

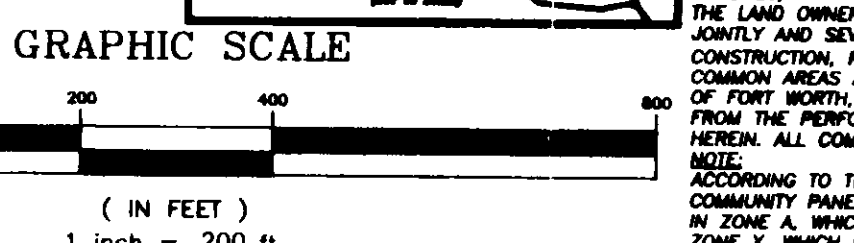
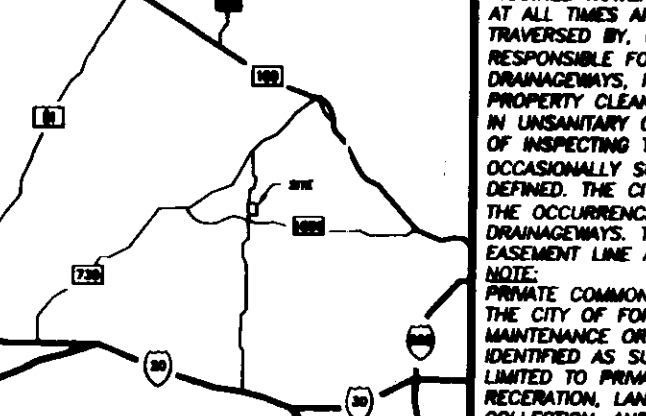
Owner: **Thurman Woodle Investments LLC**
150 Deer Creek Drive
Annetta TX 76008
Proposed Land Use:
1) 78.83 ACRES - PROPOSED SINGLE FAMILY RESIDENTIAL (60 LOTS)
2) 2.44 ACRES IS PROPOSED COMMON AREA (2 LOT)
3) ALL PROPOSED STREETS ARE 80' RIGHT-OF-WAY
4) LOT SUMMARY
60 SINGLE FAMILY LOTS
2 COMMON AREA LOTS
MINIMUM LOT SIZE 1.00 ACRE
MAXIMUM LOT SIZE 2.82 ACRES

WILLIAM LEARY & WIFE, KLOIE C. LEARY
VOL. 381, PG. 486, D.R.P.C.T.
NOTE: THERE SHALL BE A 7.5' SOUTHWESTERN BELL EASEMENT ON THE FRONT, SIDES AND REAR OF ALL LOTS EXCEPT LOT 31, BLOCK 7 AND LOT 18, BLOCK 8.
THERE SHALL BE A 10' UTILITY EASEMENT ON THE FRONT OF ALL LOTS EXCEPT LOT 31, BLOCK 7 AND LOT 18, BLOCK 8.

JOE B. COOPER, JR.
VOL. 384, PG. 67, D.R.P.C.T.

MITCHELL F. SPEARS
VOL. 393, PG. 686, D.R.P.C.T.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE: 1/13/09
BY: [Signatures]



DELTA SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7768 FAX: 246-7767
JOB# 25-02-0086 FP# 005-037
PP# 04-110
CONNER STEVENS
LAND SURVEYOR

ANNIE REED
LONNIE REED
R.P.L.S. No. 4877
COMMENTS ADDRESSED ON 6-2-06
2-20-05

FLOODPLAIN/DRAINAGEWAY MAINTENANCE THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL, TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGEWAY, AND/OR OPERATOR OF SAID DRAINAGEWAY. 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 THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
NOTE: PRIVATE COMMON AREAS AND FACILITIES FOR LOT 31, BLOCK 7 AND LOT 18, BLOCK 8 THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREA OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LAND OWNERS SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING FROM OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN. ALL COMMON AREAS SHALL BE MAINTAINED BY GREEN BELT HOA PIPELINE.
NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY UNINCORPORATED, COMMUNITY PANEL NO. 480520 0150 C, DATED JANUARY 3, 1997, PORTION OF THE LOTS IS IN ZONE A, WHICH IS IN THE 100 YEAR FLOOD ZONE. THE REMAINING PORTION OF THIS LOT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

FINAL PLAT SHOWING
LOTS 1-7, BLOCK 6, LOTS 1-31, BLOCK 7, LOTS 1-18, BLOCK 8 AND LOTS 1-6, BLOCK 9, Windy Hill Estates, Phase II,
AN ADDITION TO PARKER COUNTY, TEXAS, BEING A PLAT OF SKETCH A TRACT OF LAND SITUATED IN THE JOHN H. MOORE SURVEY, ABSTRACT NO. 919, PARKER COUNTY, TEXAS, BEING THOSE SAME TRACTS OF LAND IN A PARTITION DEED TO BETTY RUTH TUCKER AND BOBBY GENE BURGESS RECORDED IN VOLUME 1491, PAGE 905, DEED RECORDS, PARKER COUNTY, TEXAS, AND THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO BOBBY GENE BURGESS AND WIFE, BETTY JO BURGESS, RECORDED IN VOLUME 429, PAGE 382, DEED RECORDS, PARKER COUNTY, TEXAS.
I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
LOREI PRAY
Notary Public, State of Texas
My Commission Expires
January 29, 2009
ACCT. NO.: [Signature]
SCH. DIST.: AZ
CITY: [Signature]
MAP NO.: [Signature]
DATE: 2/13/09