PC-

RECORDED AND FILED
For RECORD
At ... O'Clock ... M

CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By _____ Deputy

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the ... day of ... 19... at ... o'clock ... M. and was duly recorded in the ... Records of the ... County in Volume ... Page ... Records of Parker County as stamped hereon by me.

RECORDS

SEAL

County Clerk, Parker County, Tex.

FLOODWAY RESTRICTION:

No construction, without the written approval of the City of Fort Worth, shall be allowed within a floodway easement and then only after detailed engineering plans and studies allow that no flooding will result, that no obstruction to the flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Fort Worth will not be responsible for the maintenance and operation of said drainageways or for the control of erosion. Each property owner shall keep the drainage channels traversing adjacent to his property clean and free of debris, silt or any substance which would result in unsanitary conditions, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any unfavorable conditions which may occur. The drainage channel, as in the case of all drainage channels, is subject to storm water overflow and lateral erosion to an extent that cannot be definitely defined. The City of Fort Worth shall not be liable for damages of any nature resulting from the occurrence of these phenomena, nor resulting from a failure of any structure(s) within the drainage channels. The drainage channel crossing each lot is shown on the floodway easement line as shown on the plat.

The landowners, and any subsequent owners, of lots in the subdivision, jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private common areas of facilities in the subdivision, including but not limited to wastewater treatment facilities, water facilities, private streets, emergency access easements, recreation areas and open spaces. The City of Fort Worth shall have no responsibility or liability for the construction, operation or maintenance of said common facilities, and said owners agree to indemnify and hold harmless the City of Fort Worth from all claims, damages and losses resulting from performance of the obligations of said owners set forth in this paragraph.

All habitable structures shall be connected to septic tanks or sewer systems conforming with the regulations and recommendations of the State and Parker County. All septic tanks shall meet State and county regulations and must be inspected by the Parker County Sanitation before, during and after construction. (NOTE: Only one habitable structure shall be connected to a single septic tank.)

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purposes 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.

WATER SERVICE TO BE FROM PRIVATE WELLS CONFORMING TO PARKER COUNTY ORDINANCES AS APPLICABLE

PROPOSED USE LOTS 1 THRU 24, SINGLE FAMILY RESIDENTIAL
TRACT A, COMMERCIAL

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS
THE _____ DAY OF _____, 19____.

_____ COUNTY JUDGE

COMMISSIONER PRECINCT 1 _____ COMMISSIONER PRECINCT 2 _____

COMMISSIONER PRECINCT 3 _____ COMMISSIONER PRECINCT 4 _____

CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVED DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING ... FEET IN HEIGHT SHALL BE ALLOWED WITHIN THE ... AREA ... ON THE ... LOT ... AS SHOWN ON THE PLAT. ... SHALL BE ... AND ... AS ... AS ... AND ... AS ... AS ... AND ... AS ... AS