05'24" E	15.00'
L13	S 44°05'24" E	14.14'
L14	S 45°54'36" W	14.14'
L15	S 44°05'24" E	14.14'
L16	S 45°54'36" W	14.14'
L17	S 44°05'24" E	14.14'
L18	S 44°58'06" W	13.42'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.39'	200.00'	33°37'49"	N 15°56'01" E	115.71'
C2	111.14'	200.00'	31°50'19"	N 16°49'45" E	109.71'
C3	87.92'	200.00'	25°11'14"	N 12°29'25" W	87.21'
C4	105.22'	341.99'	17°37'40"	N 82°05'46" E	104.80'
C5	105.22'	341.99'	17°37'40"	S 82°05'46" W	104.80'
C6	12.02'	162.78'	41°13'52"	N 02°48'18" E	12.02'
C7	20.38'	110.50'	10°34'06"	N 00°12'29" E	20.35'
C8	58.79'	89.50'	37°38'10"	S 13°44'32" W	57.74'
C9	122.55'	225.00'	31°12'23"	N 17°08'44" E	121.04'
C10	144.07'	50.00'	165°05'38"	N 44°46'02" W	99.16'
C11	112.91'	366.99'	17°37'40"	S 82°05'46" W	112.46'
C12	23.73'	316.89'	4°17'22"	N 75°25'37" E	23.73'
C13	112.31'	366.99'	17°32'03"	N 82°02'57" E	111.87'
C14	97.53'	316.99'	17°37'40"	S 82°05'46" W	97.14'
C15	53.48'	225.00'	13°37'07"	S 06°44'19" E	53.35'
C16	48.41'	175.00'	15°5'03"	N 07°49'20" W	48.26'
C17	25.08'	19.50'	73°42'20"	S 52°14'15" E	23.39'
C18	221.40'	50.00'	253°42'20"	S 37°45'45" W	80.02'
C19	97.25'	175.00'	31°50'19"	N 16°49'45" E	96.00'
C20	47.15'	110.50'	24°26'46"	S 17°42'17" W	46.79'
C21	23.75'	237.38'	5°43'53"	S 03°19'22" W	23.74'

**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: \_\_\_\_\_

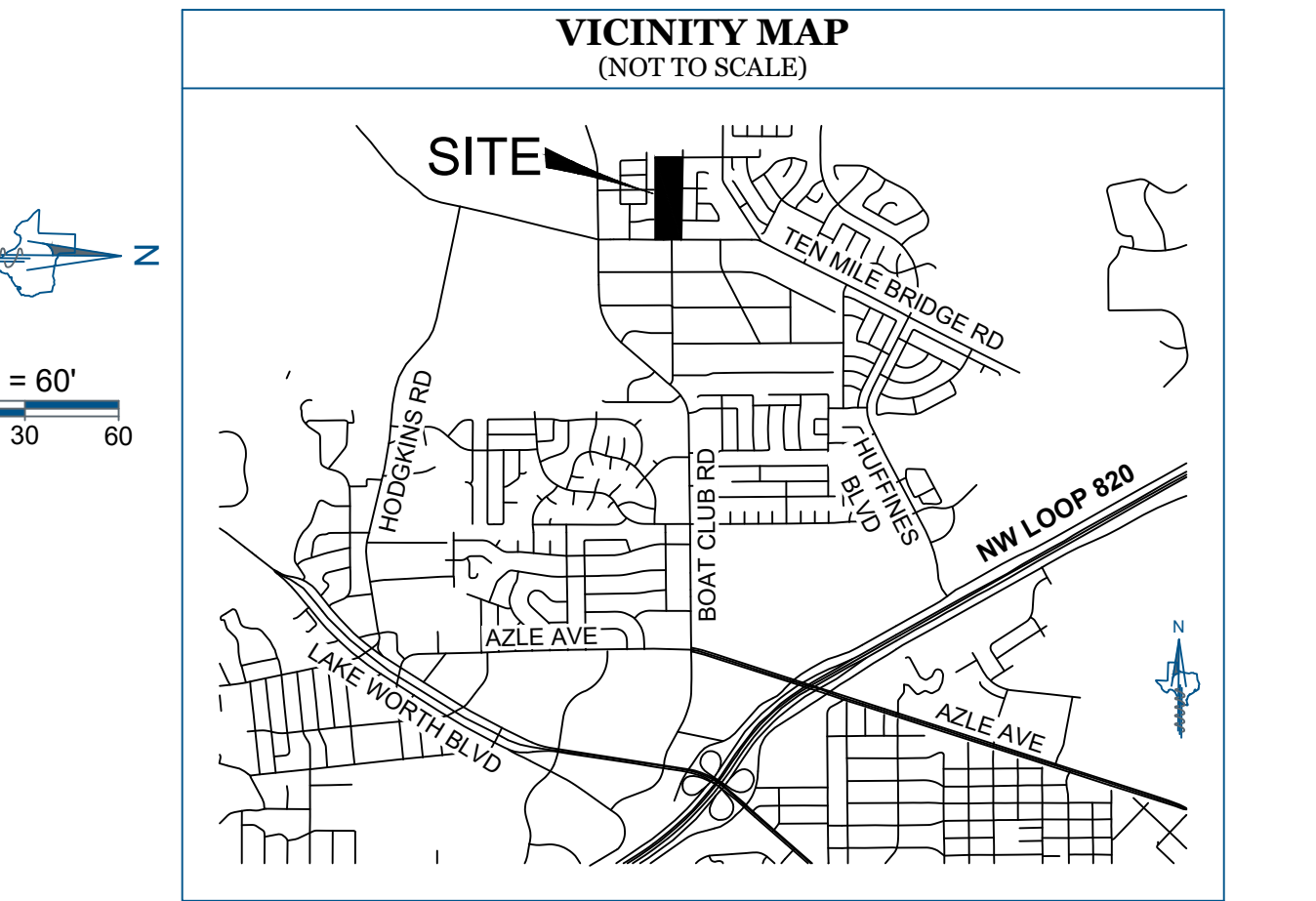
By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary

**RECORDING INFORMATION**

DOCUMENT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

CITY FORT WORTH CASE No.: FP-\_\_-\_\_



**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.

**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.

**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.

**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".

**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 I then in effect on the date a building permit is issued, or 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.

**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.

**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.

**FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE**  
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, if any, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property 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 City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

CASE NUMBER FP-18-058  
 REFERENCE CASE NUMBER PP-18-017

**FINAL PLAT**  
**BROOKVILLE RANCH**  
 LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1-5, BLOCK 3, A PORTION OF LOT 9 AND ALL OF LOTS 10-13, BLOCK 2 AND LOT 8, BLOCK 4, WAYSIDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-Y, PAGE 123, P.R.T.C.T. ALONG WITH PORTIONS OF JOE CARRIGAN STREET AND WRIGHT ARMSTRONG STREET, BEING A TOTAL AREA OF 13.726 ACRES OUT OF THE WILLIAM DEAN SURVEY, ABSTRACT NUMBER 486, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

74 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

DATE OF PREPARATION: MARCH 2022

JOB NUMBER 2101.001  
 DATE 01-01-2021  
 REVISION -  
 DRAWN BY XXX

Eagle Surveying, LLC  
 210 South Elm Street  
 Suite: 104  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

**LEGEND**

PG.	= PAGE
VOL.	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Shehata  
 210 S. Elm Street, Suite: 104  
 Denton, TX 76201  
 (940) 222-3009  
 brad@eaglesurveying.com

**OWNER**  
 Elite Development and Construction, LLC  
 Contact: John Shehata  
 1521 Wagonwheel Drive  
 Keller, Texas 76248  
 (347) 615-1999  
 ashraf1169@aol.com