

The basis of bearing for this plat is the southeast line of the T. & P. RR Co. Survey, Abstract No. 1422 recorded in Volume 105, Page 468, Official Records of Parker County, Texas.

Building setback lines shall be per the Deer Ridge Estates homeowner design guidelines.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 4836/C0325E, Map date: September 26, 2008, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

1/2" iron rod with a red cap stamped "Fulton Surveying" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

Lot 1, Block 4A denotes Deer Ridge Estates Homeowner Association private vehicular access, private landscaping, public utilities and private storm drain easement. No building permit will be issued for Lot 1, Block 4A.

Lot 2, Block 4A denotes Deer Ridge Estates Homeowner Association private open space/landscape lot. No building shall be constructed on any portion of Lot 2, Block 4A.

No structure shall be built within the 5' No Build easement surrounding the abandoned well on Lot 18, Block 6.

Water and sanitary sewer will be provided by individual on-site systems.

Culvert schedule and min. finished floor elevations were prepared by Dunaway Associates, L.P.

Property lies within the City of Fort Worth, Texas extraterritorial jurisdiction.

There are no lien holders on this property.

All lots are 2-acre minimum.

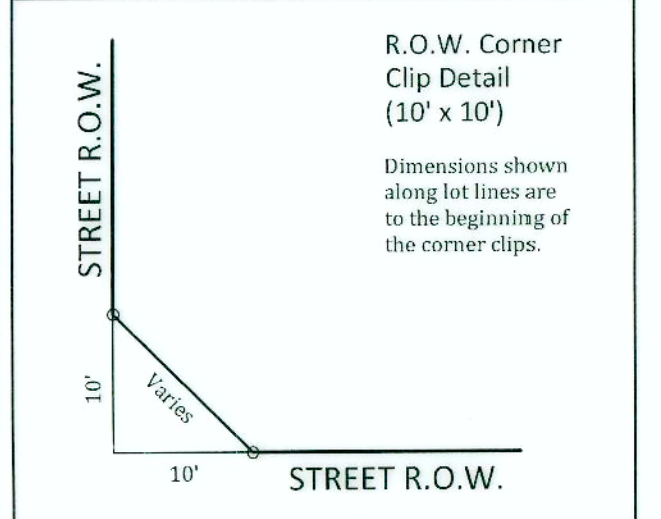
CM Control Monument

STREET LENGTH TABLE

Antler Ridge Drive	3,011 L.F.
Maral Lane	558 L.F.
Rasha Drive	872 L.F.
Bedding Lane	571 L.F.
Browline Way	1,616 L.F.
Total	6,628 L.F.

LAND USE TABLE

Total Gross Acreage	85.032 Ac.
Private Street Right-of-Way	10.869 Ac.
Net Acreage	73.958 Ac.
Number of Residential Lots	34
Number of Non-Residential Lots	2
Non-Residential Acreage	11.074 Ac.
Private Park Acreage	0
Public Park Acreage	0



Groundwater Availability Study

Certification of Groundwater availability for this plat is filed in Book 2920, Page 1296, Real Records, Parker County, Texas.

Utility Easements

Any public utility, including the City of Fort Worth and Parker County, 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 of any time - if procuring the permission of anyone.

Private Common Areas and Facilities Maintenance

The City of Fort Worth and Parker County 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 space; water and wastewater distribution systems; and treatment facilities; and recreation/cubhouse/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, and Parker County 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.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along any lots containing private common areas or facilities identified as such on this plat, shall be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth and Parker County 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 and/or Parker County 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 and Parker County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-ways crossing each lot is contained within the floodplain easement line as shown on the plat.

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.

Oil and Gas Well

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and the adopted Pipe Code (or distance granted by Council variance) from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building g, without regards to intervening structures or objects

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.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.
PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)
REAL RECORDS, PARKER COUNTY, TEXAS
THE PARKER COUNTY COMMISSIONERS COURT
SIGNATURES ARE NOT REQUIRED

Plat Approval Date : 5/24/2013

By: *Charles B. Row* Chairman
By: *Danah B. Hughes* Secretary

Block	Lot	Driveway Culvert Size
6	1	24-in
6	2	24-in
6	3	24-in
6	4	24-in
6	9	24-in
6	10	24-in
6	11	24-in
6	12	24-in
6	13	24-in
6	19	24-in
6	20	24-in
7	17	30-in
7	18	30-in
8	1	24-in
8	2	24-in
8	8	24-in
8	9	24-in
8	10	27-in
8	11	27-in
8	12	30-in

Note: Culverts for Lots not listed above shall be 18-Inch minimum.

DELENA SUE COOMER DOYLE
BOOK 626, PG. 702

DONALD R. PROPP ETUX
BOOK 728, PG. 353

DONALD R. PROPP ETUX
BOOK 467, PG. 564

MARGIE CORINE J. WILSON
BOOK 1104, PG. 745

AGUIRRE SERVANDO
BOOK 2055, PG. 1500

PARKER 1102 HOLDINGS LTD.
BOOK 1877, PAGE 942
BOOK 1877, PAGE 924

CERTIFICATION:

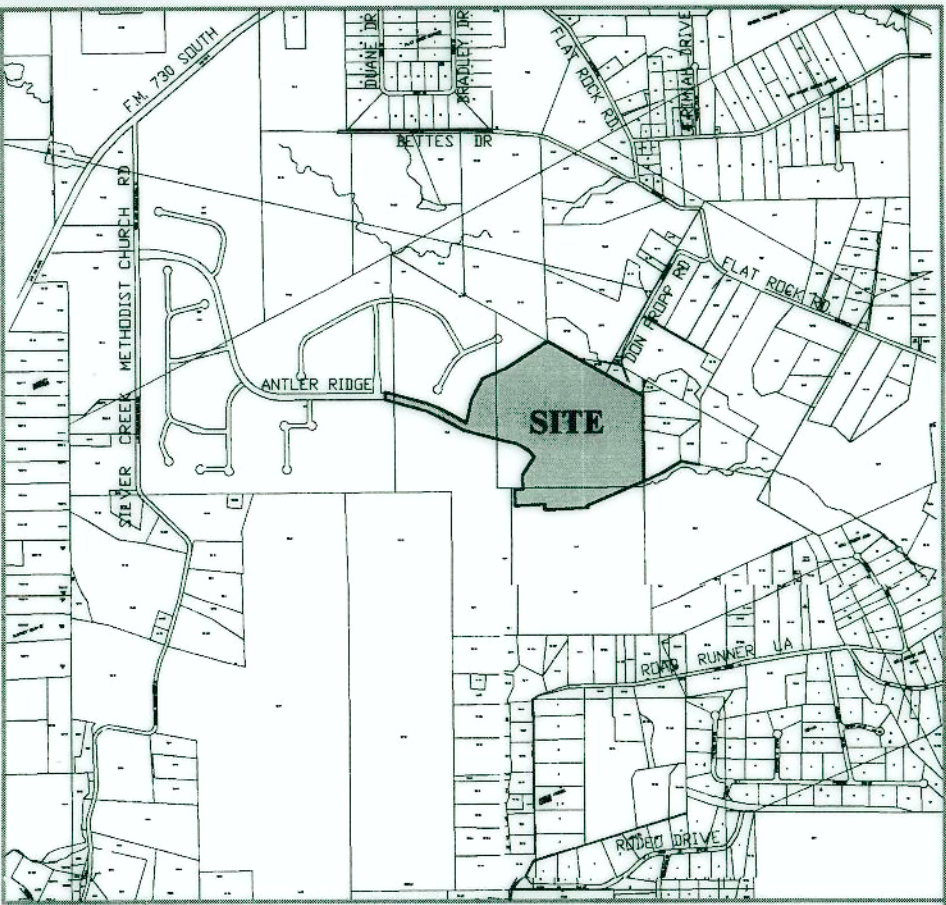
I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October, 2012.
Susan L. Stewart 10-7-12
Date
Susan L. Stewart, R.P.L.S.
Registered Professional Land Surveyor Texas
Registration No. 54995



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

201312078
06/10/2013 09:25 AM
Fee: 78.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

Cabinet 'D'
Slide 243

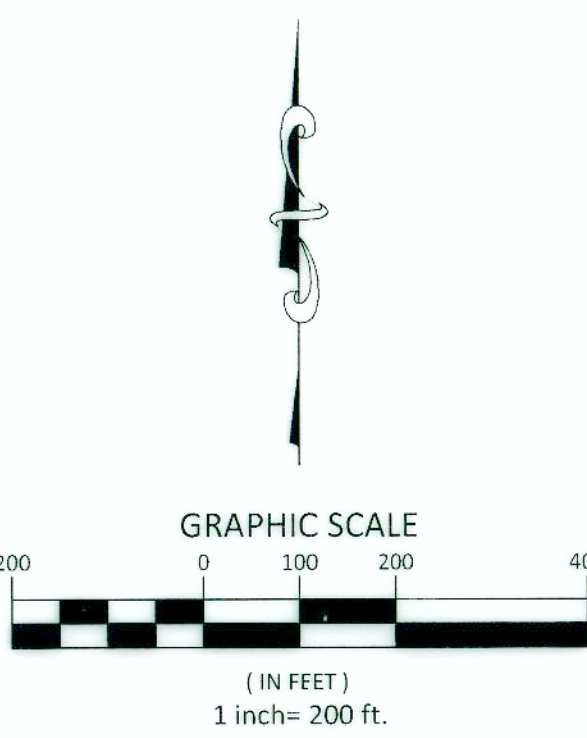


VICINITY MAP
Not To Scale

OWNER / DEVELOPER: MILL STREAM COMPANY
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
(817)-877-9992
ENGINEER: DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR:

FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TX 76104
(817)-335-3625



Final Plat of Deer Ridge Estates

Lots 1 - 20, Block 6
Lots 17 - 18, Block 7
Lots 1 - 12, Block 8
and
Lots 1 & 2, Block 4A

Parker County, Texas, situated in the William Elliott Survey, Abstract No. 2383, the H.R. & J.H. Lovelace Survey, Abstract No. 2134, the J.P. Hill Survey, Abstract No. 2119 and the J.P. Hill Survey, Abstract No. 696

36 Lots 85.032 Acres

This plat was prepared in May 2013
By Dunaway Associates L.P.

FP-012-024
Ref. Case No. PP-007-041



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

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