



**DEDICATION**

WHEREAS, WATERWOOD INVESTMENTS, L.L.C., a Nevada Limited Liability Company, being the Owner of 3.64 acres of land situated in the JAMES ROGERS NORTH Survey, Abstract No. 1265, Tarrant County, Texas, and being a portion of Lot 2, Block 10, Country Day Estates according to the plat recorded in Volume 388-165, Page 5, Plat Records Tarrant County, Texas and being described as follows:

BEGINNING at a 1/2" iron pin found at the southeast corner of Lot 1, Block 10, Country Day Estates, Phase II, Plat Recorded in Volume 388-165, Page 5 Plat Records Tarrant County Texas, said pin also being on the north Right-of-Way line of Waterwood Trail (60' ROW), and being more particularly described by metes and bounds as follows:

THENCE continuing along the North Right-of-Way line of Waterwood Trail, South 79 degrees 34 minutes 29 seconds West, a distance of 50.46' to a 1/2" iron pin found;

THENCE along a curve traveling to the right with a radius of 494.73 feet and length of 359.06 feet to a 1/2" iron pin found;

THENCE North 58 degrees 50 minutes 30 seconds West, a distance of 155.0 feet to an iron pin found;

THENCE leaving said Waterwood Trail North 11 degrees 46 minutes 12 seconds West, a distance of 47.57 feet to an iron pin found;

THENCE along a curve traveling right, a distance of 23.19 feet with a radius of 164.75 feet, to an iron pin found;

THENCE North 49 degrees 34 minutes 9 seconds East, a distance of 126.46 feet to an iron pin found;

THENCE along a curve traveling left, a distance of 98.96 feet with a radius of 63.00 feet to an iron pin found;

THENCE North 40 degrees 25 minutes 50 seconds west, a distance of 174.41 feet to an iron pin found;

THENCE along a curve traveling left, a distance of 64.27 feet with a radius of 63.0 feet to an iron pin found;

THENCE South 81 degrees 07 minutes 07 seconds West, a distance of 42.91 feet to an iron pin found;

THENCE along a curve traveling to the right a distance of 22.48 feet with a radius of 37.0 feet to an iron pin found

THENCE North 64 degrees 03 minutes 50 seconds West, a distance of 84.49 feet to an iron pin found;

THENCE North 18 degrees 52 minutes 15 seconds West, a distance of 49.30 feet to the East right-of-way line of Bellaire Drive.

THENCE along a curve traveling right along said Bellaire Drive right-of-way, a distance of 178.57 feet with a radius of 913.23 feet to an iron pin found;

THENCE leaving said right-of-way South 40 degrees 25 minutes 30 seconds East, a distance of 781.17 feet to an iron pin found;

THENCE along a curve traveling left, a distance of 211.04 feet with a radius of 4178.63 feet to the POINT OF BEGINNING and containing 3.64 acres of land

Do hereby subdivide same to be known as Lots 24 - 47 and Tracts D & E, Block 10R, WATERWOOD PLACE ADDITION PHASE II, an addition to the city of Benbrook, Tarrant County, Texas, and dedicate to the public the rights-of-way and easements as shown on the plat.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Waterwood Investments, L.L.C.,  
a Nevada limited liability company

Larry B. Campbell, President

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned, a notary Public in and for the said County, and State, on this day personally appeared Mr. Larry B. Campbell, President of Waterwood Investments, L.L.C., a Nevada limited liability company, on behalf of said company, and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me in and for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, the \_\_\_ day of \_\_\_\_\_, AD 2004.

Notary Public  
My commission expires the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**FINAL PLAT  
OF  
WATERWOOD PLACE  
ADDITION PHASE II**

BLOCK 10R, LOTS 24-47 AND TRACTS D & E  
AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY,  
TEXAS, BEING A REVISION OF A 3.64 ACRE PORTION OF LOT  
2, BLOCK 10, COUNTRY DAY ESTATES, PHASE II PLAT  
RECORDED, VOLUME 388-165, PAGE 5,  
PLAT RECORDS, TARRANT COUNTY, TEXAS.

**GORDON S. SWIFT** JANUARY 2004  
CONSULTING ENGINEER, INC.  
900 MONROE ST. SUITE 404, FORT WORTH, TEXAS, 76102-6392  
(817) 335-6464

**LOT AREA TABLE**

LOT #	SQUARE FEET
24	4474 S.F.
25	4406 S.F.
26	6877 S.F.
27	7548 S.F.
28	4866 S.F.
29	5181 S.F.
30	4588 S.F.
31	3450 S.F.
32	5116 S.F.
33	5004 S.F.
34	5005 S.F.
35	5207 S.F.
36	6049 S.F.
37	6205 S.F.
38	8090 S.F.
39	3210 S.F.
40	3645 S.F.
41	6643 S.F.
42	4239 S.F.
43	4960 S.F.
44	4876 S.F.
45	3404 S.F.
46	4497 S.F.
47	3449 S.F.

**NOTE:**  
NEW IRON PINS SET ARE CAPPED  
R.P.L.S. 1983

**BENCHMARK:**  
BOX CUT FOR BENCHMARK SET  
IN TOP OF CONCRETE STORM  
DRAIN INLET LOCATED APPROXIMATELY  
12' NORTHWEST OF WATERWOOD TR. CURB  
AND 10' SOUTHEAST OF NORTH PROPERTY LINE.  
ELEVATION - 602.39

I, the undersigned, a public surveyor in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONNER STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1983  
DELTA LAND SURVEYING, INC.  
807 N. LAS VEGAS TRAIL  
FORT WORTH, TEXAS 76108  
817-246-7766

**OWNER:**  
WATERWOOD INVESTMENTS, LLC  
LARRY B. CAMPBELL, PRESIDENT  
941 DORCEY DRIVE  
INCLINE VILLAGE, NEVADA 89451  
702-832-7923

"CITY OF BENBROOK"  
APPROVED by Planning &  
Zoning Commission

CHAIR: \_\_\_\_\_ DATE \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_

BY: \_\_\_\_\_ CITY SECRETARY DATE \_\_\_\_\_

BLOCK 8R  
COUNTRY DAY ESTATES  
PHASE II  
VOL. 388-179, PAGE 64

- NOTE:**
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.
  - CM = CONTROL MONUMENT
  - REFERENCE BEARING PER PLAT RECORDED IN VOLUME 388-192, PAGE 9, & 388-165, PG 5 TCRP

**NOTE:**  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER AND SANITARY SEWER IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF BENBROOK

THE PROPERTY OWNER AND ITS SUCCESSORS IN TITLE ASSUME THE RISK OF CONSTRUCTING DRIVEWAYS, OR PARTS THEREOF, IN DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF BENBROOK DOES NOT OBJECT TO SUCH CONSTRUCTION ON CONDITION THAT THE OWNER AND HIS SUCCESSORS IN TITLE HEREBY AGREE THAT THE CITY AND THE BENBROOK WATER AND SEWER AUTHORITY, THEIR OFFICERS, AGENTS, AND EMPLOYEES, WILL NOT BE RESPONSIBLE FOR, AND ARE RELEASED FROM, ALL CLAIMS FOR DAMAGES FROM REPAIR, MAINTENANCE OR REPLACEMENT OF DRAINAGE FACILITIES IN THE DRAINAGE EASEMENTS, INCLUDING BUT NOT LIMITED TO PROPERTY DAMAGES AND INCONVENIENCE. THE CITY AND THE AUTHORITY WILL NOT BE REQUIRED TO REPAIR OR REPLACE DRIVEWAYS IN THE DRAINAGE EASEMENTS IF THE DRIVEWAYS ARE DAMAGED OR REMOVED, IN WHOLE OR IN PART, DURING REPAIR, MAINTENANCE OR REPLACEMENT OF DRAINAGE FACILITIES IN THE EASEMENTS.

**NOTE:**  
PLAT CONTAINS DRAINAGE EASEMENT FOR CONVEYANCE OF STORM WATER IN AND OVER SAID EASEMENT. CITY IS NOT RESPONSIBLE FOR ANY ALLEGED DAMAGE TO PRIVATE PROPERTY WITHIN A CITY DRAINAGE EASEMENT.

REMAINDER OF BLOCK 8  
COUNTRY DAY ESTATES  
PHASE II  
CABINET A, SLIDE 2746

**PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)**

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURBS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. MAY BE HEREAFTER PLACED, CONSTRUCTED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF BENBROOK AND THE PROPERTY REPLATTED.

**UTILITY EASEMENTS**

ANY PUBLIC UTILITY, INCLUDING THE CITY OF BENBROOK, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BENBROOK, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND 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.

**NOTE:**  
TWO H.O.A. LOTS (DESCRIBED AS TRACTS D & E)  
THE CITY OF BENBROOK IS NOT RESPONSIBLE FOR THE MAINTENANCE, CARE, AND UPKEEP OF HOME OWNERS ASSOCIATION TRACTS D & E.

**NOTE:**  
THE CITY OF BENBROOK AND THE BENBROOK WATER AND SEWER AUTHORITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, PARKING AREAS, OR OPEN SPACES. THE HOMEOWNER'S ASSOCIATION ESTABLISHED BY THE DECLARATION OF RESTRICTIONS FOR WATERWOOD PLACE, BENBROOK, TEXAS, RECORDED IN DEED RECORDS, TARRANT COUNTY, TEXAS, (CLERK'S FILE NUMBER \_\_\_\_\_) SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, AND OPEN SPACE AND SAID ASSOCIATION SHALL INDEMNIFY AND SAVE HARMLESS THE CITY OF BENBROOK AND THE BENBROOK WATER AND SEWER AUTHORITY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE AFORESAID MAINTENANCE OBLIGATIONS. THE OWNER HEREBY AGREES TO BE RESPONSIBLE FOR AND ASSUMES THE AFORESAID ASSOCIATION UNTIL SUCH TIME AS THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED PER AFORESAID DECLARATION OF RESTRICTIONS FOR WATERWOOD PLACE.

**CURVE DATA TABLE**

LABEL	RADIUS	LENGTH	CHORD BEAR.	CHORD LENGTH	DELTA
C1	494.73'	359.03'	S79°38'00"E	351.24'	41°35'05"
C2	164.75'	23.19'	S45°32'33"W	23.17'	08°03'54"
C3	63.00'	98.96'	S04°34'30"W	89.10'	89°59'59"
C4	63.00'	64.27'	S69°39'21"E	61.52'	58°27'03"
C5	37.00'	22.48'	S81°28'21"E	22.14'	34°49'04"
C6	913.23'	178.57'	S33°01'36"W	178.28'	11°12'12"
C7	4178.63'	211.05'	S41°52'11"E	211.03'	02°53'22"

PLAT RECORDED IN CAB \_\_\_\_\_, SLIDE \_\_\_\_\_, DATED \_\_\_\_\_