

D-96

STATE OF TEXAS  
COUNTY OF PARKER  
KNOW ALL MEN BY THESE PRESENTS, THAT, CHRIS LYSTER & MONIKA COOPER AND JOHN & KARAN QUINCY acting by and through the undersigned, it's duly authorized agent, is the owner of the following described real property

Being 13.202 acres of land situated in the W.B. CLARKE Survey, Abt. No. 2194, Parker County, Texas, being those certain tracts of land conveyed to Christopher G. Lyster and Monika Cooper, by deed recorded in Volume 2774, Page 1178 and Volume 2774, Page 1182, Real Records Parker County, Texas and also being those certain tracts of land conveyed to John J. Quincy and Wife Karan G. Quincy, by deed recorded in Volume 1605, Page 322 and Volume 2801, Page 1547, Real Records Parker County, Texas said 13.202 acres being more particula described, as follows:

Beginning at a 1/2" iron found in the west line of Meadow Hill Road at the southeast corner of the Quincy tract recorded in Volume 1605, Page 322, RRPCT, said iron also being the southeast corner of Lot 7, and the northeast corner of Lot 8, Country Living, according to plat recorded in Volume 361A, Page 18, Plat Records, Parker County, Texas;

THENCE WEST, along the south line of said Quincy Tract and said Lot 7, 1,241.63 feet to a 1/2" iron set;

THENCE NORTH 00 degrees 02 minutes 42 seconds East, 350.52 feet to a 1/2" iron set;

THENCE NORTH 89 degrees 59 minutes 15 seconds East, 663.88 feet to a 1/2" iron set;

THENCE NORTH, 312.41 feet to a 1/2" iron set;

THENCE EAST, 325.88 feet to a 1/2" iron set;

THENCE South 34 degrees 21 minutes 57 seconds East, 45.90 feet to the beginning of a curve to the left whose radius is 168.03 feet and whose long chord bears South 49 degrees 27 minutes 08 seconds East, 87.47 feet;

THENCE Along said curve in a southeasterly direction through a central angle of 30 degrees 10 minutes 23 seconds, a distance of 88.49 feet to a 1/2" iron set at the beginning of a reverse curve to the right whose radius is 127.09 feet and whose long chord bears South 38 degrees 27 minutes 45 seconds East, 111.73 feet;

THENCE Along said curve in a southeasterly direction through a central angle of 52 degrees 09 minutes 09 seconds, a distance of 115.68 feet to a 1/2" iron set;

THENCE South 12 degrees 23 minutes 11 seconds East, 98.65 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 90.00 feet and whose long chord bears South 30 degrees 41 minutes 07 seconds East, 56.52 feet;

THENCE Along said curve in a southeasterly direction through a central angle of 36 degrees 35 minutes 53 seconds, a distance of 57.49 feet to a 1/2" iron set;

THENCE South 48 degrees 59 minutes 04 seconds East, 59.00 feet to a 1/2" iron set in the west line of said Meadow Hill Road;

THENCE South 00 degrees 55 minutes 25 seconds West, along the west line of said Meadow Hill Road, 297.21 feet to the POINT OF BEGINNING and containing 13.202 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That CHRIS LYSTER & MONIKA COOPER AND JOHN & KARAN QUINCY, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this plat and hereby dedicate to the public forever the streets and easements shown hereon of the hereinabove described real property to be designated as:

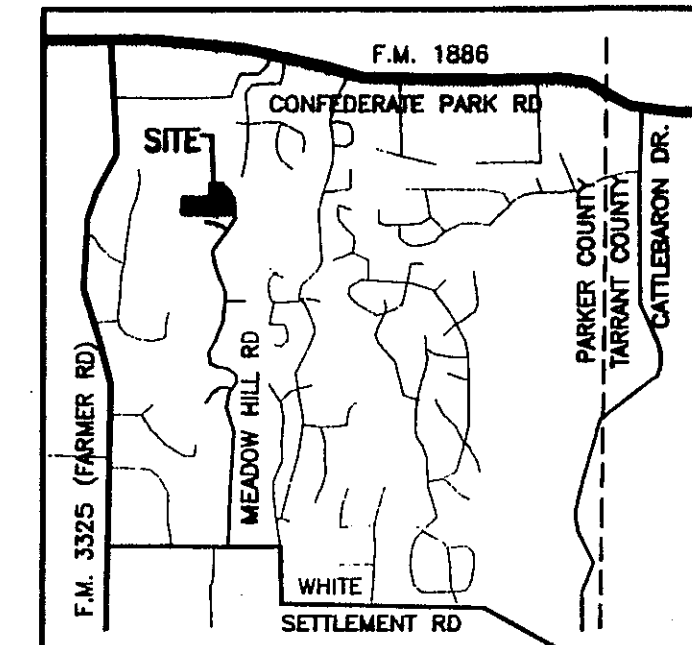
Lots 6R & 7R,  
Country Living  
an Addition to Parker County, Texas

Executed this the 16<sup>th</sup> day of November 2010.

State of Texas  
County of Tarrant  
JOHN QUINCY  
Before me, the undersigned authority, on this day appeared personally, John Quincy, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.  
Given under my hand and seal of office on the 16<sup>th</sup> day of November, 2010.  
Notary Public, Tarrant County, Texas Commission Expires

LIENHOLDER:  
Lone Star, FLCA 200 Southridge Dr  
SCOTT VICK Ste 110  
Weatherford, TX 76087  
Signature of Lienholder  
This the 16<sup>th</sup> day of November, 2010  
Notary Public in and for the State of Texas

LIENHOLDER:  
Signature of Lienholder  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Notary Public in and for the State of Texas



STATE OF TEXAS }  
COUNTY OF PARKER }  
I, \_\_\_\_\_, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that the subject property lies within the Extra-Territorial Jurisdiction of the City of Fort Worth, Parker County, Texas.

STATE OF TEXAS }  
COUNTY OF PARKER }  
I, \_\_\_\_\_, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that the subject property lies within the Extra-Territorial Jurisdiction of the City of Fort Worth, Parker County, Texas.

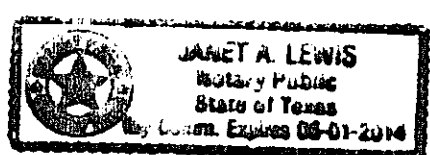
State of Texas  
County of Tarrant  
CHRIS LYSTER  
Before me, the undersigned authority, on this day appeared personally, Chris Lyster, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.  
Given under my hand and seal of office on the 16<sup>th</sup> day of November, 2010.  
Notary Public, Tarrant County, Texas Commission Expires

STATE OF TEXAS }  
COUNTY OF PARKER }  
APPROVED by the Commissioner Court of Parker County, Texas,  
this the 16<sup>th</sup> day of Dec, 2010  
Mark Riley, County Judge  
George A Conley  
Commissioner Precinct #1  
John Rpth  
Commissioner Precinct #3  
Joe Brinkley  
Commissioner Precinct #2  
Jim Webster  
Commissioner Precinct #4

State of Texas  
County of Tarrant  
MONIKA COOPER  
Before me, the undersigned authority, on this day appeared personally, Monika Cooper, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.  
Given under my hand and seal of office on the 16<sup>th</sup> day of November, 2010.  
Notary Public, Tarrant County, Texas Commission Expires

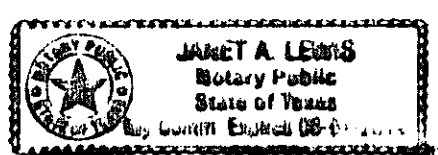
CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL  
PLAT APPROVAL DATE 11/19/2010  
BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY

State of Texas  
County of Tarrant  
KARAN QUINCY  
Before me, the undersigned authority, on this day appeared personally, Karan Quincy, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.  
Given under my hand and seal of office on the 16<sup>th</sup> day of November, 2010.  
Notary Public, Tarrant County, Texas Commission Expires



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 waiver 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.



ACCT. NO: 11525  
SCH. DIST: AL  
CITY: W/D  
MAP NO.: M-13



OWNER  
CHRIS LYSTER & MONIKA COOPER  
6400 FM 1189  
WEATHERFORD, TEXAS 76087  
TELE: 817-877-8787

OWNER  
JOHN AND KARAN QUINCY  
1155 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76106  
TELE: 817-448-8155

SURVEYOR  
STEVENS LAND SURVEYING, INC.  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
OFFICE: 817-696-9775 FAX: 817-696-9780

FINAL PLAT  
OF  
COUNTRY LIVING  
LOTS 6R & 7R,  
13.202 ACRES LOCATED IN THE  
W.B. CLARKE SURVEY, ABSTRACT NO. 2194  
AND BEING A REPLAT OF LOTS 6 & 7  
COUNTRY LIVING ADDITION,  
PARKER COUNTY, TEXAS

STEVENS LAND SURVEYING  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 696-9775 (817) 696-9780 FAX  
Sheet 2 of 2

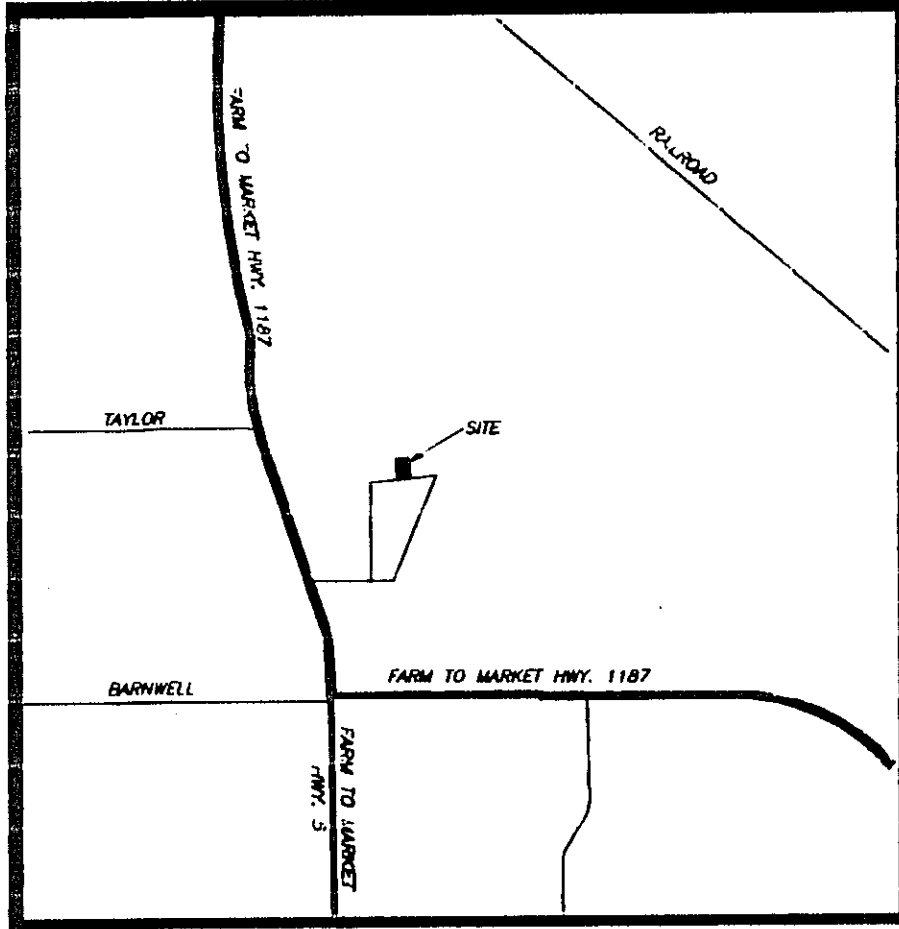
Doc# 756248 Fees: \$66.00  
12/08/2010 10:07AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

CITY OF FORT WORTH FILE FS-010-109

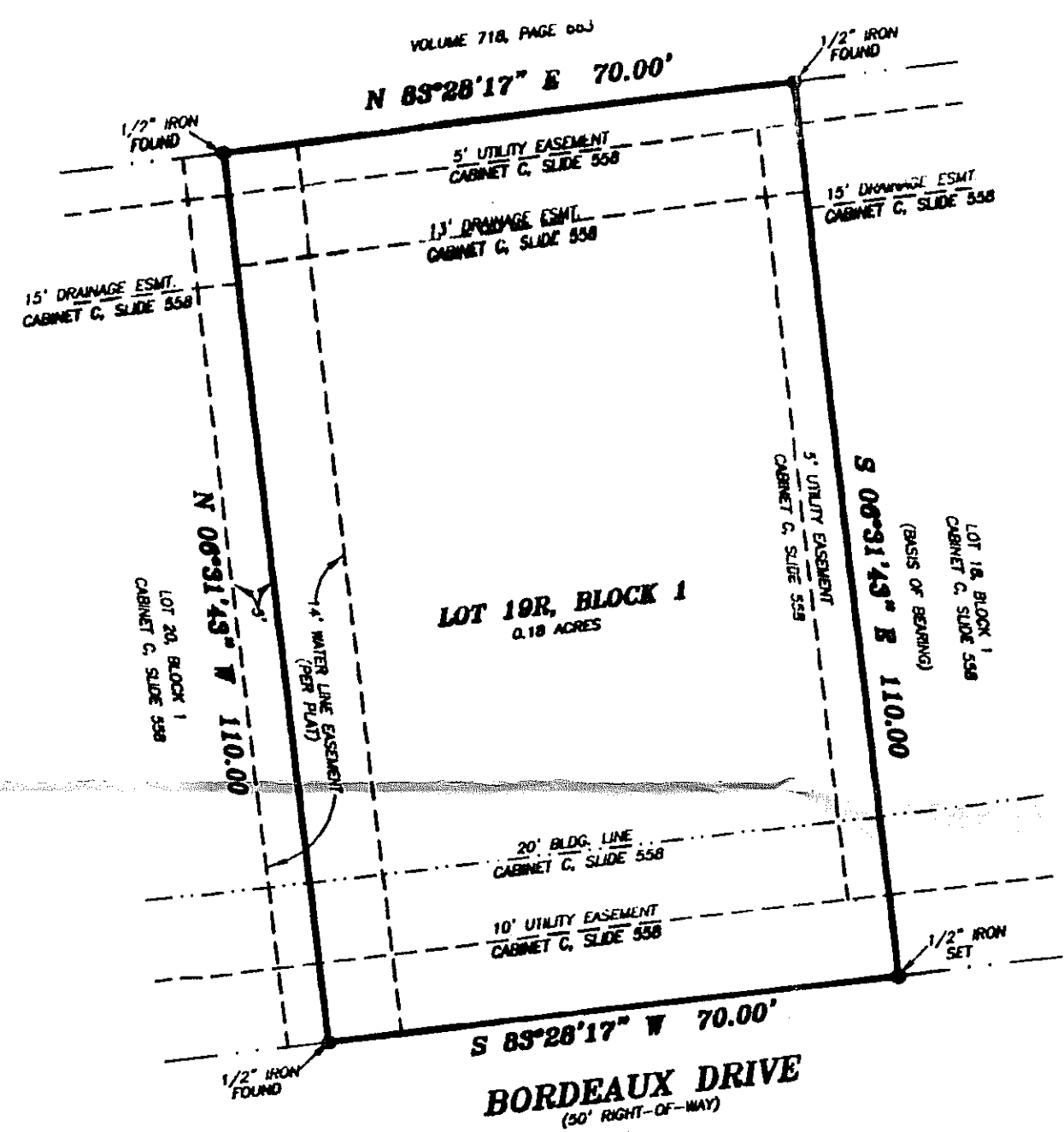
PLAT RECORDED IN CABINET D, SLIDE 96 DATE 12-1-2010

OCTOBER 27, 2010

070272--REPLAT JRL/AES



SCALE 1"=20'



**OWNER'S DEDICATION**

Whereas I, Kenmark Homes, being the owner of the herein described tract of land being more particularly described as follows:

Lot 19, Block 1, VERSAILLES, an addition in Aledo, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 558, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That I, Kenmark Homes, do hereby adopt this plat designating the hereinabove described property as.....

Lot 19R, Block 1  
VERSAILLES  
City of Aledo, Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown thereon.

Witness my hand this the 18 day of November, 2010.

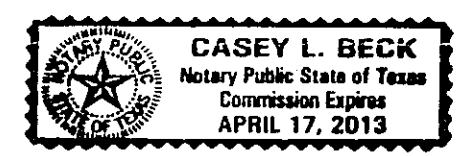
*Kenny Oze*  
Kenny Oze  
(President of Kenmark Homes)

NOTARY PUBLIC  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kenny Oze, known to me to be the persons name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18<sup>th</sup> day of November, 2010.

*Casey L. Beck*  
Notary Public in and for the State of Texas



NOTE:  
THE REASON FOR THIS REPLAT IS TO CHANGE THE 15' WATER LINE EASEMENT TO A 14' WATER LINE EASEMENT ALONG THE WEST LOT LINE AND TO CHANGE THE 15' DRAINAGE EASEMENT TO A 13' DRAINAGE EASEMENT ALONG THE NORTH LOT LINE.  
ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700450-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

**CITY OF ALEDO, PARKER COUNTY, TEXAS.**

Approved on this the 18<sup>th</sup> day of November, 2010.

*Mark J. ...*  
Planning & Zoning Chairperson  
*Jenna ...*  
Planning & Zoning Secretary

Approved on this the \_\_\_ day of \_\_\_, 2010.

*Kir Marshall*  
Mayor  
*Kathleen Weddle*  
City Secretary

Approved on this the 18 day of November, 2010.

**NRB SURVEYING**  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
OCTOBER 18, 2010

**OWNER:**  
KENMARK HOMES  
817-825-1229

Doc# 755151 Fees: \$66.00  
11/19/2010 3:27PM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JERNE BRUNSON, COUNTY CLERK

THIS PLAT FILED IN CABINET D, SLIDE 94

**REPLAT**  
**Lot 19R, Block 1,**  
**VERSAILLES,**  
Being a replat of Lot 19, Block 1, VERSAILLES, an addition in Aledo, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 558, Plat Records, Parker County, Texas.

ACCT. NO.: 18924  
SCH. DIST.: AL  
CITY: AL  
MAP NO.: M-18