

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON APR 27, 2005 AT 09:43 AM

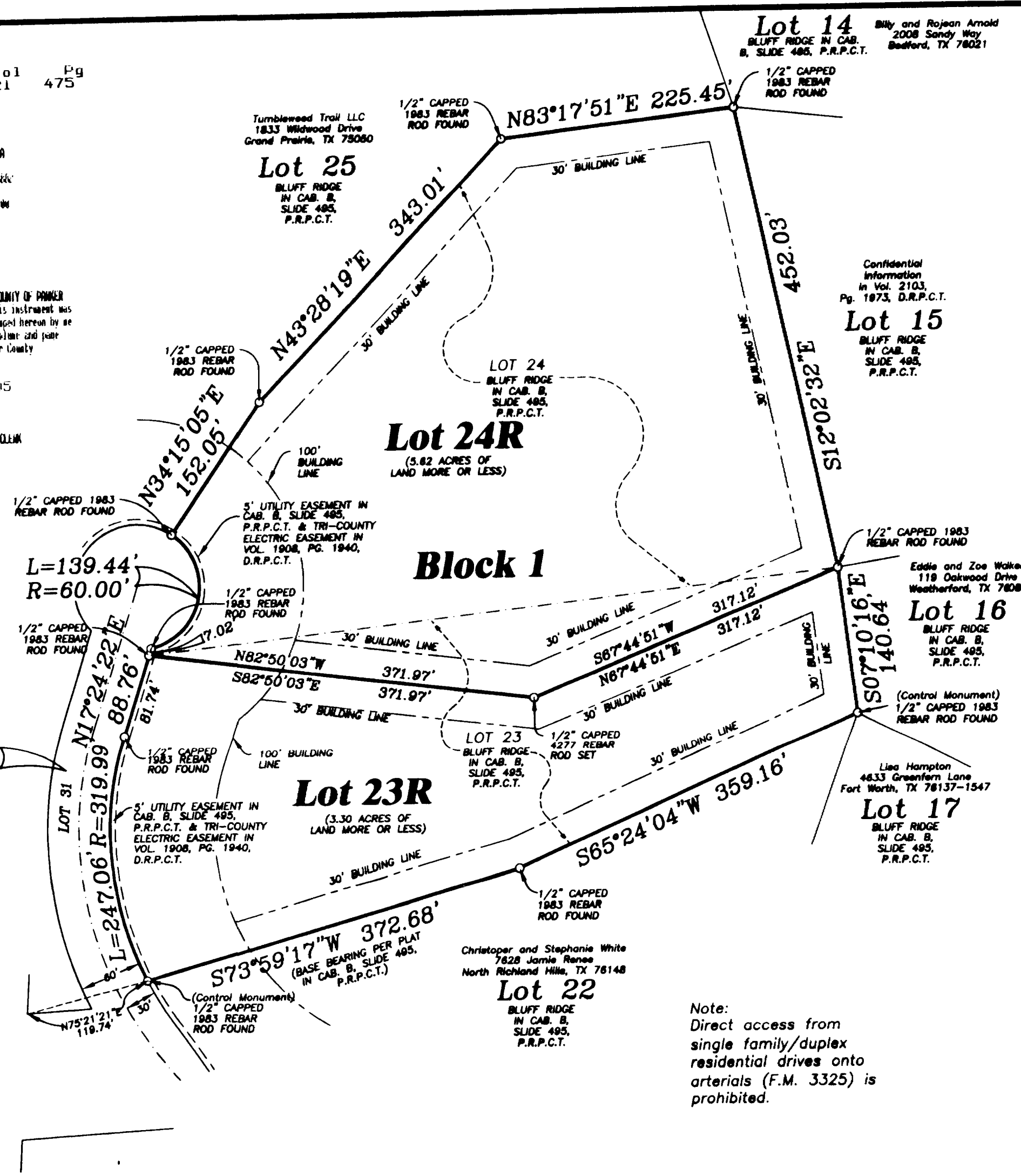
RECORD NUMBER: 00553882
SUBJECT: 00-00

BY: [Signature]

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on this date and time stamped herein by me and that the same conforms to the public and private laws of this state and that the same are in full force and effect in the County of Parker County, Texas.

DATE: 4-27-2005

FROM: [Signature]
COUNTY CLERK
PARKER COUNTY



Bluff Creek Road
(60' RIGHT OF WAY)

F.M. 3325
(110' RIGHT OF WAY)

NOTES:
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.
NOTE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
NOTE:
WATER TO BE SERVED BY PRIVATE WATER WELL, SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
NOTE:
BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF FORT WORTH ZONING ORDINANCE

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED 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.

SIDEWALKS
SIDEWALKS SHALL BE REQUIRED FOR ALL STREETS CONSTRUCTED TO THE CITY OF FORT WORTH STANDARDS.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONE WITH THE CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE TPW DEPT. STATING THAT HE IS AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM THE BUYER OF THE SAME.

Notes:
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480520 0150 C, Dated January 3, 1997, this lot is in Zone X, which is not in the 100 year flood zone.

STATE OF TEXAS
COUNTY OF TARRANT
Whereas We, Richard O'Neal and Wife, Gayle O'Neal, being the owners of Lots 23 and 24, Block 1, Bluff Ridge, an addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 495, Plat Records, Parker County, Texas.

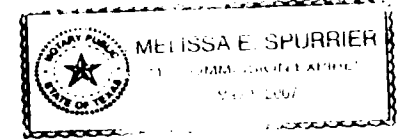
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That We, Richard O'Neal and Wife, Gayle O'Neal, do hereby adopt this plat designating the herein described real property as Lots 23R and 24R, Block 1, Bluff Ridge, an addition to Parker County, Texas, and do hereby dedicate the use forever the easements and streets shown hereon.
Witness my hand in Tarrant County, Texas, the 4 day of April, 2005.

[Signature] Richard O'Neal
[Signature] Gayle O'Neal
Richard O'Neal
Gayle O'Neal

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Richard O'Neal and Wife, Gayle O'Neal, known to me to be the persons whose names are 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 office this 4 day of April, 2005.

[Signature] Melissa E. Spurrier
Melissa E. Spurrier
Notary Public

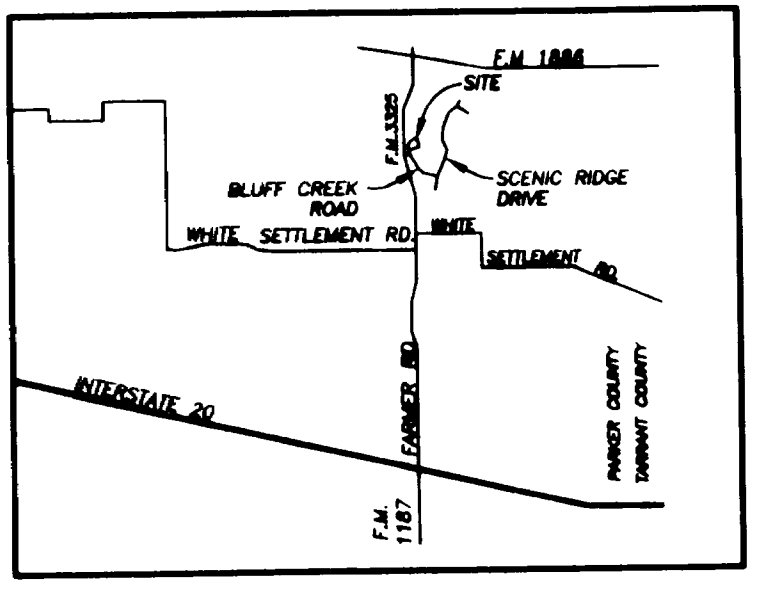
5-1-07
My Commission Expires



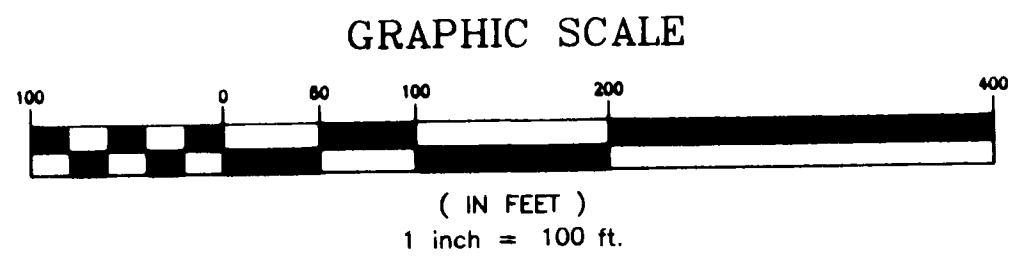
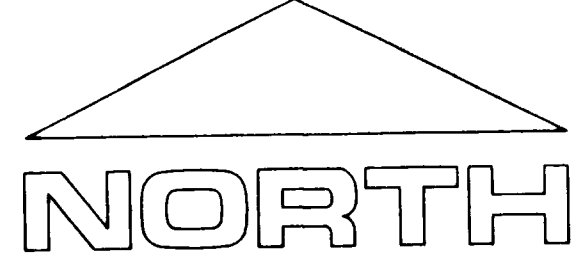
Owners:
Richard O'Neal and Wife,
Gayle O'Neal
7700 Meadowbrook Drive
Fort Worth, TX 76112

APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE: 4-27-05
BY: [Signature]
COUNTY JUDGE
BY: [Signature]
BY: [Signature]
BY: Absent
BY: [Signature]

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 4-8-05
BY: [Signature]
CHAIRMAN
BY: [Signature]
SECRETARY



VICINITY MAP (NOT TO SCALE)



ACCT. NO.: 10587
SCH. DIST.: A2
CITY: CW
MAP NO.: M-2

RE-PLAT SHOWING
LOTS 23R AND 24R, BLOCK 1,
Bluff Ridge,

AN ADDITION TO THE CITY OF PARKER COUNTY, TEXAS, BEING A RE-PLAT OF LOTS 23 AND 24, BLOCK 1, BLUFF RIDGE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 495, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 249, DATE 4-27-05

DELTA
SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7767

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
[Signature]
LONNIE REED
R.P.L.S. No. 4877
2-3-05

