

**D-25** Book 723887  
 Book 2737 Page 1282

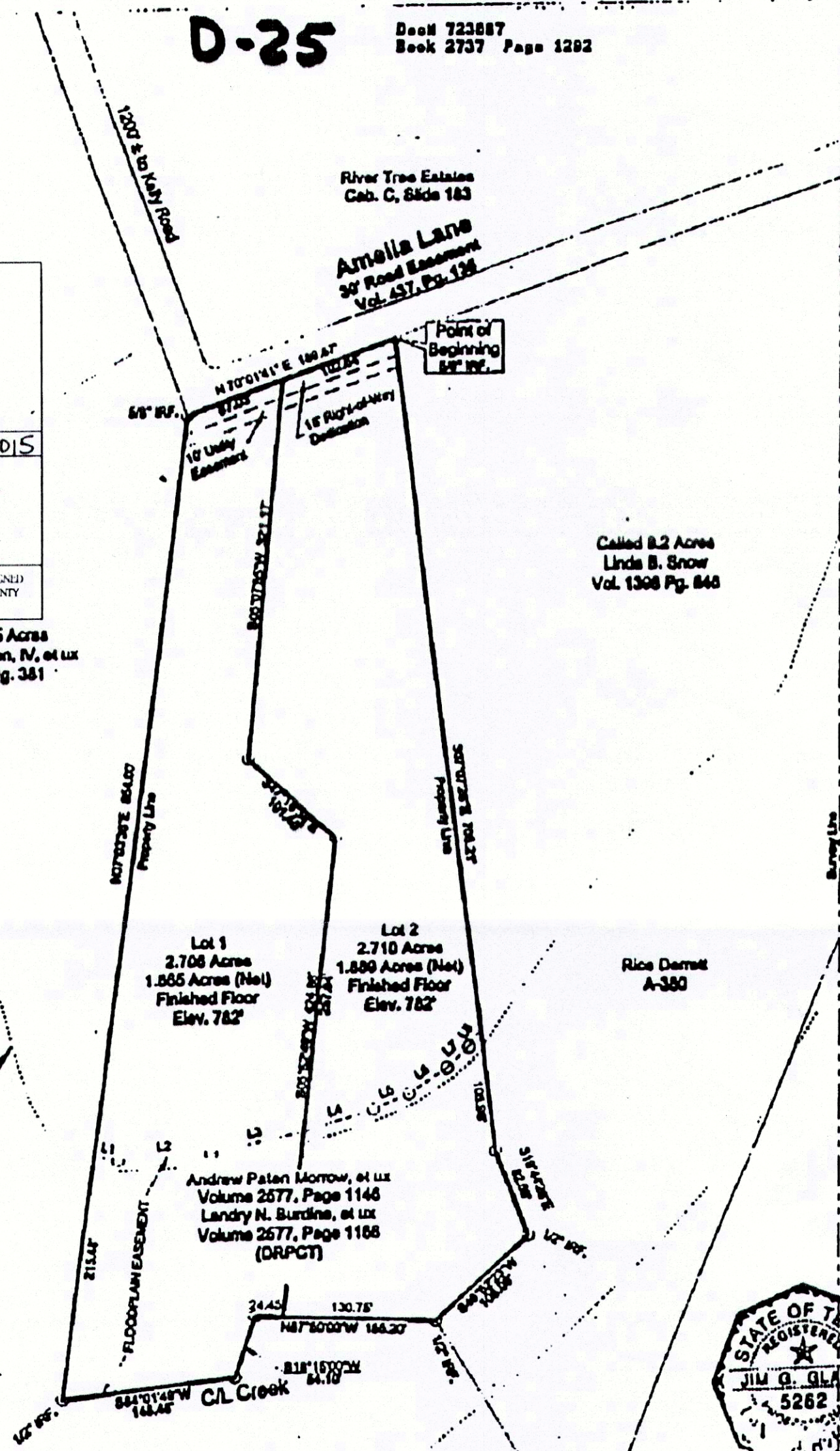
**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS  
 ABANDONMENT APPROVED

Plat Approval Date: 9/4/2015  
 By: [Signature] Chairman  
 By: [Signature] Secretary

FOR THE CITY OF FORT WORTH AND PARKER COUNTY L.E.J. AGREEMENT SIGNED  
 JUNE 7, 2011 AND FILED IN VOLUME 2850 PAGE 235 R.P.F.C.T. PARKER COUNTY  
 COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.

Called 6.455 Acres  
 Marvin G. Overton, M., 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**

LINE	BEARING	DISTANCE
L1	S 77°44'34" E	20.97'
L2	N 02°48'17" E	80.00'
L3	N 77°08'00" E	81.33'
L4	N 77°28'00" E	82.17'
L5	N 02°18'00" E	33.00'
L6	N 02°48'17" E	29.50'
L7	N 42°31'17" E	24.80'
L8	N 51°28'00" E	11.00'

**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 around all or part of any building, fence, tree, shrub, other growth or improvement which in any way obstructs or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, repair, painting, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of preparing the protection of easements.

**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 improvement, 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 PLATED WITHOUT A FLOODPLAIN CERTIFICATE AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION § 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE FLOODPLAIN AVAILABILITY.**

**FORT WORTH**  
 CITY PLAN COMMISSION  
 James F. Comer  
 A-498  
 08-20-09

**General Notes:**  
 Bearings shown are based on GPS observations, Texas North Central Zone, NAD 83, State Plane Coordinate System.

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

Property corners shown hereon are monumented with 6" iron rods with caps stamped "E.L.S. SURV. ALBOK, 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.

**STATE OF TEXAS**  
 JIM G. GILBERT  
 5262  
 SURVEYOR

**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  
 Paton Morrow  
 264 Ashland Drive  
 Alamo, TX 78003

Case Number: FS-009-039

State of Texas  
 County of Parker

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

Being a 6.418 acre tract of land situated in the Rice Darnett Survey, Abstract No. 380, Parker County, Texas and being described in deeds to Andrew Paton Morrow, Karl Morrow, Landry M. Burdine, and Elizabeth B. Burdine as recorded in Volume 2577, Page 1148 and Volume 2577, Page 1168 more particularly described as follows:

Substantially as a 648' iron rod found for the northwest corner of a tract of land described in a deed to Linda B. Snow as recorded in Volume 1308, Page 648 (Public Records, Parker County, Texas)

Thence South 07 degrees 57 minutes 26 seconds East, with the west line of said Snow tract of land, a distance of 706.21 feet to a 6" capped iron rod set for corner;

Thence South 18 degrees 44 minutes 26 seconds East, with the said Snow tract of land, a distance of 82.56 feet to a 1/2" iron rod found for corner;

Thence South 48 degrees 52 minutes 23 seconds West, with the said Snow tract of land, a distance of 108.28 feet to a 1/2" iron rod found for the most westerly southeast corner of said Snow tract of land and the northeast corner of a tract of land described in a deed to Jerry M. Zoller as recorded in Volume 1229, Page 800;

Thence North 07 degrees 00 minutes 00 seconds West, with the north line of the said Zoller tract of land, a distance of 185.20 feet to a 6" capped iron rod set for corner;

Thence South 18 degrees 18 minutes 00 seconds West, with the north line of said Zoller tract of land, a distance of 84.10 feet to a 6" capped iron rod set for corner;

Thence South 04 degrees 01 minutes 49 seconds West, with the north line of said Zoller tract of land, a distance of 148.46 feet to a 1/2" iron rod found for the northwest corner of said Zoller tract of land and the southeast corner of a tract of land described in deed to Marvin L. Overton M., et ux as record in Volume 1917, Page 381;

Thence North 07 degrees 03 minutes 26 seconds East, with the east line of the said Overton tract of land, a distance of 864.00 feet to a 6" 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 188.87 feet to POINT OF BEGINNING and containing within these metes and bounds 6.418 acres or 286,891 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 here, and in person or through a duly authorized agent, declares to the use of the Public behavior of streets, utility, police, waterworks, drainage easements and public places between them for the purpose and consideration therein expressed.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

[Signature]  
 Jeane Brunson  
 201519102  
 09/10/2015 12:02 PM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

**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 15th day of Aug., 2009

**THE STATE OF TEXAS**  
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Andrew Paton 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 15th day of Aug., 2009

**THE STATE OF TEXAS**  
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Elizabeth B. 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 15th day of Aug., 2009

**PLAT ABANDONMENT OF BURROW ADDITION**

Lots 1 and 2  
 an addition to Parker County, Texas  
 being 6.418 acres situated in the  
 Rice Darnett Survey, Abstract No. 380  
 Parker County, Texas  
 August 10, 2009

**E.L.S. Surveying & Mapping, Inc.**  
 806 E. Southland Hwy., Suite 250  
 Alamo, Texas 78003  
 Office: 817-441-8118 Fax: 817-441-6473

Jeane Brunson, County Clerk  
 Parker County, Texas

BY: [Signature]  
 Date: 9-10-09

Deed 723887 Fees: 656.88  
 08/10/2009 5:08AM 1 Page 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 FROM: BURROW ADDITION PLAT OF 2009

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

**THE STATE OF TEXAS**  
 COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas on this 9th day of September, 2009

[Signature] Chairman  
[Signature] Secretary

[Signature]  
 Commissioner of  
 County of  
 John R. [Signature]

[Signature]  
 Abatain  
 Commissioner of  
 Jim Webster

D-452

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