

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the

28th day of March, 2011

[Signature]
County Judge

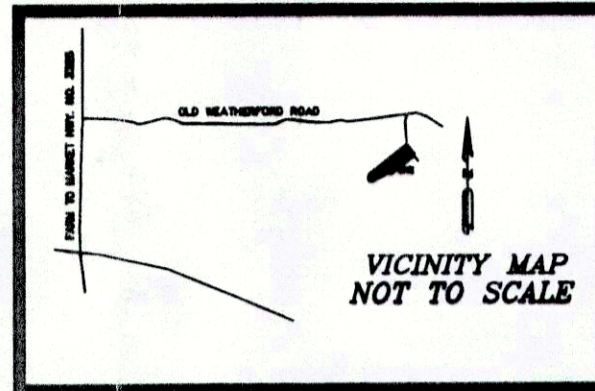
[Signature]
Commissioner Precinct No. 1

[Signature]
Commissioner Precinct No. 3

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Commissioner Precinct No. 2

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Commissioner Precinct No. 4

Doc# 763644
Book 2836 Page 684



STATE OF TEXAS }
COUNTY OF TARRANT }

D-113

KNOW ALL MEN BY THESE PRESENTS, That Judson Lee Sustala and wife, Amber Leigh Sustala are the owners of the following described real property to wit:

3.500 acres situated in the J. KELSEY SURVEY, Abst. No. 782, Parker County, Texas, being that certain tract of land described in deed to Judson Lee Sustala and wife, Amber Leigh Sustala by deed recorded in Volume 2802, Page 652, Official Records, Parker County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron found capped "Fulton" at the most northerly corner of said Sustala tract, in the east line of that certain tract of land described in deed to John W. Lowery III, etux, by deed recorded in Volume 1480, Page 748, Real Records, Parker County, Texas;

THENCE S 39°28'09" E, along the most easterly east line of said Sustala tract, 200.00 feet to a capped iron found;

THENCE S 50°31'51" W, along the common line of said Lowery and Sustala tracts, at 30.00 feet passing a capped iron found, continuing in all, 561.58 feet to a capped iron found in the northwesterly line of that certain tract of land described in deed to Harlington Peter Ku and wife, Beth A. Ku by deed recorded in Volume 2802, Page 654, Official Records, Parker County, Texas;

THENCE N 39°28'09" W, along the common line of said Sustala and Ku tracts, 54.61 feet to a 1/2" iron set;

THENCE S 62°40'24" W, along the common line of said Sustala and Ku tracts, 418.63 feet to a 1/2" iron set in the common line of said Lowery and Sustala tracts, from which a 1/2" iron capped "Fulton" found at the southwest corner of said Sustala tract bears SOUTH, 231.90 feet;

THENCE NORTH, along the common line of said Lowery and Sustala tracts, 74.27 feet to a 1/2" iron found capped "Fulton";

THENCE N 50°31'51" E, along the common line of said Lowery and Sustala tracts, 923.64 feet to the POINT OF BEGINNING and containing 3.500 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Judson Sustala and wife, Amber Leigh Sustala do hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 1, Block 1
SUSTALA MANOR

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

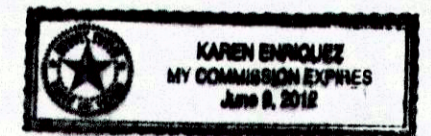
EXECUTED this the 7th day of February, 2011

[Signature]
Judson Lee Sustala
[Signature]
Amber Leigh Sustala

STATE OF TEXAS }
COUNTY OF TARRANT }

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

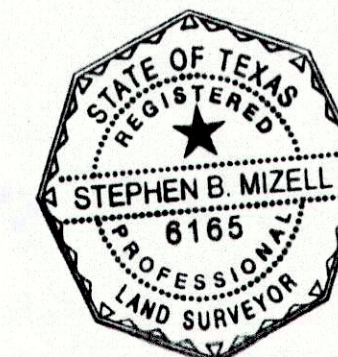
GIVEN UNDER MY HAND AND SEAL OF THIS 7th day of February, 2011
[Signature]
Notary Public, Tarrant County, Texas
My Commission Expires 09-12



STATE OF TEXAS }
COUNTY OF TARRANT }

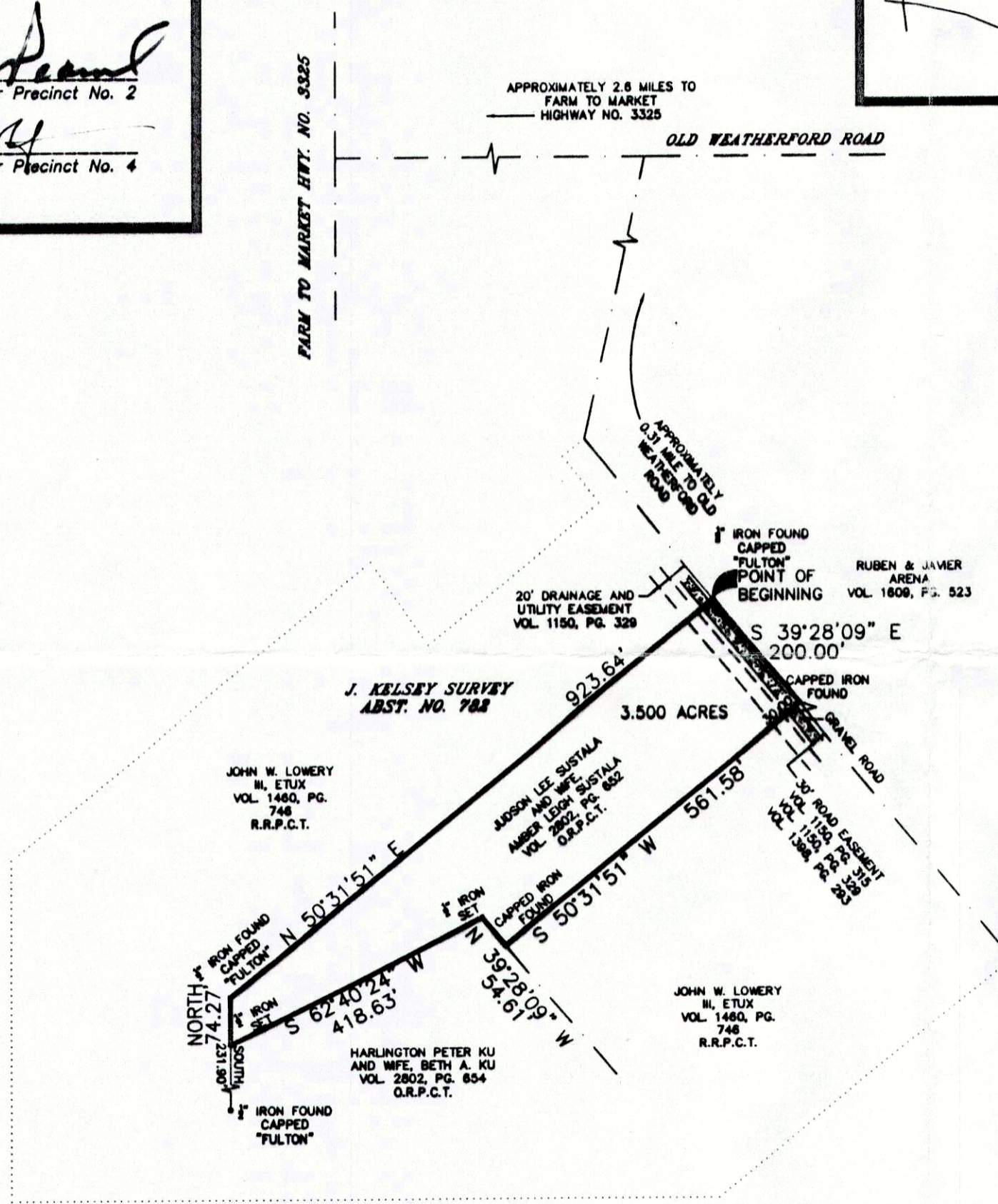
BEFORE ME, the undersigned authority on this day personally appeared Amber Leigh Sustala, known to me to be the person whose name is subscribed to the above and forgoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof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

GIVEN UNDER MY HAND AND SEAL OF THIS 7th day of February, 2011
[Signature]
Notary Public, Tarrant County, Texas
My Commission Expires 09-12



Final Plat
Lot 1, Block 1
SUSTALA MANOR

NOTES:
BEARING CORRELATED TO DEED (VOL. 2795, PG. 214) CALL N 50°31'51" E ALONG NORTH LINE OF SUBJECT PROPERTY.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
ALL IMPROVEMENTS NOT SHOWN.



ACCT. NO.: 18083
SCH. DIST.: AL
CITY:
MAP NO.: D-13

Fort Worth
City Plan Commission
City of Fort Worth, Texas
This plat is valid if recorded within ninety (90) days after date of approval
Plat Approval Date: 2/18/2011
By: *[Signature]* Chairman
By: *[Signature]* Secretary



THIS PLAT DOES NOT MEET MINIMUM FIRE CODE REQUIREMENTS

THIS PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEM.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48113C0490J DATED AUGUST 23, 2001, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

FLOOD PLAN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the director of transportation and public works, in

FLOOD PLAN/DRAINAGEWAY: 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. 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 DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOT AND PARCELS IN THIS SUBDIVISION, ACTING