

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site...

NOTICE

Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines or penalties.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code, section 232.0032. Buyer is advised to question seller as to the groundwater availability.

Flood Plain/Drainage Way 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...

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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, fence, tree, shrub, other growth or improvement...

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...

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application...

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities...

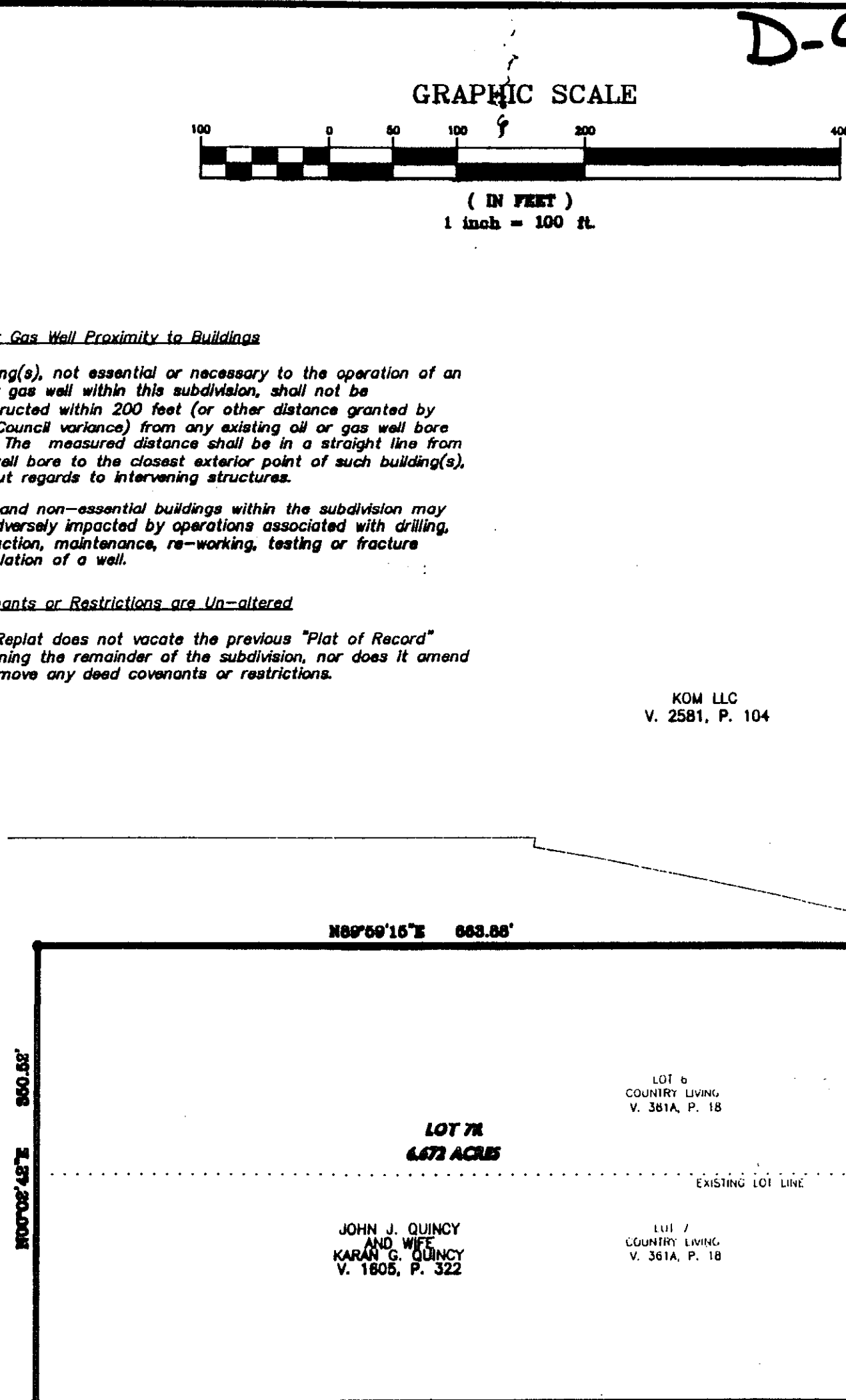
Oil or Gas Well Proximity to Buildings

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200 feet (or other distance granted by City Council variance) from any existing oil or gas well bore hole.

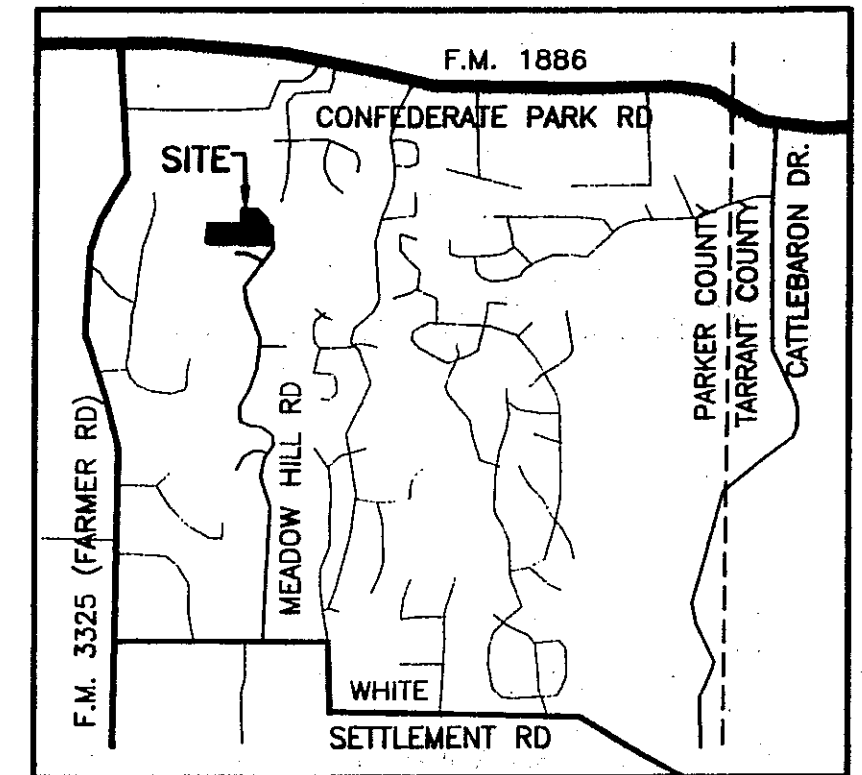
Lots and non-essential buildings within the subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing or fracture stimulation of a well.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

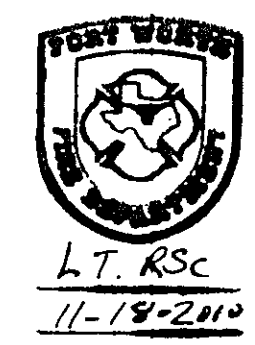


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SURVEYOR'S CERTIFICATE:

I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY WAS MADE UNDER MY SUPERVISION.



SURVEYOR STEVENS LAND SURVEYING, INC. 7300-B WEATHERFORD HWY. FORT WORTH, TEXAS 76116

OWNER CHRIS LYSTER & MONIKA COOPER 6400 FM 1189 WEATHERFORD, TEXAS 76087

OWNER JOHN AND KARAN QUINCY 1155 MEADOW HILL ROAD FORT WORTH, TEXAS 76108

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

OCTOBER 27, 2010



- NOTES: 1. 1/2" irons set unless otherwise noted. 2. Bearings correlated to deed Call N.89°50'17"E along the north line of KOM LLC tract.

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

CITY OF FORT WORTH FILE FS=010=109

PLAT RECORDED IN CABINET SLIDE DATE