

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 platted water, sanitary sewer, drainage, Gas, electric, cable or other utility easement of any type.

PRIVATE MAINTENANCE NOTE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, 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.

D-302

201401688 PLAT Total Pages: 1

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE: A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the addition of the City of Fort Worth Integrated Stormwater Management Criteria manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to any soil disturbance exceeding 0.5 acres.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Leane Brunson  
201401688  
01/31/2014 01:19 PM  
Fee: 76.00  
Parker County, Texas  
PLAT

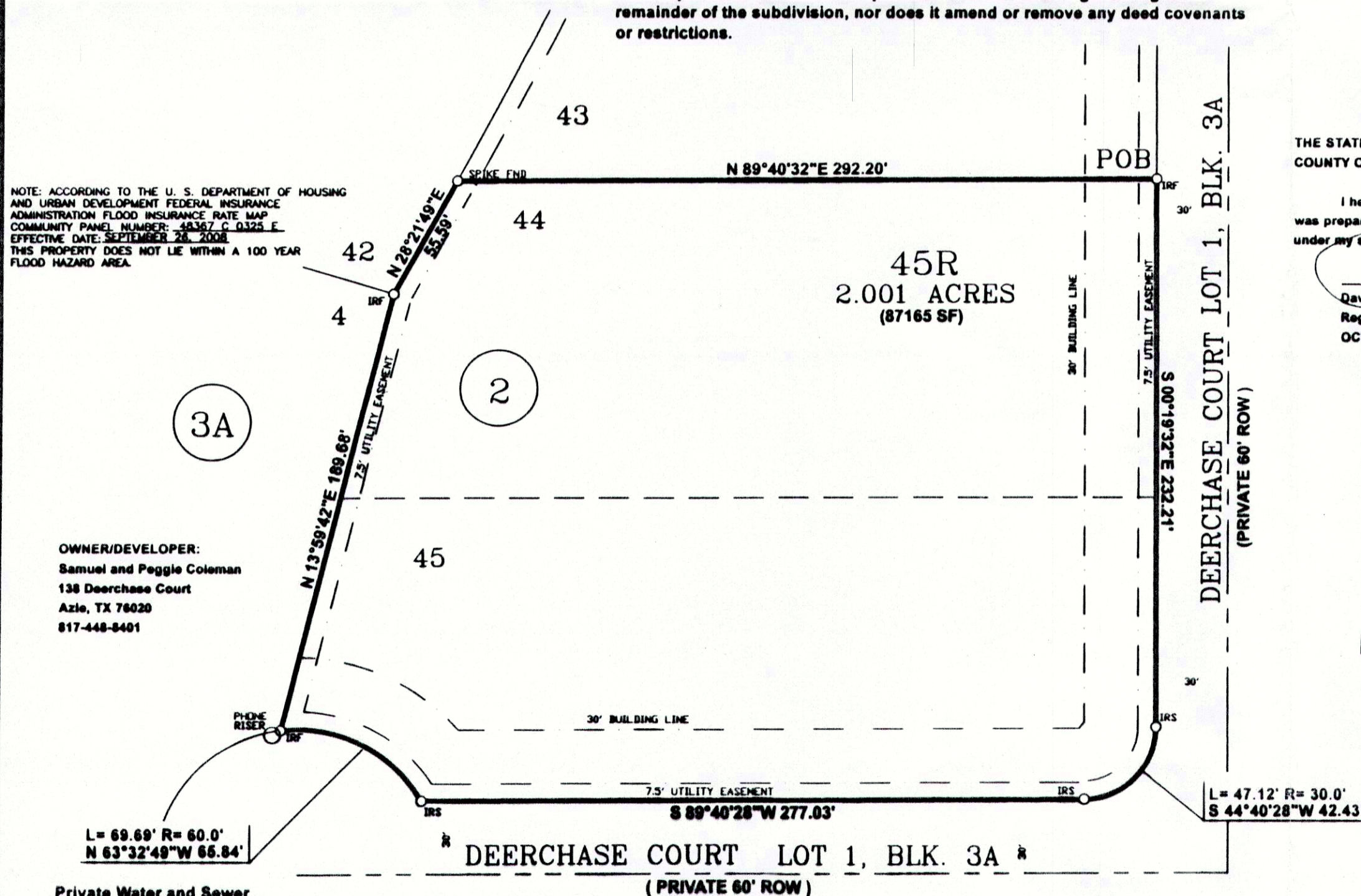
FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. PLAT APPROVAL DATE: 1/21/2014. BY: [Signature] CHAIRMAN. BY: [Signature] SECRETARY.

Per ETS Agreement in Book 2855 Page 235 Commissioner Court signatures NOT required

Covenants or Restrictions are Un-altered

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.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0325 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



OWNER/DEVELOPER: Samuel and Peggie Coleman 138 Deerchase Court Azle, TX 76020 817-448-5401

Private Water and Sewer Water to be served by private water well, sewer to be served by private individual disposal system.

STATE OF TEXAS COUNTY OF PARKER )

WHEREAS, SAMUEL W. COLEMAN AND PEGGIE COLEMAN, (Lot 44, Block 2 in 201322539 and Lot 45, Block 2 in Volume 2914, Page 604), being the sole owners of LOT 44 AND LOT 45, BLOCK 2, DEER RIDGE ESTATES, PHASE III, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 394, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of Deerchase Court at the northeast corner of said Lot 44; THENCE with the west right of way line of said Deerchase Court the following courses and distances;

S 00°19'32" E 232.21 feet to an iron rod set at the beginning of a curve to the right with a radius of 30.0 feet and whose chord bears S 44°40'28" W, 42.43 feet;

With said curve to the right through a central angle of 90°00'00" and a distance of 47.12 feet to an iron rod set;

S 89°40'28" W, 277.03 feet to an iron rod set at the beginning of a cul-de-sac to the left with a radius of 60.00 feet and whose chord bears N 63°32'49" W, 66.84 feet;

With said cul-de-sac and curve to the left through a central angle of 66°32'48" and a distance of 66.88 feet to an iron rod found; THENCE N 13°59'42" E, 189.68 feet to an iron rod found; THENCE N 28°21'49" E, 66.88 feet to a spike found; THENCE N 89°40'32" E, 292.20 feet to the POINT OF BEGINNING and containing 2.001 acres (87165 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAMUEL W. COLEMAN AND PEGGIE COLEMAN, does hereby adopt this plat designating the hereinabove described real property as LOT 45R, BLOCK 2, DEER RIDGE ESTATES, PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lot 44 and Lot 45, Block 2, Deer Ridge Estates, Phase III, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 394, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Fort Worth, Tarrant County, Texas this 24 day of January, 2014.

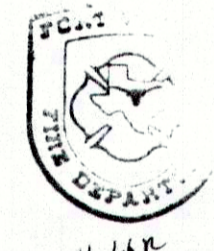
[Signatures of Samuel W. Coleman and Peggie Coleman]

ANGELA ESTRADA My Commission Expires August 21, 2015

THE STATE OF TEXAS COUNTY OF PARKER )

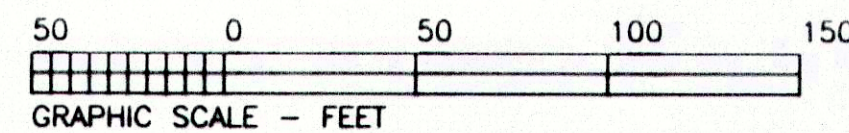
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr. Registered Professional Land Surveyor, No. 2074 OCTOBER, 2013



FINAL PLAT LOT 45R, BLOCK 2 DEER RIDGE ESTATES, PHASE III AN ADDITION IN PARKER COUNTY, TEXAS Being a replat of Lot 44 and Lot 45, Block 2, Deer Ridge Estates Phase III, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 394, Plat Records Parker County, Texas

Case No. FS-13-191 REVISED 12/16/13 Volume or Cabinet D Page or Slide 302



HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)598-9700-(817)598-0880 FAX: METRO(817) 341-2833

STATE OF TEXAS COUNTY OF PARKER ) Tarrant AE BEFORE ME, the undersigned authority, on this day personally appeared Samuel W. Coleman known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

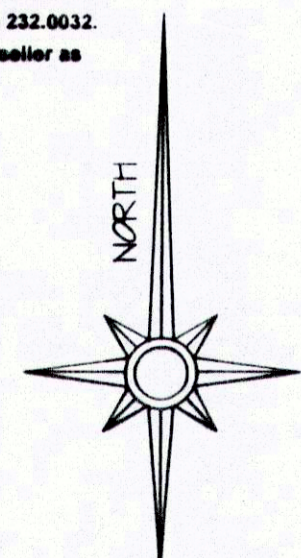
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of January, 2014. [Signature] Notary Public in and for the State of Texas My Commission Expires On: 8-21-15

STATE OF TEXAS COUNTY OF PARKER ) Tarrant AE BEFORE ME, the undersigned authority, on this day personally appeared Peggie Coleman known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of January, 2014. [Signature] Notary Public in and for the State of Texas My Commission Expires On: 8-21-15

ACCT. NO.: 11774 SCH. DIST.: AZ CITY: WERE MAP NO.: M-10

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



SCALE: 1" = 50'