

VICINITY MAP

**OWNER/DEVELOPER**  
 Southern Summit, Limited  
 129 Cynthia  
 Weatherford, Texas 76087  
 817/360/1817

MUELLER, INC.  
 TRACT I  
 VOL. 1841, PG. 1266

1.502 ACRES  
 65,427 SQ. FT.

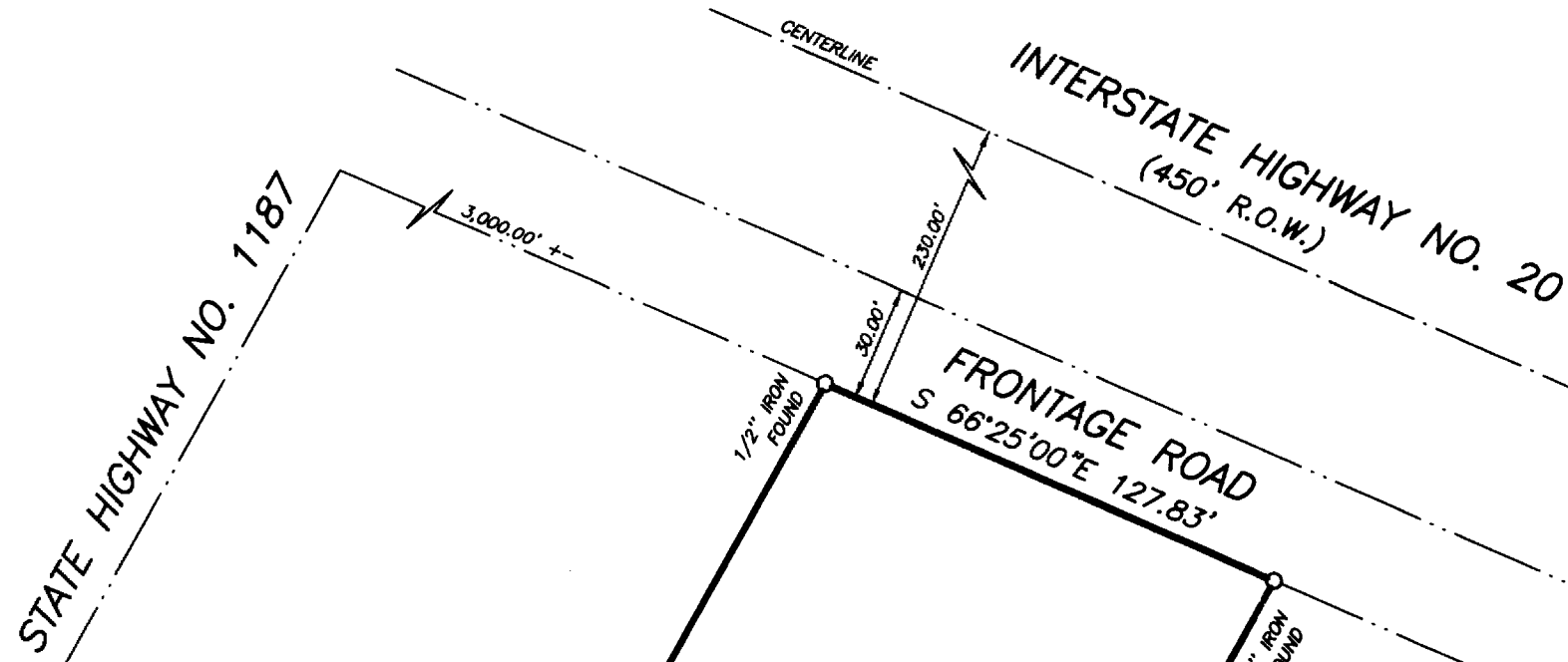
**CITY OF FORT WORTH**  
 City Plan Commission

Note: This Plat is valid only if recorded within six (6) months after date of approval.

Plat Approved Date: 12-5-03

By: Byron de Sousa  
 Chairman

By: John C. Seifield  
 Secretary



Doc 00505819 Bk OR Vol 2184 Pg 199

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On Jan 20, 2004 at 09:25A

Document Number: 00505819

Amount \$6.00

By Monica Castro

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Jan 20, 2004

JENNIE BURGESS, COUNTY CLERK  
 PARKER COUNTY

J. MARVIN WILLIAMS JR.  
 VOL. 1382, PG. 1273

STATE OF TEXAS  
 COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 14 day of JAN, 2004.

Mark D. Riley  
 County Judge

[Signature]  
 Commissioner Precinct No. 1

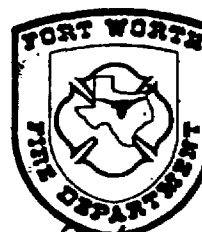
Glady J. O'Neil  
 Commissioner Precinct No. 3

[Signature]  
 Commissioner Precinct No. 2

Jim Webster  
 Commissioner Precinct No. 4

NOTES:

- ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0225 C EFFECTIVE DATE 01-03-1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
- SITE IS WITHIN THE E.T.J. OF FORT WORTH, TEXAS.
- WATER IS TO BE SERVED BY PRIVATE WATER WELL, SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
- THE SUBJECT PLAT IS SUBJECT TO COMPLY WITH THE SUB-URBAN DEVELOPMENT POLICY OF THE CITY OF FORT WORTH.



[Signature]  
 12-9-03

**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 I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**SITE DRAINAGE**  
 A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A SITE 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 NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

**BUILDING PERMITS**  
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

**UTILITY EASEMENTS**  
 ANY PUBLIC FRANCHISED 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.

STATE OF TEXAS

COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Southern Summit, Limited, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property to wit:

1.502 acres situated in the H.T. & B. RR. CO. SURVEY, Abst. No. 647, Parker County, Texas being that certain tract of land conveyed to SOUTHERN SUMMIT, LTD., by the deed recorded in Volume 2150, Page 1952, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the northeast corner of that certain tract of land conveyed to MUELLER, INC., by deed recorded in Volume 1841, Page 1266, Real Records, Parker County, Texas, said point being the northwest corner of said Summit tract, being (per deed call) S 71°47'44"E, a distance of 4572.93 feet from the northeast corner of said H.T. & B. RR. CO. Survey;

THENCE S 86°25'00"E, along the south line of Interstate Highway No. 20, (a variable width R.O.W.), 127.83 feet to a 1/2" iron found at the northwest corner of that certain tract of land conveyed to J. MARVIN WILLIAMS, JR., by deed recorded in Volume 1382, Page 1273, Deed Records, Parker County, Texas;

THENCE S 29°16'37"W, along the common line of said Summit and Williams tracts, 522.88 feet to a 1/2" iron found in the north line of that certain tract of land conveyed to F. HOWARD WALSH, JR. by the deed recorded in Volume 193, Page 335, Deed Records, Parker County, Texas;

THENCE N 58°50'46"W, along the north line of said Walsh tract, 127.27 feet to a 1/2" iron found at the southeast corner of said Mueller tract, said point being the southwest corner of said Summit tract;

THENCE N 29°16'37"E, along the common line of said Mueller and Summit tracts, 506.03 feet to the POINT OF BEGINNING and containing 1.502 acres (65,427 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Southern Summit, Limited, (owner) acting by and through the undersigned, its duly authorized agent does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lot 1, Block 1  
 SUMMIT COUNTRY ESTATES  
 Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 20<sup>th</sup> day of November, 2003

Southern Summit, Limited

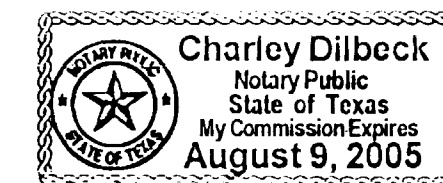
By: [Signature]

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, JEFF CLARK, of Southern Summit, Limited known to me to be the person whose name is subscribed to the above and forgoing instrument and acknowledged to me that he/she executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

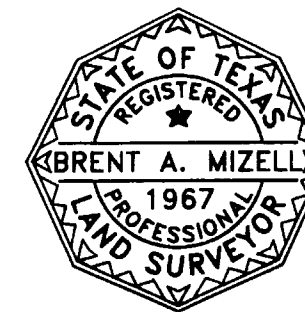
GIVEN UNDER MY HAND AND SEAL OF THIS 20<sup>th</sup> day of Nov, 2003



[Signature]  
 Notary Public, Parker County, Texas  
 My Commission Expires 08-09-05

THE PLAT HAS BEEN PREPARED BY ME FROM AN ACUTAL AND ACCURATE SURVEY OF THE LAND AND ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

[Signature]  
 BRENT A. MIZELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 1967  
 NOVEMBER 19, 2003



ACCT. NO.: 18030

SCH. DIST.: AL

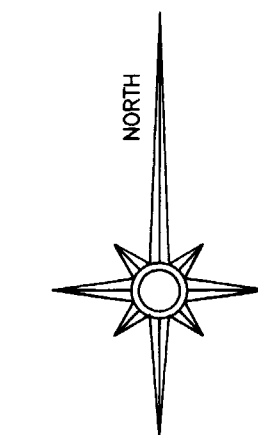
CITY: CO

MAP NO.: M-16

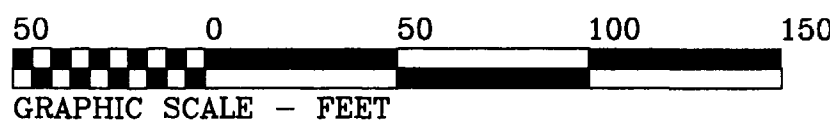
ALL OF: 20647-004-003-00

Final Plat  
 Lot 1, Block 1  
**SUMMIT COUNTRY ESTATES**  
 Parker County, Texas

Being 1.502 acres Situated in the  
 H.T. & B. RR. CO. SURVEY, ABST. NO. 647  
 Parker County, Texas



SCALE: 1"=50'



MIZELL LAND SURVEYING, INC.

117 John Street P.O. Box 1029  
 Aledo, TX 76008  
 817-441-6199 FAX: 817-441-6805

(FS-003-243)

THIS PLAT FILED IN P.C. C, S. 34

03238 cp/cb