

0' 200'

D-25

Doc# 723067 Book 2737 Page 1292

Private Maintenance The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Utility Easements Any public 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.

Construction Prohibited Over Easements No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

ETJ Floodplain Restriction 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 minimum of two (2) feet above the 100 year flood plain.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PERSCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION § 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.



J. BAH 08-20-09

James F. Gomer A-496

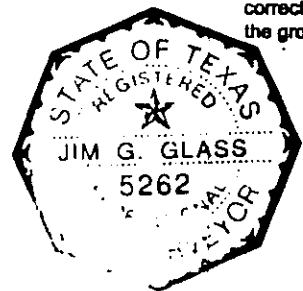
General Notes: Bearings shown are based on GPS observations, Texas North Central Zone, NAD 27, State Plane Coordinate System.

This site lies within the City of Fort Worth E.T.J.

Property corners shown hereon are monumented with 5/8" iron rods with caps stamped "E.L.S. Surv. Aledo, TX."

THE STATE OF TEXAS COUNTY OF PARKER

I hereby certify, to the best of my knowledge, that this plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision.



Jim G. Glass Registered Professional Land Surveyor No. 5262 E.L.S. Surveying and Mapping, Inc. 9905 E. Bankhead Hwy., Suite 250 Alledo, Texas 76008

CITY PLAN COMMISSION CITY OF FORT WORTH This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date 8/21/09 By: [Signature] Chairman

By: [Signature] Secretary

Owner / Developer Paten Morrow 204 Autumnwood Drive Alledo, TX. 76008

Case Number: FS-009-039

State of Texas County of Parker

KNOW ALL MEN BY THESE PRESENTS, That, Andrew Paten Morrow, Karl Morrow, Landry N. Burdine, and Elizabeth S. Burdine, are the owners of the following described real property, to wit:

Being a 5.416 acre tract of land situated in the Rice Derrett Survey, Abstract No. 380, Parker County, Texas and being described in deeds to Andrew Paten Morrow, Karl Morrow, Landry N. Burdine, and Elizabeth S. Burdine as recorded in Volume 2577, Page 1146 and Volume 2577, Page 1166 more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of a tract of land described in a deed to Linda B. Snow as recorded in Volume 1398, Page 646 (Public Records, Parker County, Texas)

Thence South 07 degrees 07 minutes 26 seconds East, with the west line of said Snow tract of land, a distance of 705.21 feet to a 5/8" capped iron rod set for corner;

Thence South 19 degrees 44 minutes 26 seconds East, with the said Snow tract of land, a distance of 82.66 feet to a 1/2" iron rod found for corner;

Thence South 46 degrees 52 minutes 23 seconds West, with the said Snow tract of land, a distance of 108.08 feet to a 1/2" iron rod found for the most westerly southwest corner of said Snow tract of land and the northeast corner of a tract of land described in a deed to Jerry M. Zeller as recorded in Volume 1229, Page 800;

Thence North 87 degrees 50 minutes 00 seconds West, with the north line of line of said Zeller tract of land, a distance of 155.20 feet to a 5/8" capped iron rod set for corner;

Thence South 18 degrees 15 minutes 00 seconds West, with the north line of said Zeller tract of land, a distance of 54.10 feet to a 5/8" capped iron rod set for corner;

Thence South 84 degrees 01 minutes 49 seconds West, with the north line of said Zeller tract of land, a distance of 148.46 feet to a 1/2" iron rod found for the northwest corner of said Zeller tract of land and the southeast corner of a tract of land described in deed to Marvin L. Overton IV, et ux as record in Volume 1917, Page 381;

Thence North 07 degrees 03 minutes 36 seconds East, with the east line of the said Overton tract of land, a distance of 854.00 feet to a 5/8" iron rod found for the northeast corner of said Overton tract of land and being in the south right of way line of Amelia Lane;

Thence North 70 degrees 01 minutes 41 seconds East, with the south right of way line of Amelia Lane, a distance of 189.67 feet to POINT OF BEGINNING and containing within these metes and bounds 5.416 acres or 235,901 square feet, more or less.

THE STATE OF TEXAS

COUNTY OF PARKER

The Owners of this land shown as Burrow Addition Lots 1 and 2 and whose name is subscribed herto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

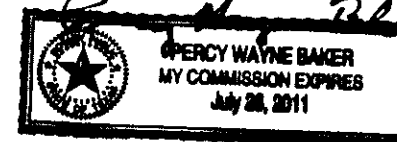
Signatures of Andrew Paten Morrow, Karl Morrow, Landry N. Burdine, and Elizabeth S. Burdine.

THE STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Karl Morrow 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 and in the capacity therein stated.

Given under my hand and seal on this the 18th day of Aug., 2009

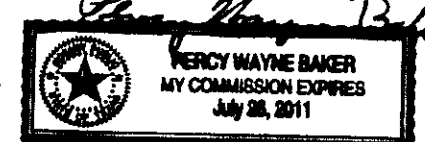


THE STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Andrew Paten Morrow 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 and in the capacity therein stated.

Given under my hand and seal on this the 18th day of Aug., 2009



THE STATE OF TEXAS

COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed for record in my office the day of Aug., 2009, at o'clock M., and duly recorded the day of Aug., 2009, at o'clock M., in Records of said County in Plat cabinet, pages

In Testimony Whereof, witness my hand and official seal of office, this day of Aug., 2009.

Jeane Brunson, County Clerk Parker County, Texas

By: [Signature] Deputy

Doc# 723067 Fees: \$66.00 09/10/2009 9:50AM # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Landry N. Burdine 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 and in the capacity therein stated.

Given under my hand and seal on this the 18th day of Aug., 2009



THE STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Elizabeth S. Burdine 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 and in the capacity therein stated.

Given under my hand and seal on this the 18th day of Aug., 2009



BURROW ADDITION

Lots 1 and 2 an addition to Parker County, Texas being 5.416 acres situated in the Rice Derrett Survey, Abstract No. 380 Parker County, Texas August 10, 2009

E.L.S. Surveying & Mapping, Inc. 9905 E Bankhead Hwy., Suite 250 Alledo, Texas 76008 Office: 817-441-8113 Fax: 817-441-5978

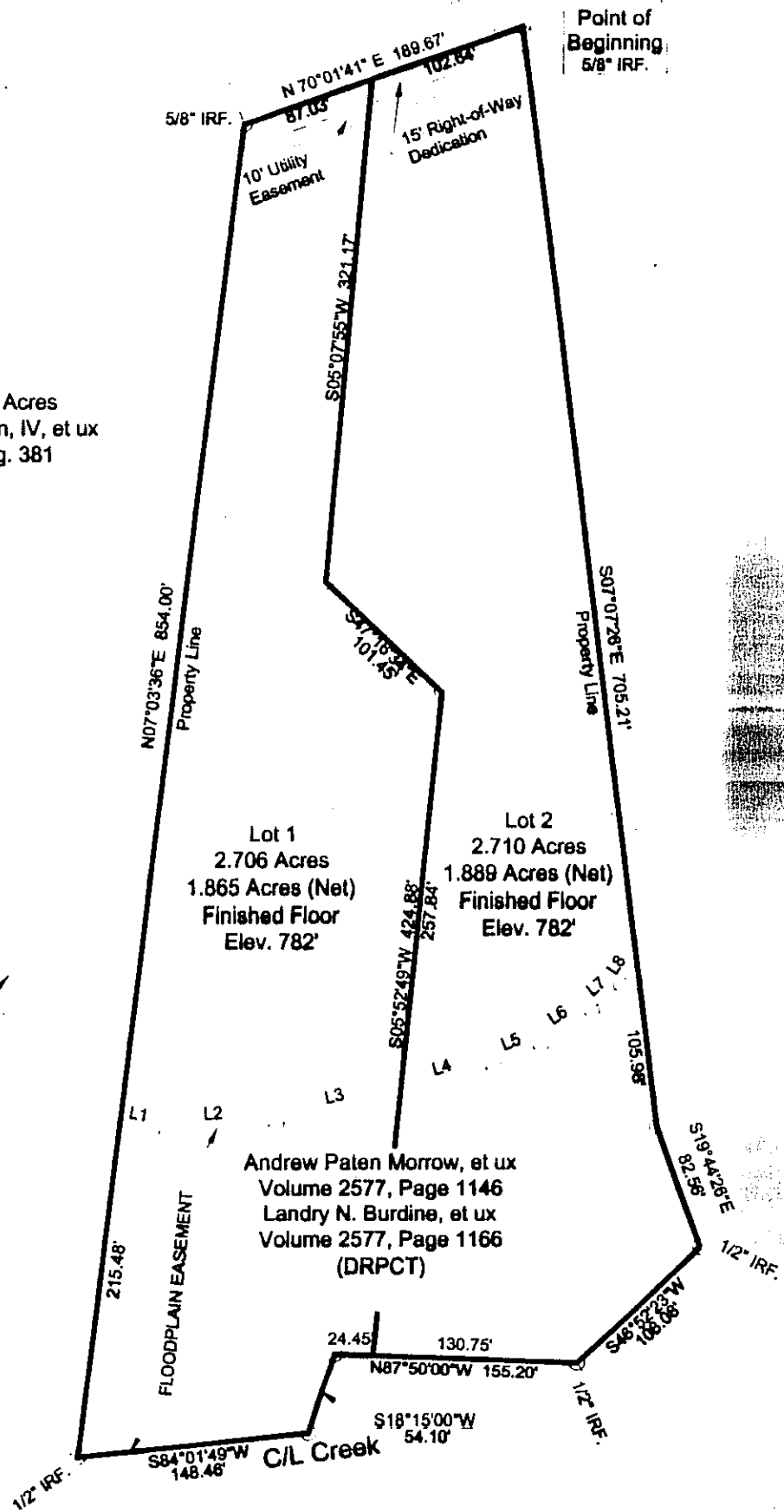
ACCT. NO.: 10865 SCH. DIST.: AL CITY: CO MAP NO.: M.20

This plat filed in Cabinet D, Slide 25 Date 9-10-09

River Tree Estates Cab. C, Slide 183

Amelia Lane 30' Road Easement Vol. 437, Pg. 136

Point of Beginning 5/8" IRF.



Called 8.2 Acres Linda B. Snow Vol. 1398 Pg. 646

Rice Derrett A-380

Called 9.38 Acres Jerry M. Zeller Vol. 1229 Pg. 800

Called 5.455 Acres Marvin C. Overton, IV, et ux Vol. 1917 Pg. 381

Approximate limits of flood plain as scaled from FEMA Community-Panel Number 480520 0220 C Dated January 3, 1997

FLOODPLAIN EASEMENT LINE TABLE with columns for LINE, BEARING, and DISTANCE.



Scale bar: 100' 0' 100' 200' 300'

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the day of August, 2009

Mark Wiley, County Judge

Commissioner #1 George Conley, Commissioner #2 Joe Brinkley

Commissioner #3 John Roth, Commissioner #4 Jim Webster

Abstain