

UTILITY EASEMENTS:
 ANY PUBLIC FRANCHISE 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 THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS:
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOOD HAZARD NOTE:
 THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0325E, DATED SEPTEMBER 26, 2008.

PRIVATE WATER AND SEWER:
 WATER TO BE SERVED BY PRIVATE WELL WATER. SEWER TO BE SERVED BY PRIVATE DISPOSAL SYSTEM.

PROPERTY CORNERS:
 ALL CORNERS ARE SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

SIDEWALKS:
 SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

PRIVATE MAINTENANCE NOTE:
 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 OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

COVENANTS OR RESTRICTIONS:
 THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

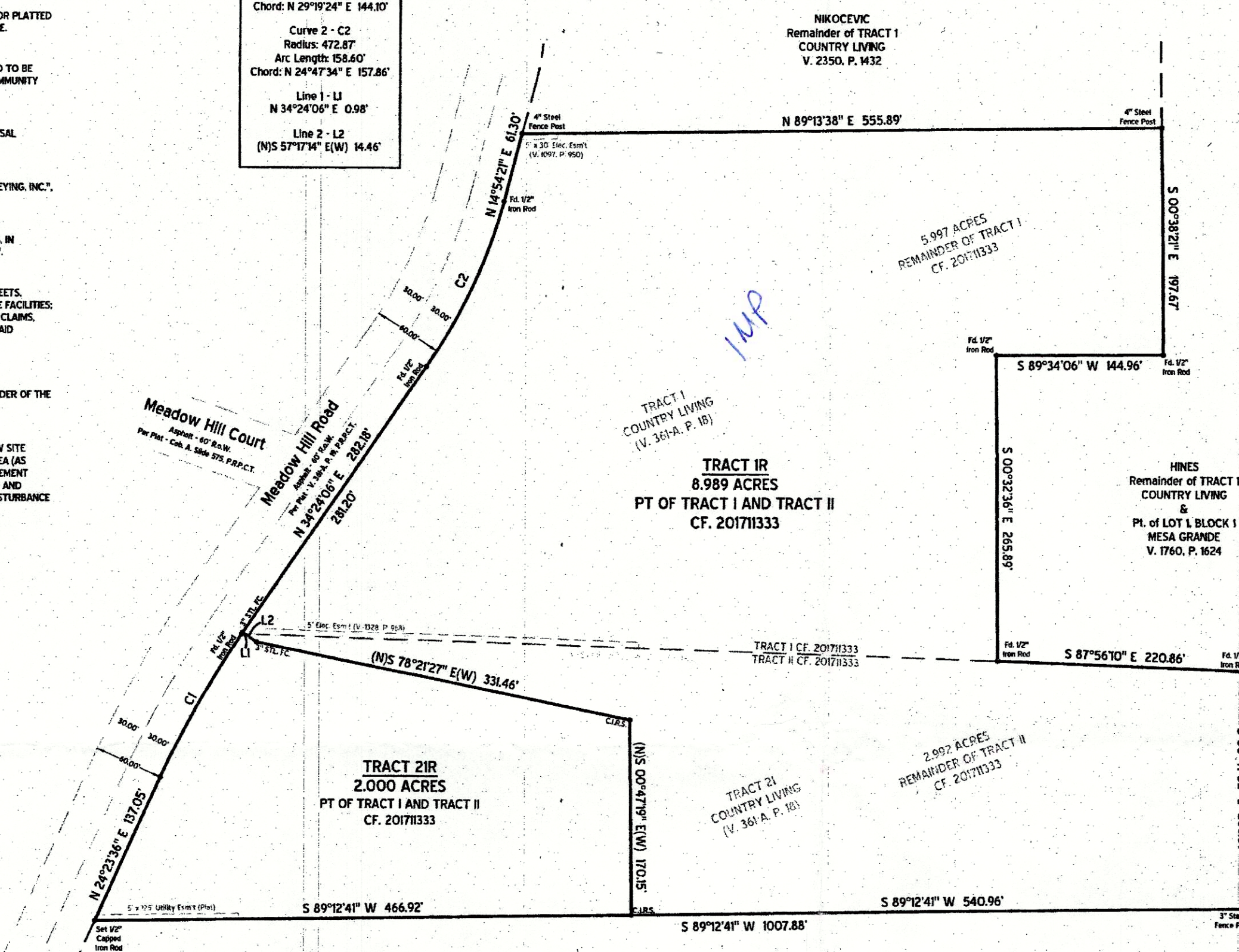
ISWM RELIEF NOTE:
 PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORM WATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 10 ACRES.

Curve 1 - C1
 Radius: 83.96'
 Arc Length: 144.29'
 Chord: N 29°19'24" E 144.10'

Curve 2 - C2
 Radius: 472.87'
 Arc Length: 58.60'
 Chord: N 24°47'34" E 157.86'

Line 1 - L1
 N 34°24'06" E 0.98'

Line 2 - L2
 (N)S 57°17'14" E(W) 14.46'



LAND USE TABLE:	
TOTAL GROSS ACREAGE -	10.989
NUMBER OF RESIDENTIAL LOTS -	2
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	N/A
RESIDENTIAL ACREAGE -	10.989
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

SURVEY DESCRIPTION:
 STATE OF TEXAS
 COUNTY OF PARKER
 201933195 PLAT Total Pages: 1

BEING A 10.989 ACRES TRACT OF LAND OUT OF TRACT I AND TRACT 21 COUNTRY LIVING, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 361-A, PAGE 18, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING A PORTION OF TRACT I AND TRACT II AS DESCRIBED IN CLERK FILE NO. 20171333, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

BEGINNING AT A SET 1/2" IRON ROD - CAPPED "TEXAS SURVEYING", AT THE SOUTHWEST CORNER OF SAID TRACT 21 AND IN THE EAST RIGHT OF WAY OF MEADOW HILL ROAD (A 60 FOOT RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE OF SAID TRACT 21 AND SAID EAST LINE OF MEADOW HILL ROAD THE FOLLOWING:
 N 24°23'36" E 137.05 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
 NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 813.96 FEET, A CHORD OF N 29°19'24" E 144.10 FEET AND AN ARC LENGTH OF 144.29 FEET, TO A FOUND 1/2" IRON ROD AT THE WESTERLY COMMON CORNER OF SAID TRACT 21 AND SAID TRACT I FOR A CORNER OF THIS TRACT; N 34°24'06" E 282.18 TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT; NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 472.87 FEET, A CHORD OF N 24°47'34" E 157.86 FEET AND AN ARC LENGTH OF 58.60 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT; AND N 14°54'21" E 61.30 FEET TO A 4" STEEL FENCE POST FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°13'38" E 555.89 FEET TO A 4" STEEL FENCE POST FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°38'21" E 197.67 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 89°34'06" W 144.96 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 00°32'36" E 265.89 FEET TO A FOUND 1/2" IRON ROD IN THE COMMON LINE OF SAID "TRACT I" AND "TRACT 21" FOR A CORNER OF THIS TRACT.

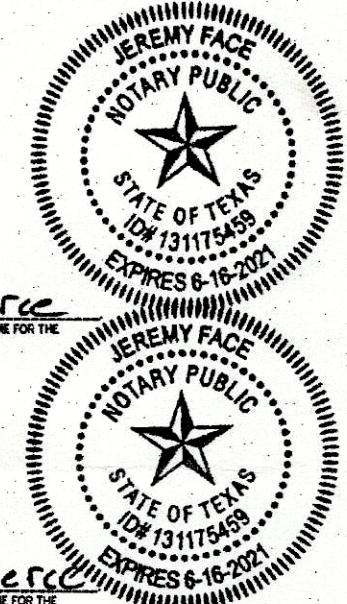
THENCE S 87°56'10" E 220.86 FEET ALONG THE COMMON LINE OF SAID "TRACT I" AND "TRACT 21" TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 00°47'52" E 206.89 FEET TO A 3" STEEL FENCE POST FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°12'41" W 1007.88 FEET TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS:
 THAT ERIN & MICHAEL L. PIERCE, OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TRACT 1R & 21R, COUNTRY LIVING, AN ADDITION TO PARKER COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

Erin Pierce DATE 12, 04, 2019
 Michael Pierce DATE 12, 04, 2019

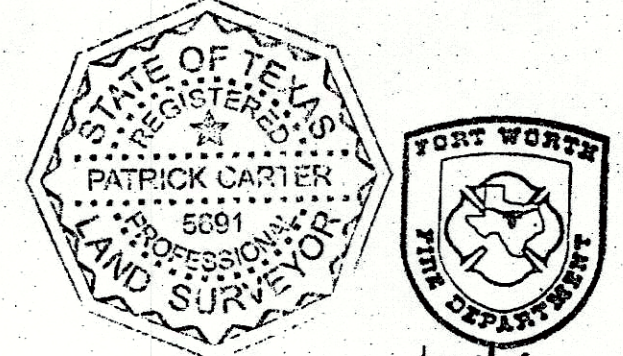


STATE OF TEXAS
 COUNTY OF Parker
 I, Erin Pierce, a Notary Public in and for the State of Texas, on this 4th day of December, 2019, did see the above described parties and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.

STATE OF TEXAS
 COUNTY OF Parker
 I, Michael Pierce, a Notary Public in and for the State of Texas, on this 4th day of December, 2019, did see the above described parties and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.

SURVEYOR CERTIFICATION:
 THAT I PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5691 DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Patrick Carter, R.P.L.S. NO. 5691
 AN02533-R2-RP - APRIL 2018



OWNER:
 ERIN & MICHAEL L. PIERCE
 524 MEADOW HILL RD.
 FORT WORTH, TEXAS 76108
 817-594-9136

SURVEYOR:
 PATRICK CARTER, R.P.L.S.
 104 S. WALNUT ST.
 WEATHERFORD, TX 76086
 817-594-0400

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

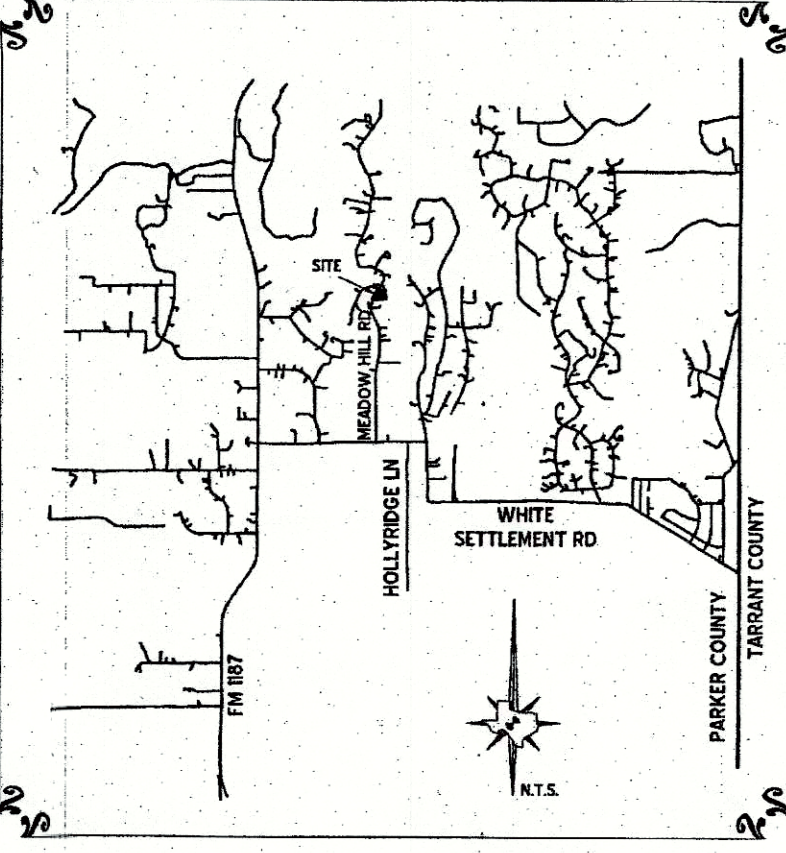
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: December 6, 2019

Donald R. Boren CHAIRMAN
 Mary Elliott SECRETARY

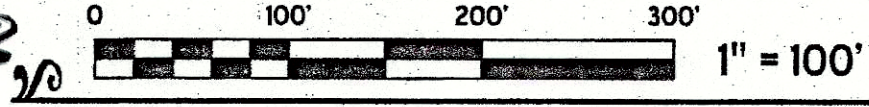
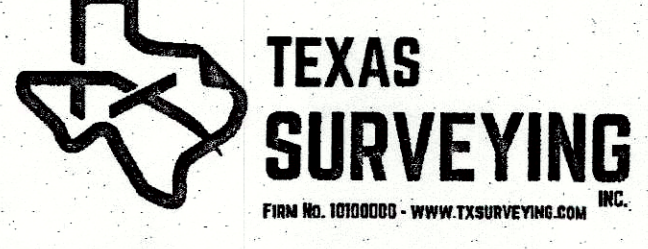
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle

201933195
 12/10/2019 10:53 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



ACCT. NO.: 11525
 SCH. DIST.: AL
 CITY: M-13
 MAP NO.: 11-13

FINAL PLAT
 COUNTRY LIVING
 BEING A 10.989 ACRES REPLAT OF PORTIONS OF TRACT I AND ALL OF TRACT 21, COUNTRY LIVING, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN VOLUME 361-A, PAGE 18, PLAT RECORDS, PARKER COUNTY, TEXAS.
 NOVEMBER 2019



PLAT CAB. E, SLIDE 438

11525.001.001.20

CASE No. FS-19-179