### 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 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.

### NOTICE

Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code, section 232.0032. Buyer is advised to question seller as to the groundwater availability.

### Flood Plain / Drainage Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobostructed 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 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 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 shall not be liable for any damages resulting from the occurrence of those phenomena, nor the fallure 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.

### Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanltary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

# 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 is 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 anytime of procuring the permission of anyone.

### 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 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

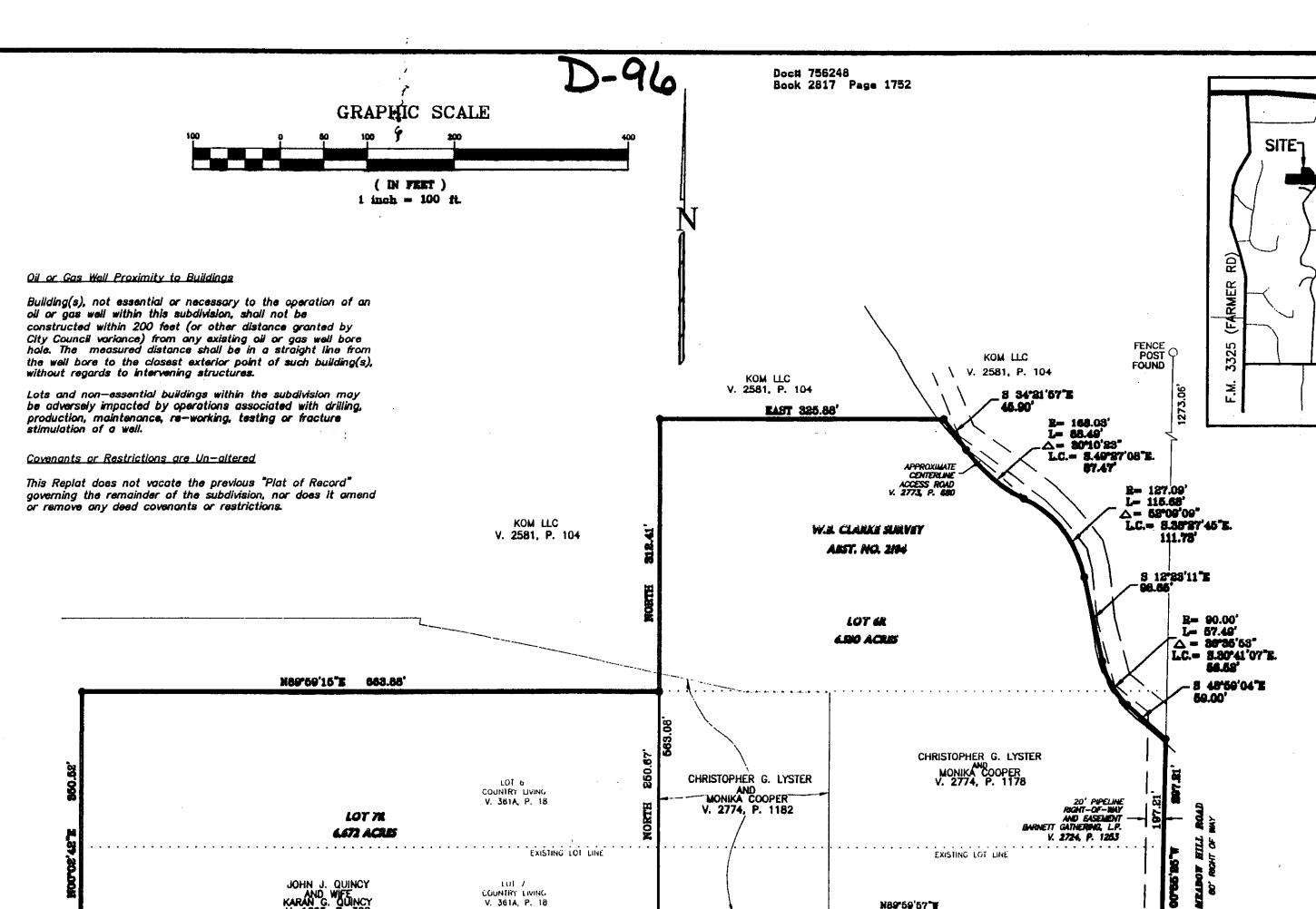
### Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is

### 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 style 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.





COUNTRY LIVING V. 361A, P. 18

JOHN J. QUINCY

AND WIFE KARAN G. QUINCY V. 2801, P. 1547

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway

TREE ORDINANCE This lot shall comply with the City of Fort Worth Tree Ordinance #18615-05-2009.

### Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth . ...

### ELOOD NOTE

\* . . . . .

a year

According to the Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 48367C0325E, Effective September 26, 2008 It appears that the subject property does not lie within a 100 year flood hazard area.

### NOTES:

- 1. 1/2" irons set unless otherwise noted.
- 2. Bearings correlated to deed Call N.89\*50'17"E along the north line of KOM LLC tract.

# SURVEYOR'S CERTIFICATE:

, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY WAS MADE UNDER MY SUPERVISION.

ANDREW E. STEVENS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION # 5395

STEVENS LAND SURVEYING, INC. 7300-B WEATHERFORD HWY. FORT WORTH, TXAS 76116 (817) 696-9775



ACCT. NO: 11525

M-13

SCH. DIST.: AL



11-18-2010

OWNER CHRIS LYSTER & MONIKA COOPER 6400 FM 1189 **WEATHERFORD, TEXAS 76087** TELE: 817-877-8787

# **SURVEYOR**

STEVENS LAND SURVEYING, INC. 7300-B WEATHERFORD HWY. FORT WORTH, TEXAS 76116 OFFICE: 817-696-9775 FAX: 817-696-9780

POINT OF BEGINNING

### **OWNER IOHN AND KARAN QUINCY**

F.M. 1886

CATTLEBARON

PARKER TARRANT

CONFÉDERATE PARK RO

WHITE

SETTLEMENT

1155 MEADOW HILL ROAD FORT WORTH, TEXAS 76108 TELE: 817-448-8155

FINAL PLAT 0F

# COUNTRY LIVING

LOTS 6R & 7R,

13.202 ACRES LOCATED IN THE W.B. CLARKE SURVEY, ABSTRACT NO. 2194 AND BEING A REPLAT OF LOTS 6 & 7 COUNTRY LIVING ADDITION, PARKER COUNTY, TEXAS

OCTOBER 27, 2010

PLAT RECORDED IN CABINET \_\_\_\_\_ SLIDE\_\_\_\_ DATE\_

CITY OF FORT WORTH FILE FS=010=109

070272-REPLAT JRL/AES