

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS.
 BASIS OF BEARING PER THE EAST LINE OF VOLUME 1865, PAGE 168, R.R.P.C.T.
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0325-E, DATED SEPTEMBER 26, 2006, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN ZONE A WHICH IS IN THE 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, 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 of 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.

The owner shall maintain the drainage ditch (bar ditch) next to the road with a flow line of ditch to be at least two feet below the edge of pavement.

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 floodplain base flood elevation resulting from ultimate development of the watershed.

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 drainageways 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.

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 recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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, nor Tarrant County 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.

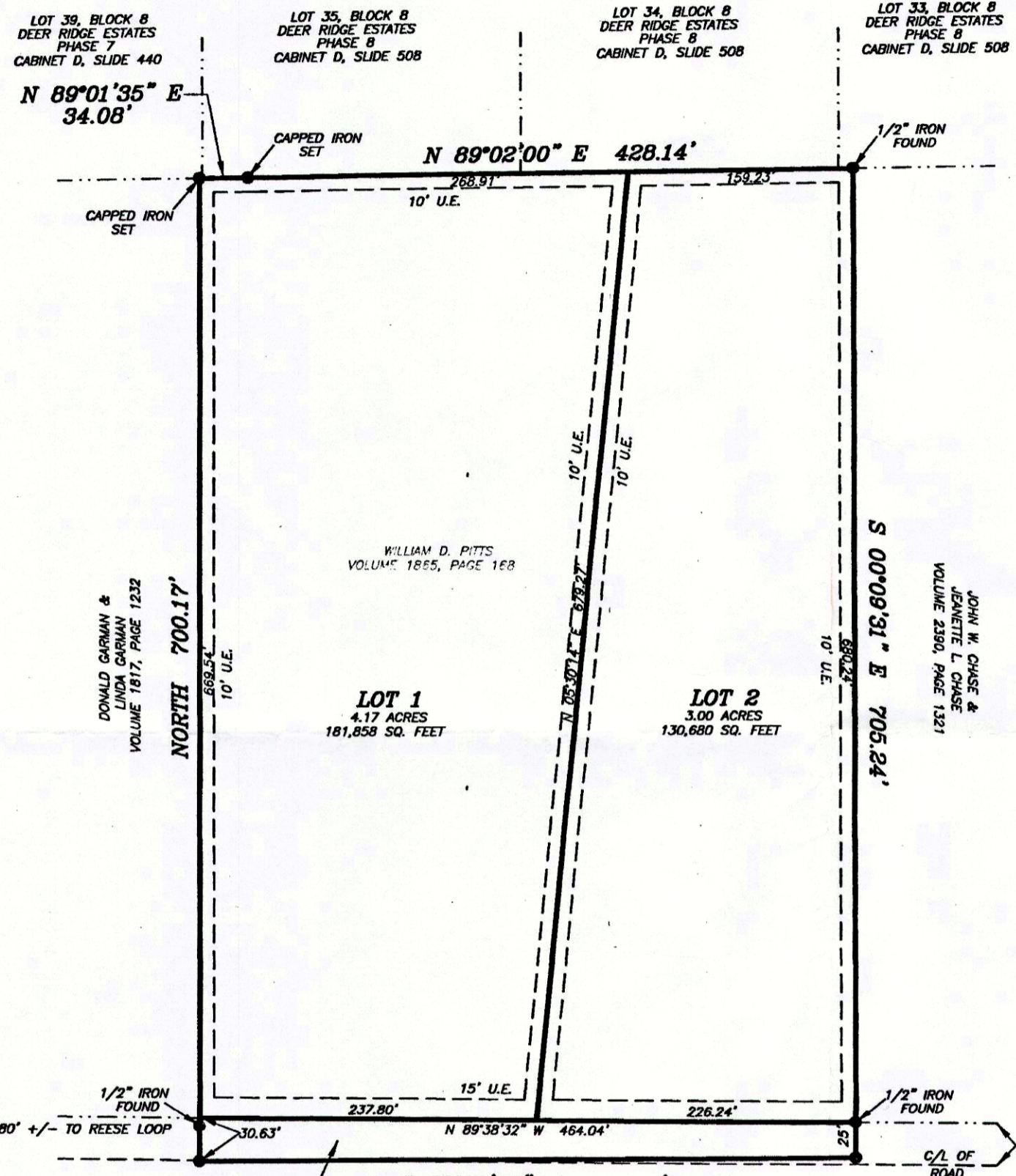
Impact Fee Statement
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

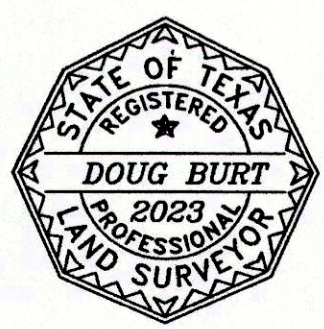
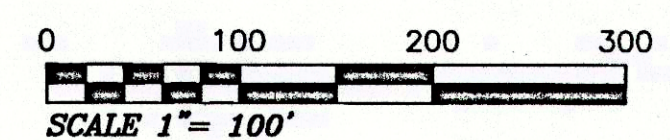
Sidewalks
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

Water to be served by private water well.
Sewer to be served by private individual disposal system.



NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 nrburvey@yahoo.com
 FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 MARCH 27, 2017

OWNER/DEVELOPER
 WILLIAM D. PITTS
 2101 REESE LANE
 AZLE, TEXAS 76020

STATE OF TEXAS }
 COUNTY OF TARRANT }
 KNOW ALL MEN BY THESE PRESENTS, That William D. Pitts, is the owner of the following described real property to wit:
 Description for a 7.47 acre tract of land situated in the J.C. BREWER SURVEY, Abstract No. 2520, Parker County, Texas, said tract being the same tract of land described in deed to William D. Pitts, recorded in Volume 1865, Page 168, Real Records, Parker County, Texas and being more particularly described as follows:
 BEGINNING at a capped iron set, said iron being by deed call, S 89°31'46" E, 692.90 feet and N 89°01'41" E, 183.83 feet and N 89°01'35" E, 98.74 feet from the Northwest corner of said J.C. BREWER SURVEY;
 THENCE N 89°01'35" E, 34.08 feet to a capped iron set;
 THENCE N 89°02'00" E, 428.14 feet to a 1/2" iron found;
 THENCE S 00°09'31" E, at 680.24 feet passing a 1/2" iron found in the North line of Reese Lane and continuing in all, 705.24 feet to a point in said Reese Lane;
 THENCE S 89°39'45" W, with said Reese Lane, 464.11 feet;
 THENCE North, at 30.63 feet passing a 1/2" iron found in the North line of said Reese Lane and continuing in all, 700.17 feet to the POINT OF BEGINNING and containing 7.47 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, William D. Pitts, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

LOTS 1 & 2,
 PITT'S ADDITION
 PARKER COUNTY, TEXAS.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
 Executed this the 17 day of APRIL 2018.
 William D. Pitts

STATE OF TEXAS }
 COUNTY OF PARKER }
 BEFORE ME, the undersigned authority, on this day personally appeared William D. Pitts, 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 17th day of April 2018.
 Notary Public, State of Texas
 MICHAEL MITCHELL
 Notary Public
 STATE OF TEXAS
 ID# 13124506-2
 My Comm. Exp. Aug. 15, 2021



ACCT. NO.: 16245
 SCH. DIST.: AZ
 CITY: N-11
 MAP NO.:

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Jeane Brunson
 201808747
 04/17/2018 01:52 PM
 Fee: 75.00
 Jeane Brunson, County Clerk
 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.
 PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)
 REAL RECORDS, PARKER COUNTY, TEXAS
 THE PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED

Plat Approval Date: 3/23/2018
 By: Ronald R. Boren, Chairman
 By: Mary Elliott, Secretary

2252003.00800 Final Plat Showing
 Lots 1 & 2
 Pitt's Addition,
 an Addition to Parker County, Texas and being 7.47
 acres of land situated in the J.C. BREWER SURVEY,
 Abstract No. 2520, Parker County, Texas.