

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

**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".

**Street Design ETJ**  
Streets and drainage in the ETJ shall be designed and constructed to City of Fort Worth standards, otherwise streets shall have a minimum ROW of 60' in accordance with the applicable Parker County subdivision and Land Use Regulations.

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING PER VOLUME 2739, PAGE 1123, R.R.P.C.T.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 483670325-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

**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, trees, 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.

**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 not 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.

**Floodplain Restriction**  
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, 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 a minimum of two (2) feet above the 100-year flood elevation.

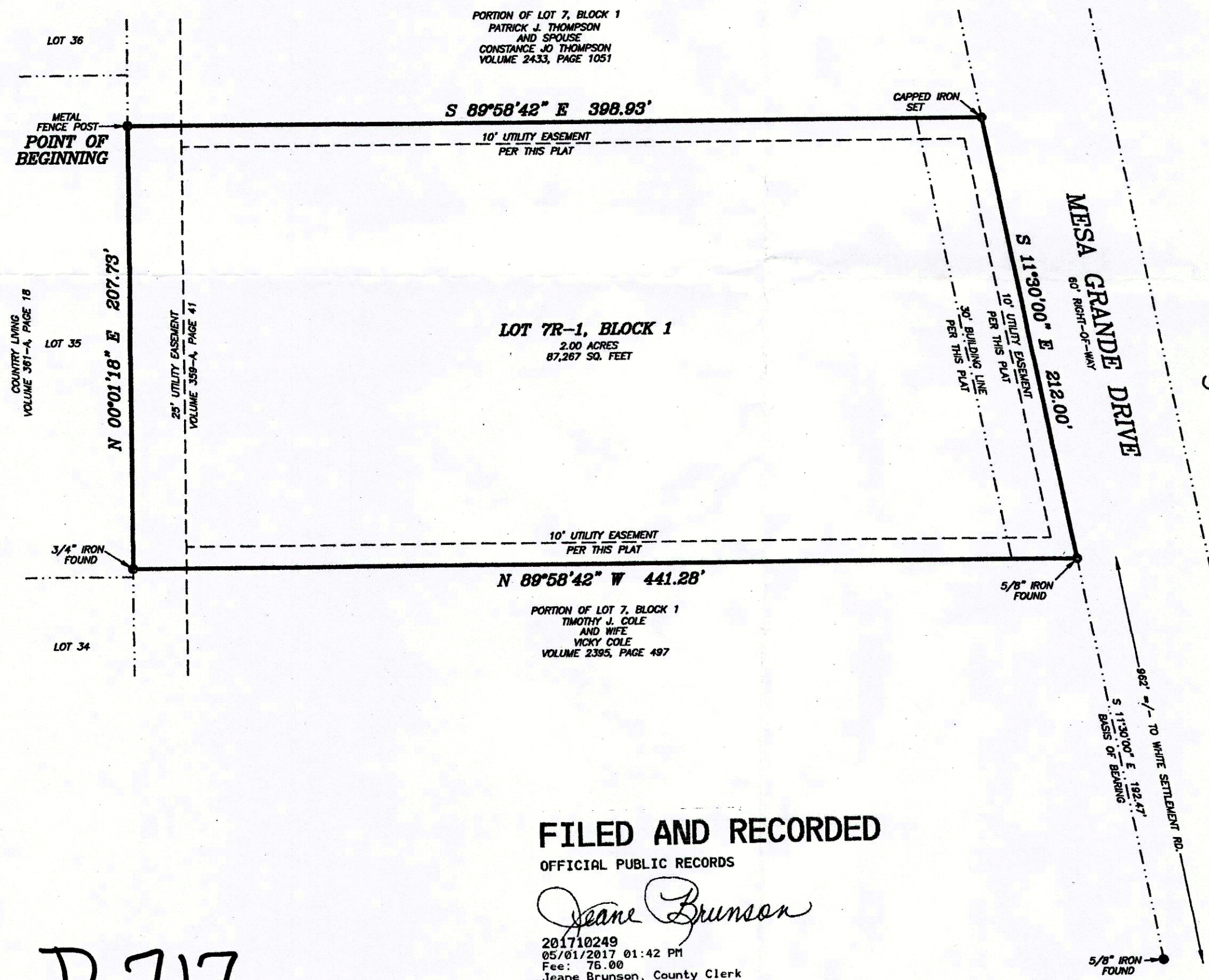
**Flood Plain/Drainage-Way Maintenance**  
The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. 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 failure 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, sanitary sewer, drainage, gas, electric, cable or other utility easements of any type.

**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.

**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.

WATER PROVIDED BY PRIVATE WATER WELL.  
SEWER PROVIDED BY PRIVATE DISPOSAL SYSTEM.



STATE OF TEXAS ;  
COUNTY OF PARKER ;

WHEREAS Jesus Alberto Deleon and Norma Veronica Deleon, being the owner of that certain 16.59 acre tract of land more particularly described as follows:

Description for a 2.00 acre tract of land out of a portion of Lot 7, Block 1, Mesa Grande Addition, an Addition to Parker County, Texas, according to the Plat thereof recorded in Volume 359-A, Page 41, Deed Records, Parker County, Texas, said tract being the same tract of land described in deed to Jesus Alberto Deleon and Norma Veronica Deleon, recorded in Volume 2739, Page 1123, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a metal fence post in the West line of said Lot 7, Block 1 and being by deed call, South, 1448.00 feet from the Northwest corner of said Lot 7, Block 1;

THENCE S 89°58'42" E, 398.93 feet to a capped iron set in the West line of Mesa Grande Drive;

THENCE S 11°30'00" E, with the West line of said Mesa Grande Drive, 212.00 feet to a 5/8" iron found;

THENCE N 89°58'42" W, 441.28 feet to a 3/4" iron found in the West line of said Lot 7, Block 1;

THENCE N 00°01'18" E, with the West line of said Lot 7, Block 1, 207.73 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jesus Alberto Deleon and Norma Veronica Deleon, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 7R-1, Block 1,  
MESA GRANDE ADDITION  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the 1st day of MAY, 2017.

*Jesus Alberto Deleon*  
Jesus Alberto Deleon

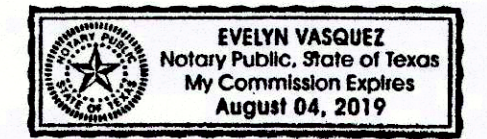
*Norma Veronica Deleon*  
Norma Veronica Deleon

STATE OF TEXAS ;  
COUNTY OF PARKER ;

BEFORE ME, the undersigned authority, on this day personally appeared Jesus Alberto Deleon, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of MAY, 2017.

Notary Public State of Texas

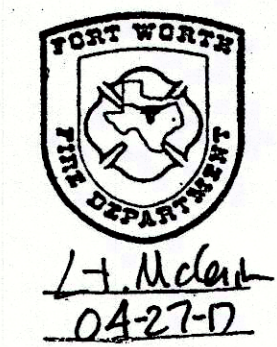
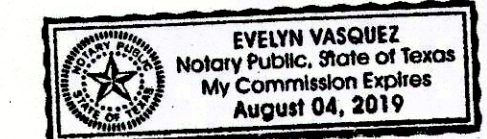


STATE OF TEXAS ;  
COUNTY OF PARKER ;

BEFORE ME, the undersigned authority, on this day personally appeared Norma Veronica Deleon, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of MAY, 2017.

Notary Public State of Texas



**FORT WORTH**

City Plan Commission  
City of Fort Worth, Texas

This plat is valid if recorded within 90 days after date of approval

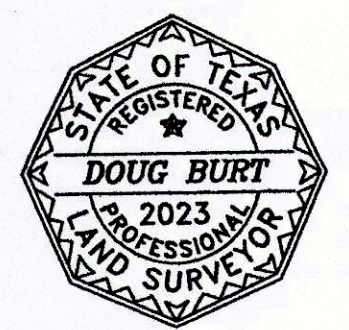
Plat Approved Date: May 1, 2017

By: *Donald R. Boren*  
Chairman

By: *Mary Elliott*  
Secretary

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201710249  
05/01/2017 01:42 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

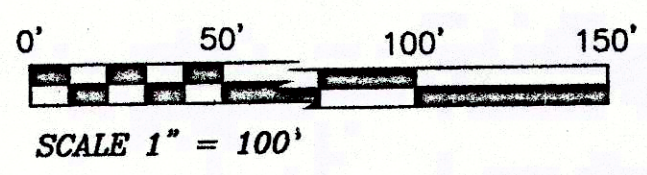
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JUNE 15, 2015

**OWNER/DEVELOPER**  
JESUS ALBERTO DELEON &  
NORMA VERONICA DELEON  
2921 NW 26TH STREET  
FORT WORTH, TEXAS 76101

ACCT. NO: 15025  
SCH. DIST: AL  
CITY: M-13  
MAP NO:

**FINAL PLAT**  
Lot 7R-1, Block 1  
MESA GRANDE ADDITION,  
AN ADDITION TO PARKER COUNTY, TEXAS AND BEING A  
REVISION OF A PORTION OF LOT 7, BLOCK 1, MESA  
GRANDE ADDITION, RECORDED IN VOLUME 359-A, PAGE  
41, DEED RECORDS, PARKER COUNTY, TEXAS.

**NRB SURVEYING**  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439  
FIRM NO. 10186800



15015.001.007.10