

The basis of bearing for this plat is the easterly line of Block 4, Deer Ridge Estates, Phase 5, according to the plat recorded in Cabinet D, Slide 357, County Clerk Document #201417963, Real Property Records, Parker County, Texas.

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

According to the Flood Insurance Rate Maps for Parker County, Texas, Incorporated Areas, Map Number 48367C0325E, 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 5, 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 5, Block 4A.

Water to be served by private water well, sewer to be served by private individual disposal system.

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.

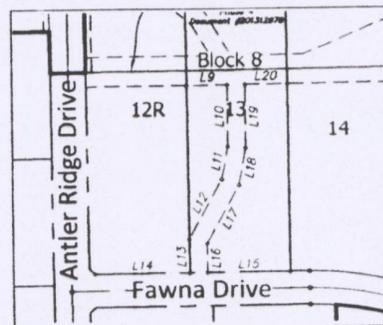
Reference City of Fort Worth Flood Study Number FP-14-012-FS.

There are no lien holders on this property.

All lots are 2-acre minimum.

 Control Monument

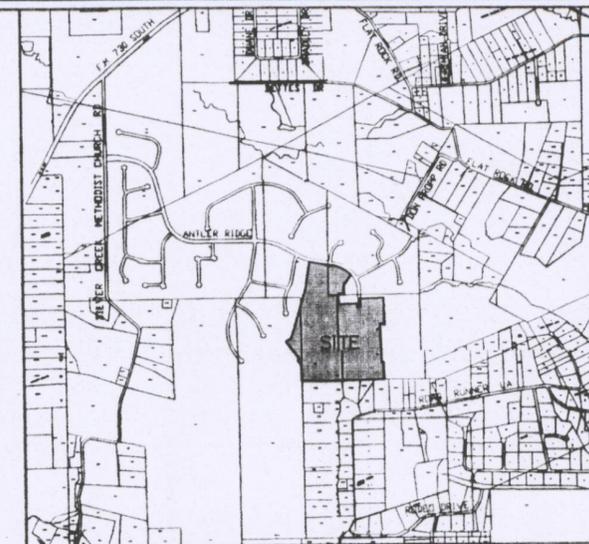
Culvert Schedule					
Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size
4	44	24-in	7	12	24-in
4	45	24-in	7	13	24-in
4	46	24-in	7	14	24-in
4	47	24-in	7	15	24-in
4	48	24-in	7	16	24-in
4	49	24-in	8	12R	24-in
4	50	24-in	8	13	24-in
4	51	24-in	8	14	24-in
4	52	24-in	8	39	24-in
4	53	24-in	8	40	24-in
7	1	24-in	8	41	24-in
7	2	24-in	8	42	24-in
7	3	24-in	8	43	24-in
7	4	24-in	8	44	24-in
7	5	24-in	8	45	24-in
7	6	24-in	8	46	24-in
7	7	24-in	9	1	24-in
7	8	24-in	9	2	24-in
7	9	24-in	9	16	24-in
7	10	24-in	9	17	24-in
7	11	24-in			



INSET
1"=200'

201516599 PLAT Total Pages 1

Drainage Easement Line Table		
Line #	Line Bearing	Line Length
L9	N89° 32' 29"E	68.61
L10	S0° 00' 00"E	107.46
L11	S10° 17' 31"W	59.10
L12	S28° 43' 40"W	116.33
L13	S0° 27' 31"E	58.42
L14	S89° 32' 29"W	160.00
L15	S89° 32' 29"W	140.00
L16	N0° 27' 31"W	50.61
L17	N28° 43' 40"E	113.39
L18	N10° 17' 31"E	66.67
L19	N0° 00' 00"E	110.40
L20	N89° 32' 29"E	71.39



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
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

FP15-020
Final Plat of

Deer Ridge Estates

Lots 44 - 53, Block 4
Lots 1 - 16, Block 7
Lots 12R, 13, 14 & 39 - 46, Block 8
Lots 1, 2, 16 & 17, Block 9
and
Lot 5, Block 4A

Parker County, Texas, situated in the J.P. Hill Survey, Abstract No. 2119, the J.P. Hill Survey, Abstract No. 696, the H.R. & J.H. Lovelace Survey, Abstract No. 2134, and the L.M. Rodarmel Survey, Abstract No. 1108

PHASE 7
42 Lots / 94.508 Acres

This plat was prepared in July 2015
By Dunaway Associates, L.P.

FP-15-020
Ref. Case No. PP-007-041



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

Sheet 1 of 3 D-440

PARKER COUNTY PLAT

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 June, 2015.

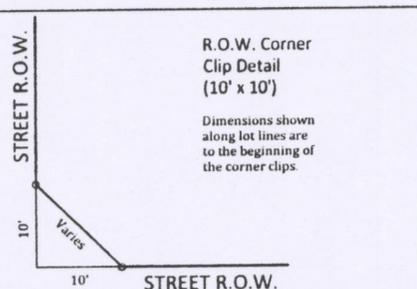
Susan L. Stewart
Susan L. Stewart, R.P.L.S.
Registered Professional Land Surveyor Texas
Registration No. 5495

S.L.S.
Date of Plat Signing



LAND USE TABLE	
Total Gross Acreage	94.508 Ac.
Private Street Right-of-Way	8.214 Ac.
Net Acreage	86.294 Ac.
Number of Residential Lots	41
Number of Non-Residential Lots	1
Non-Residential Acreage	8.214 Ac.
Private Park Acreage	0
Public Park Acreage	0

STREET LENGTH TABLE	
Maral Lane	2,245 L.F.
Hartley Way	1,276 L.F.
Antler Ridge Drive	1,287 L.F.
Fawna Drive	550 L.F.
Stand Lane	560 L.F.
Total	5,918 L.F.



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 at any time of 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 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, 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.

Groundwater Availability Study
Certification of Groundwater availability for this plat is filed in Book 2920, Page 1295, Real Records, Parker County, Texas

ETJ Floodplain Restriction Note
In the ETJ, no construction shall be allowed within the floodplain easement, without the written approval of the Proper Authority. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood plain.

Flood Plain/Drainage-Way: Maintenance
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition 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 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 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.

Residential Driveway Restrictions
Direct access from single family residential drives onto Antler Ridge Drive is prohibited.

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 Fire 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, 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.

201516599
08-10-15



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: 8/7/2015
By: *Stephen R. Roof* Chairman
By: *Mary Elliott* Secretary

FB12-050-1

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FP-15-020 - DEER RIDGE ESTATES - PHASE 7

STATE OF TEXAS))
COUNTY OF PARKER))

WHEREAS, Deer Ridge, Ltd., a Texas Limited Partnership, is the sole owner of the following described tract of land, to wit:

BEING a 94.508 acre tract of land situated in the H.R. & J.H. Lovelace Survey, Abstract Number 2134, the J.P. Hill Survey, Abstract Number 2119, the J.P. Hill Survey, Abstract Number 696 and the L.M. Rodarmel Survey, Abstract Number 1108, Parker County, Texas, being a portion of the tract of land described in the deed to Parker 1102 Holdings, Ltd., recorded in Volume 1877, Page 942 and Volume 1877, Page 924, Real Property Records, Parker County, Texas, said 94.508 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron with red cap stamped "Fulton Surveying" found for the intersection of the southerly right-of-way line of Antler Ridge Drive (80' Right-of-Way) called Lot 1, Block 4A of Deer Ridge Estates, Phase 4, an Addition to Parker County, Texas according to the plat recorded in Cabinet D, Slide 243, County Clerk Document #201312978, Real Property Records, Parker County, Texas, being the northeast corner of Lot 43, Block 4, Deer Ridge Estates, Phase 5, an Addition to Parker County, Texas, according to the plat recorded in Cabinet D, Slide 357, County Clerk Document #201417963, Real Property Records, Parker County, Texas;

THENCE with the southerly right-of-way line of Antler Ridge Drive, said Deer Ridge Estates, Phase 4, the following:

South 80°01'32" East, a distance of 360.41 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

South 35°01'32" East, a distance of 14.14 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

South 80°01'32" East, a distance of 60.00 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

North 54°58'29" East, a distance of 14.14 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

South 80°01'32" East, a distance of 113.13 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found for the point of curvature of a curve to the right having a radius of 560.00 feet and whose chord bears South 58°28'30" East, 411.40 feet;

Southwesterly with said curve through a central angle of 43°06'03" an arc distance of 421.26 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found at the end of said curve;

THENCE departing the southerly right-of-way line of said Antler Ridge Drive, South 35°33'16" West, a distance of 291.13 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE South 00°08'41" West, a distance of 187.38 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE South 89°32'29" West, a distance of 113.21 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE South 00°27'31" East, a distance of 220.00 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE North 89°32'29" East, a distance of 396.00 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE South 00°27'31" East, a distance of 70.50 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE North 89°32'29" East, a distance of 60.00 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE North 00°27'31" West, a distance of 175.00 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found at the Northwest corner of Lot 12, Block 8, said Deer Ridge Estates, Phase 4 and the Southwest corner of Lot 11, Block 8, said Deer Ridge Estates, Phase 4;

THENCE North 89°32'29" East, along the common line of said Lots 12 and 11, a distance of 517.83 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found at the Northeast corner of said Lot 12 and the Southeast corner of Lot 11;

THENCE South 00°27'31" East, at 175.00 feet, passing a 1/2" iron with a red cap stamped "Fulton Surveying" found at the Southeast corner of said Lot 12, continuing in all a distance of 608.56 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set for the point of curvature of a non-tangent curve to the left having a radius of 470.00 feet and whose chord bears North 78°50'56" West, 104.98 feet;

THENCE northwesterly with said curve through a central angle of 12°49'27" an arc distance of 105.20 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set at the end of said curve;

THENCE South 00°27'31" East, a distance of 904.07 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set;

THENCE North 89°32'29" East, a distance of 37.67 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set;

THENCE South 00°27'31" East, a distance of 388.54 feet to a 1/2" iron rod found;

THENCE South 89°40'20" West, a distance of 284.12 feet to a 1/2" iron rod found;

THENCE South 89°32'51" West, a distance of 905.53 feet to a 1/2" iron rod found;

THENCE North 88°19'24" West, a distance of 597.55 feet to a 1/2" iron rod found;

THENCE North 01°07'51" West, a distance of 412.06 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set for the point of curvature of a curve to the right having a radius of 60.00 feet and whose chord bears North 19°48'34" West, 116.17 feet;

THENCE Northwesterly with said curve through a central angle of 150°59'19" an arc distance of 158.11 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set at the end of said curve;

THENCE North 34°18'55" West, a distance of 478.70 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" set on the westerly line of said Block 4 of Deer Ridge Estates, Phase 5;

THENCE with the westerly line of said Block 4 of Deer Ridge Estates, Phase 5 the following:

North 51°29'59" East, a distance of 146.72 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

North 17°18'34" East, a distance of 1,169.71 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

North 09°58'28" East, a distance of 599.95 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 94.508 acres (4,116,768 square feet) of land.

NOTE: The basis of bearing for this plat is the easterly line of Block 4, Deer Ridge Estates, Phase 5, according to the plat recorded in Cabinet D, Slide 357, County Clerk Document #201417963, Real Property Records, Parker County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, Deer Ridge, Ltd., a Texas Limited Partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt the plat of the herein above described real property to be designated as:

Lots 44 thru 53, Block 4
Lots 1 thru 16, Block 7
Lots 12R, 13, 14 & 39 thru 46, Block 8
Lots 1, 2, 16 & 17, Block 9
and
Lot 5, Block 4A

Deer Ridge Estates,
Parker County, Texas

WITNESS UNDER MY HAND THIS THE 31st DAY OF July, 2015.

Deer Ridge, Ltd., a Texas Limited Partnership

James R. Dunaway
James R. Dunaway - Vice President

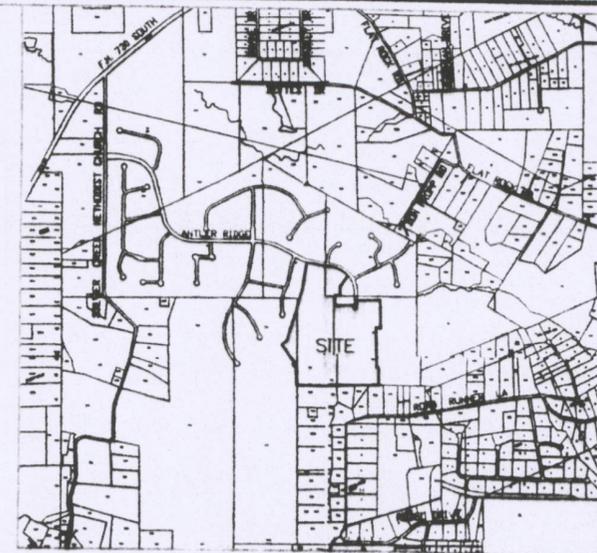
STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Dunaway, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said James R. Dunaway, a person duly authorized to execute the foregoing instrument, and that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 31st day of July, 2015.

Norma Zamarron
Notary Public, State of Texas

Norma Zamarron
Printed Name
10/3/18
My Commission Expires:



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
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 44 - 53, Block 4
Lots 1 - 16, Block 7
Lots 12R, 13, 14 & 39 - 46, Block 8
Lots 1, 2, 16 & 17, Block 9
and
Lot 5, Block 4A

Parker County, Texas, situated in the J.P. Hill Survey,
Abstract No. 2119, the J.P. Hill Survey, Abstract No.
696, the H.R. & J.H. Lovelace Survey, Abstract No. 2134,
and the L.M. Rodarmel Survey, Abstract No. 1108

PHASE 7
42 Lots / 94.508 Acres

This plat was prepared in July 2015
By Dunaway Associates, L.P.

FP-15-020
Ref. Case No. PP-007-041



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

