D205129395

A-10148

2 of 7

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, LV DEVELOPMENT, LTD. acting by and through the undersigned its duly authorized agent is the sole owner of a tract of land located in the John C. Houston Survey, Abstract No. 720, in the City of Arlington, Tarrant County, Texas, according to the deeds recorded in instruments D204309600, D204310314, D204310311, Deed Records, Tarrant County, Texas, (DRTCT), and being more particularly described by metes and bounds as follow;

COMMENCING at a pk nail at the Southwest corner of said LV Development tract, said pk nail being the Northwest corner of a tract of land described in a deed to 3B Estates, Ltd. and 4G Holdings, Ltd. recorded in Volume 15871, Page 278, DRTCT, and also being the Southeast corner of Lot 1, J.C. Houston Addition, recorded in Volume 388- 150, Page 43, PRTCT. Thence North 00 deg. 24 min. 23 sec. East a distance of 20.00 feet to a point for the Place Of Beginning;

THENCE North 00 deg. 24 min. 23 sec. East, along the common line between said LV Development tract, and said Lot 1, a distance of 1,036.29 feet to a 3/8 inch iron rod found for corner, said point being the Northwest corner of said LV Development tract, the Northeast corner of Lot 1, J.C. Houston Addition, recorded in Volume 388-150, Page 43, Plat Records, Tarrant County, Texas, (PRTCT), said point also being in the South line of Block 13 of Bayberry Hills, Section 2, Phase 2, recorded in Cabinet A, Slide 6279, PRTCT;
THENCE South 89 deg. 30 min. 15 sec. East, along the common line between said LV Development tract, and said Bayberry Hills, passing the Southeast corner of said Bayberry Hills, and the Southwest corner of a tract of land to Estell C. Myers, recorded in Volume 1095, Page 54, DRTCT, at a distance of 305.51 feet, continuing along the common line between said LV Development tract, continuing on in all a distance of 538.50 feet to a 5/8 inch iron rod found for corner, said point being in the West right line of Myers Road, a 60 foot right of way, as shown on the plat of Woodsetter, Place I, recorded in Volume 388-139, Page 94, Plat Records, Tarrant County, Texas, (PRTCT);
THENCE South, along the West right of way line of said Myers Road, a distance of 7.54 feet to a found iron rod at the beginning of a curve to the right, said curve having a radius of 303.44 feet;
THENCE in a Southwesterly direction, continuing along the West right of way line of said Myers Road, and along said curve to the right, a distance of 32.97 feet to a found iron rod at the point of tangency, said curve having a chord bearing of South 07 deg. 50 min. 00 sec. West, and a chord length of 32.71 feet;
THENCE South 15 deg. 40 min. 00 sec. West, continuing along the West right of way line of said Myers Road, a distance of 11.10 feet to a found iron rod at the beginning of a curve to the left, said curve having a radius of 423.44 feet;
THENCE in Southerly direction, continuing along the West right of way line of said Myers Road, and along said curve to the left, a distance of 116.93 feet to a found iron rod for corner, said point being in the East line of said Gilley tract, said curve having a chord bearing of South 07 deg. 45 min. 20 sec. West, and a chord distance of 116.56 feet;
THENCE South 00 deg. 04 min. 51 sec. East, continuing along the West right of way line of said Myers Road, a distance of 815.62 feet to a set iron rod for corner;
THENCE South 89 deg. 57 min. 53 sec. West, a distance of 516.98 feet to the Point of Beginning, and containing 12.240 acres or 533,160 square feet of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, LV DEVELOPMENT, LTD., acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOTS 1-20, BLOCK 1 * LOTS 1-16, BLOCK 2 * LOTS 1-10, BLOCK 3 * LOTS 1X-3X, BLOCK 4 * LOTS 1-12 BLOCK 5 LOTS 1-7, BLOCK 6 LAGO VISTA, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon, except the private easements shown thereon.
"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's Office."
This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 27, day of

APRIL, 2005.

RYAN DODSON, Manager
LV DEVELOPMENT, LTD.

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared RYAN DODSON, manager of LV DEVELOPMENT, LTD. 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, in the capacity therein stated as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27 day of APRIL, 2005.

Notary Public, State of Texas

My commission expires: 3-10-08

Brian G Cotter
My Commission Expires
March 10, 2008

D205129395

A-10148

1 of 7

D205129395

A-10148

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TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

BETSY PRICE
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004849329
AD NUMBER: 19223 5
CERTIFICATE NO : 38495511

DATE : 4/26/2005
FEE : $10.00

PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
HOUSTON, JOHN C ADDITION
BLK / LOT 5

04849329
0000819 ELROD DR
0.5 ACRES

REQUESTED BY
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

PROPERTY OWNER
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF ARLINGTON	0.00
2004	JPS HEALTH NETWORK	0.00
2004	KENNEDALE ISD	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
	TOTAL	$0.00

ISSUED TO : L V DEVELOPMENT LTD,
ACCOUNT NUMBER: 00004849329
TOTAL CERTIFIED TAX: $0.00

BY : _____ TARRANT COUNTY TAX OFFICE

BY : _____ TARRANT COUNTY TAX OFFICE

REVISED 10/26

D205129395

A-10148

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TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

BETSY PRICE
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001294393
AD NUMBER: A720-5
CERTIFICATE NO : 38512765

DATE : 5/5/2005
FEE : $10.00

PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
HOUSTON, JOHN C SURVEY
A 720 TR 5

0005925 MYERS RD
8.62 ACRES

REQUESTED BY
L V DEVELOPMENT LTD

2229W DIVISION ST
ARLINGTON TX 76012

PROPERTY OWNER
L V DEVELOPMENT LTD

2229W DIVISION ST
ARLINGTON TX 76012

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF ARLINGTON	0.00
2004	JPS HEALTH NETWORK	0.00
2004	KENNEDALE ISD	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
	TOTAL	$0.00

ISSUED TO : L V DEVELOPMENT LTD
ACCOUNT NUMBER: 00001294393
TOTAL CERTIFIED TAX: $0.00

BY : _____ TARRANT COUNTY TAX OFFICE

BY : _____ TARRANT COUNTY TAX OFFICE

NOTE

This property has an agriculture deferment. Additional taxes will become due when the land use changes and the property is no longer in agricultural production.

REVISED 10/26

UNOFFICIAL COPY

D205129395

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

BETSY PRICE
Tax Assessor-Collector

A-10148
5 of 7

TAX CERTIFICATE FOR ACCOUNT : 00004471105
AD NUMBER: A 720 5E
CERTIFICATE NO : 38495509

DATE : 4/26/2005
FEE : $10.00

PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
HOUSTON, JOHN C SURVEY
A 720 TRS 5E

04471105
0004825 ELROD DR
0.64 ACRES

REQUESTED BY
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

PROPERTY OWNER
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF ARLINGTON	0.00
2004	JPS HEALTH NETWORK	0.00
2004	KENNEDALE ISD	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
	TOTAL	$0.00

ISSUED TO : L V DEVELOPMENT LTD,
ACCOUNT NUMBER: 00004471105
TOTAL CERTIFIED TAX: $0.00

BY : _____ TARRANT COUNTY TAX OFFICE

BY : Jason W. Price TARRANT COUNTY TAX OFFICE

REVISED 10/26

D205129395

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

BETSY PRICE
Tax Assessor-Collector

A-10148
6 of 7

TAX CERTIFICATE FOR ACCOUNT : 00004471113
AD NUMBER: A 720 5F 20
CERTIFICATE NO : 38495510

DATE : 4/26/2005
FEE : $10.00

PAGE 1 OF 1

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
HOUSTON, JOHN C SURVEY

ABST 720 TRS 5F & 5F1
04471113
0005816 MYERS RD
2.68 ACRES

REQUESTED BY
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

PROPERTY OWNER
L V DEVELOPMENT LTD,

2229 W DIVISION ST
ARLINGTON TX 760123606

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF ARLINGTON	0.00
2004	JPS HEALTH NETWORK	0.00
2004	KENNEDALE ISD	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
	TOTAL	$0.00

ISSUED TO : L V DEVELOPMENT LTD,
ACCOUNT NUMBER: 00004471113
TOTAL CERTIFIED TAX: $0.00

BY : _____ TARRANT COUNTY TAX OFFICE

BY : Jason W. Price TARRANT COUNTY TAX OFFICE

REVISED 10/26

D205129395
A-10148
7 of 7

CABINET A SLIDE 10148
Lago Vista
Arlington

CITY OF ARLINGTON
PLANNING & DEVELOPMENT
POB 90231
ARLINGTON TX 76004

Submitter: L V DEVELOPMENT

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

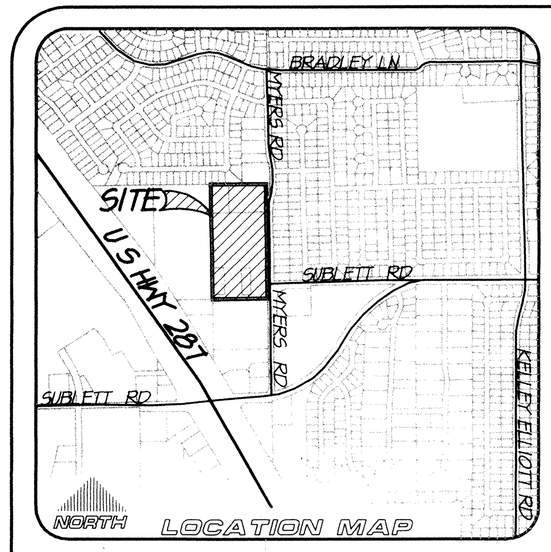
Filed For Registration: 05/06/2005 02:22 PM
Instrument #: D205129395
PLAT A 8 PGS $73.00

By: _____

D205129395

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Unofficial Document



FIRE DEPARTMENT REQUIREMENTS FOR GATED COMMUNITIES

The following notes shall be incorporated into the deed restrictions and enforced by the Homeowners Association:

1. No parking within 10 feet of a street corner in any direction. The "no parking" vertical surface of the curb shall be painted with either yellow or white paint.
2. No Parking within 10 feet of either side of a fire hydrant. The "no parking" vertical surface of the curb shall be painted with either yellow or white paint. No planting of vegetation or building of any structures within three feet of a fire hydrant.
3. A sign located at each entrance into the gated community shall be erected and maintained stating that "Vehicles parked on the private streets may be subject to being towed during times of emergency."
4. A statement shall be placed in the homeowner's association agreement informing each resident that those vehicles parked on the private street are subject to being towed during emergency conditions at the homeowner's expense.
5. A statement shall be placed in the homeowner's association agreement stating that "All private access easements shall be maintained and kept in a state of good repair at all times by the Homeowners Association.
6. A statement shall be placed in the homeowner's association agreement stating that "All security gates at the entrance into the gated community shall be maintained and a fire department means of emergency operation shall be provided and maintained." (Knox box and Opticom receiver)
7. A statement shall be placed in the homeowner's Association agreement that states "In the event that the homeowner's association does not follow the above six items, the Fire Department shall have the authority to require an increase in the minimum access requirements (to include the requirement of "No Parking" lettering, in a contrasting color, to be applied to the yellow or white striping at fire hydrants and intersections) consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection to the residents of the gated community."

NOTES:

1. The City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots other than those shown may also be subject to minimum finished floor criteria.
2. Minimum Finished Floor Elevations shown with an asterisk indicates that the elevation is not impacted by the regulatory flood plain and that a FEMA Elevation Certificate will NOT be required for these lots.
3. There shall be provided at the intersections of all public or private streets, visibility triangles in accordance with current City Ordinance. All landscaping within visibility triangles shall comply with the Visibility Ordinance (nothing over 2 feet in height as measured from the top of curb).
4. The property may be subject to charges related to Impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
5. The City of Arlington is not responsible for the design, construction, operation, maintenance or use of any private access easement to be developed and constructed by the developer or his successors. The developer will indemnify, defend and hold harmless the City of Arlington, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition or use of any private access easement improvements or related improvements. Including any nonperformance of the foregoing. The developer will require any successor in interest to accept full responsibility and liability for the private access easement improvements or related improvements. All of the above shall be covenants running with the land.
6. The City of Arlington will not be responsible for, or be maintaining any non-drainage related improvements within the drainage easement, including but not limited to paving and fences.
7. The City of Arlington is not responsible for providing street lights along private access easements.
8. The Property Owner's Association shall be responsible for the maintenance of the perimeter fencing located on Lots 1-7, Block 1, Lot 16, Block 2, Lots 1-7, Block 6 and Block 4, and the private access easement pavement (streets and cul-de-sacs), private street lights, and private HOA amenities located on Block 4, which shall be held in common ownership.
9. The iron fence or masonry wall along MYERS ROAD shall be placed out of the public ROW and visibility triangles on private property.
10. All conditions stipulated in the PD Final Development Plan 104-35/PD4-35 shall be met at the time of development.

Statement for private access easement

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1-20, BLK. 1, LOTS 1-16, BLK. 2, LOTS 1-10, BLK. 3, LOTS 1-12, BLK. 5, LOTS 1-7, BLK. 6 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

C. Brian Dodson

Developer's/Owner's signature

Statement for private drainage features

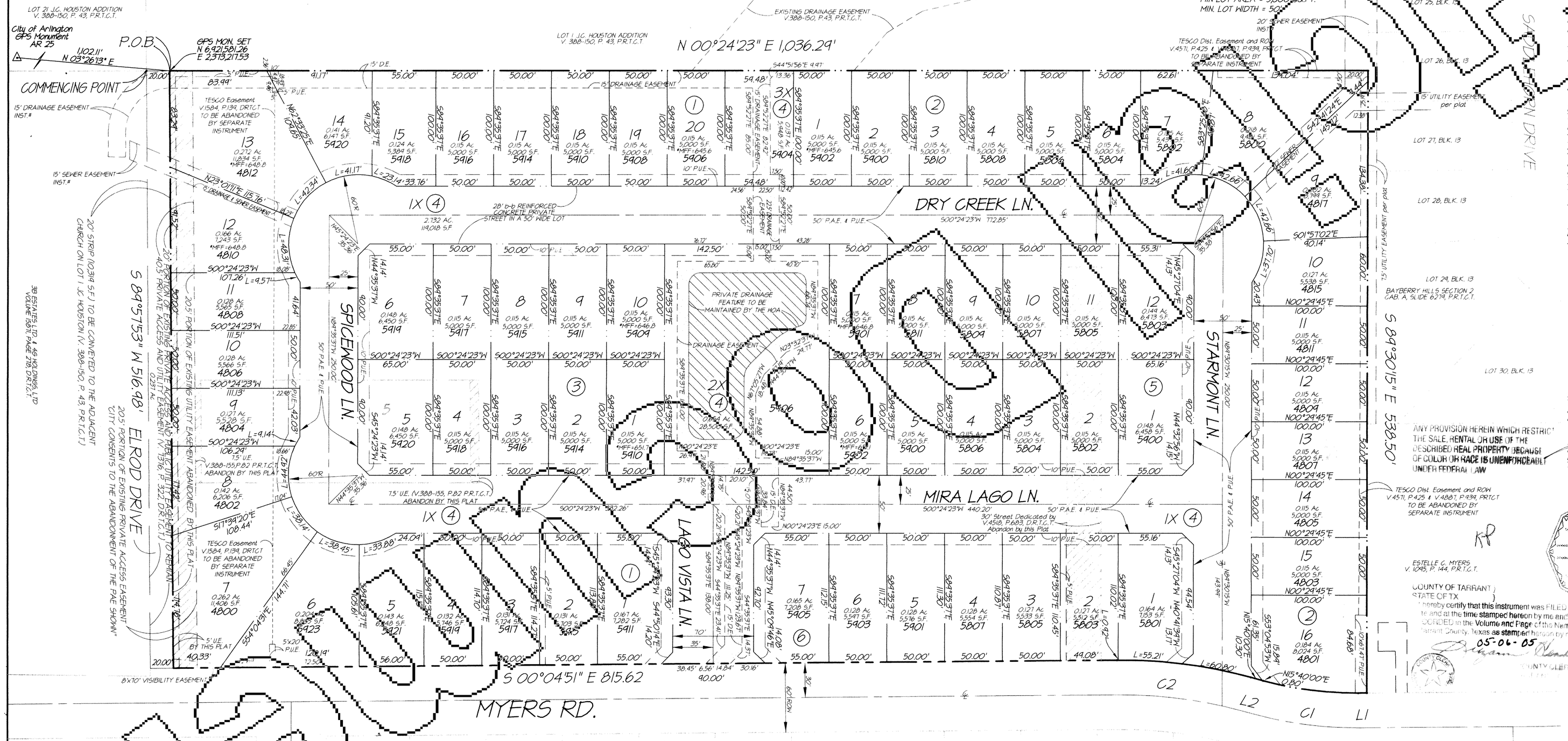
THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE DRAINAGE FEATURES WITHIN THIS SUBDIVISION AND THE ASSOCIATED PRIVATE DRAINAGE EASEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS", CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS IX AND 2X BLOCK 4 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

C. Brian Dodson

Developer's/Owner's signature

SITE DATA:

SITE AREA = 12.240 ACRES
PRIVATE PARK AREA = 0.710 ACRES BLOCK 4
PRIVATE STREET AREA = 2.723 ACRES BLOCK 4
TOTAL RESIDENTIAL LOTS = 65
DENSITY = 5.3 LOTS / ACRE
MIN LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50.0 FEET



ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

COUNTY OF TARRANT
STATE OF TX
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Tarrant County, Texas as stamped hereon by me.
05-06-05 02:27PM
COUNTY CLERK

KEY:

D.E.	= PUBLIC DRAINAGE EASEMENT
	= PUBLIC DRAINAGE EASEMENT
P.A.E. & P.U.E.	= PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
℄	= CENTER LINE
M.F.F.-650.9	= MINIMUM FINISHED FLOOR ELEVATION
	= EASEMENT ABANDONED BY PLAT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	303.44'	82.97'	41.75'	82.71'	S 07°50'00" W	15°40'00"
C2	423.44'	116.93'	58.84'	116.56'	S 07°45'20" W	15°44'21"

LINE	DIRECTION	DISTANCE
L1	S 00°00'00" E	7.54'
L2	S 15°40'00" W	11.10'

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON 5-06-05 Date

Chairman-Planning & Zoning Commission

Michelle Haskin
Secretary-Planning & Zoning Commission

D205129595

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS LV DEVELOPMENT, LTD. acting by and through the undersigned its duly authorized agent is the sole owner of a tract of land located in the John C. Houston Survey, Abstract No. 720, in the City of Arlington, Tarrant County, Texas, according to the deeds recorded in instruments D204200600, D204203314, D204203311, Deed Records, Tarrant County, Texas, (DRTCT), and being more particularly described by metes and bounds as follows:

Commencing at a pk nail at the Southwest corner of said LV Development tract, said pk nail being the Northwest corner of a tract of land described in a deed to 38 Estates, Ltd. and 46 Holdings, Ltd. recorded in Volume 15811, Page 218, DRTCT, and also being the Southeast corner of Lot 1, J.C. Houston Addition, recorded in Volume 388-150, Page 43, PRTCT. Thence North 00 deg. 24 min. 23 sec. East a distance of 20.00 feet to a point for the Place Of Beginning.

Thence North 00 deg. 24 min. 23 sec. East, along the common line between said LV Development tract, and said Lot 1, a distance of 1,036.29 feet to a 3/8 inch iron rod found for corner, said point being the Northwest corner of said LV Development tract, the Northeast corner of Lot 1, J.C. Houston Addition, recorded in Volume 388-150, Page 43, Plat Records, Tarrant County, Texas, (PRTCT), said point also being in the South line of Block "B" of Bayberry Hills, Section 2, Phase B, recorded in Cabinet A, Slide 6279, PRTCT;

Thence South 84 deg. 30 min. 15 sec. East, along the common line between said LV Development tract, and said Bayberry Hills, passing the Southeast corner of said Bayberry Hills, and the Southwest corner of a tract of land to Estell C. Myers, recorded in Volume 1045, Page 144, DRTCT, for a distance of 539.51 feet, continuing along the common line between said LV Development tract, continuing in all a distance of 539.50 feet to a 5/8 inch iron rod found for corner, said point being in the West right line of Myers Road, a 60 foot right of way, as shown on the plat of Woodsetter, Place 1, recorded in Volume 388-134, Page 94, Plat Records, Tarrant County, Texas, (PRTCT);

Thence South, along the West right of way line of said Myers Road, a distance of 7.54 feet to a found iron rod at the beginning of a curve to the right, said curve having a radius of 303.44 feet;

Thence in a Southeasterly direction, continuing along the West right of way line of said Myers Road, and along said curve to the right, a distance of 82.71 feet to a found iron rod at the point of tangency, said curve having a chord bearing of South 07 deg. 50 min. 00 sec. West, and a chord length of 82.71 feet;

Thence South 15 deg. 40 min. 00 sec. West, continuing along the West right of way line of said Myers Road, a distance of 116.93 feet to a found iron rod at the beginning of a curve to the left, said curve having a radius of 423.44 feet;

Thence in Southerly direction, continuing along the West right of way line of said Myers Road, and along said curve to the left, a distance of 116.93 feet to a found iron rod for corner, said point being in the East line of said Gilley tract, said curve having a chord bearing of South 07 deg. 45 min. 20 sec. West, and a chord distance of 116.56 feet;

Thence South 00 deg. 04 min. 51 sec. East, continuing along the West right of way line of said Myers Road, a distance of 815.62 feet to a set iron rod for corner;

Thence South 84 deg. 57 min. 53 sec. West, a distance of 516.98 feet to the Point of Beginning, and containing 12.240 acres or 533,160 square feet of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, LV DEVELOPMENT, LTD., acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOTS 1-20, BLOCK 1 * LOTS 1-16, BLOCK 2 * LOTS 1-10, BLOCK 3 * LOTS IX-3X, BLOCK 4 * LOTS 1-12 BLOCK 5 LOTS 1-7, BLOCK 6 LAGO VISTA, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon, except the private easements shown thereon.
"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's Office."
This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 27 day of APRIL, 2005.

C. Brian Dodson
RYAN DODSON, Manager
LV DEVELOPMENT, LTD.

STATE OF TEXAS:
COUNTY OF TARRANT:
BEFORE ME, the undersigned authority, on this day personally appeared RYAN DODSON, manager of LV DEVELOPMENT, LTD. 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, in the capacity therein stated as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27 day of APRIL, 2005.

Notary Public, State of Texas
My commission expires: 3-10-08

SURVEYOR CERTIFICATION:
This is to certify that I, Richard C. Maki, a registered professional land surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corner's, points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Richard C. Maki, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration Number 4587

OWNER / DEVELOPER: LV DEVELOPMENT, LTD.
2229 W. DIVISION, ARLINGTON, TEXAS 76012
PHONE: (817) 460-6754, FAX: (817) 461-6344
EMAIL: RYAN@DODSONDEVELOPMENT.COM

SURVEYOR:
MAKI AND ASSOCIATES, INC.
P. O. BOX 14243, ARLINGTON, TEXAS 76094-1243
PHONE: 817-274-6883 FAX: 817-261-8223 EMAIL: MAKISURVEY@HOTMAIL.COM

PLANNER / ENGINEER
COTTER ASSOCIATES, LLC
LAND PLANNING * CIVIL ENGINEERING * LANDSCAPE ARCHITECTURE
1805 C West Park Row Drive Arlington, Texas 76013
Phone: (817) 274-3955 Fax: (817) 795-1051 Email: CALLCOTTER@BELGLOBAL.NET

This Plat is Recorded in: Cabinet___, Slide_____, Date_____

FINAL PLAT
68 LOTS
LAGO VISTA

LOTS 1-20, BLOCK 1 * LOTS 1-16, BLOCK 2 * LOTS 1-10, BLOCK 3 * LOTS IX-3X, BLOCK 4 * LOTS 1-12 BLOCK 5 LOTS 1-7, BLOCK 6

BEING A 12.240-ACRE TRACT OF LAND IN THE JOHN C. HOUSTON SURVEY ABSTRACT NUMBER 720 INCLUDING ALL OF LOT 5 J.C. HOUSTON ADDITION (V. 388-155, P. 82, P.R.T.C.T.)
AN ADDITION TO THE
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
DATE: APRIL 7, 2005

CABINET A SLIDE 10198

203FP