

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 (a grading plan in some instances may be adequate.) If the site does conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.

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 whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways 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 drainage ways 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 those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

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 which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

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, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

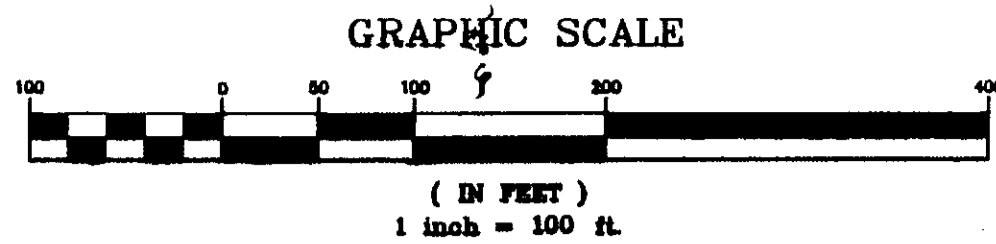
Transportation Impact Fees

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, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

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, and said owners agree to indemnify and hold harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

STEVENS LAND SURVEYING 7300-B WEATHERFORD HWY. FORT WORTH, TEXAS 76116 (817) 696-8775 (817) 696-8780 FAX



D-96

Doc# 756248 Book 2817 Page 1752

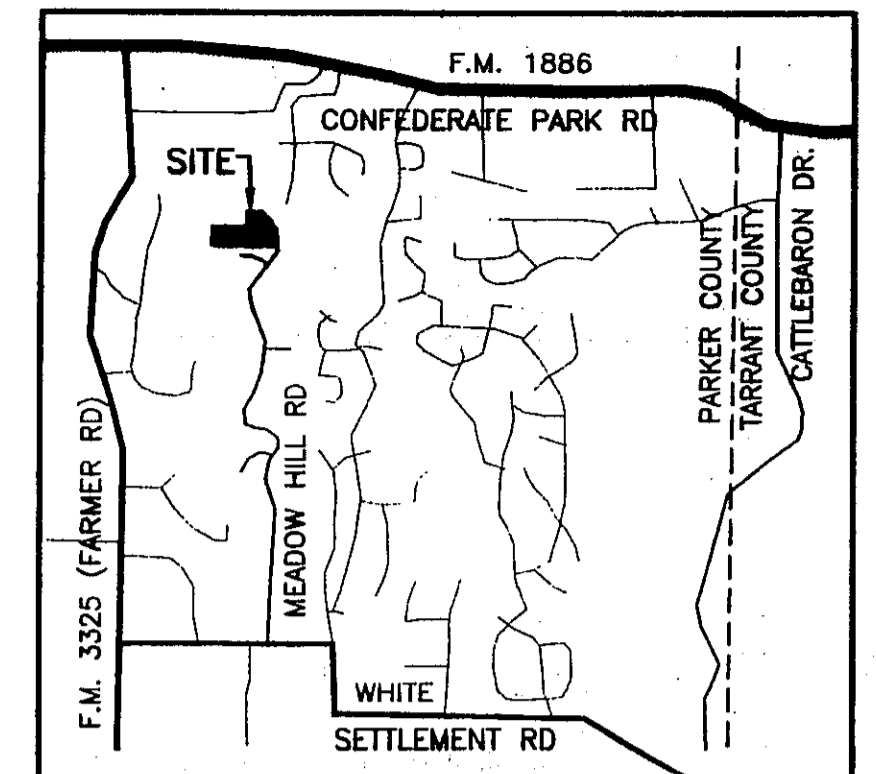
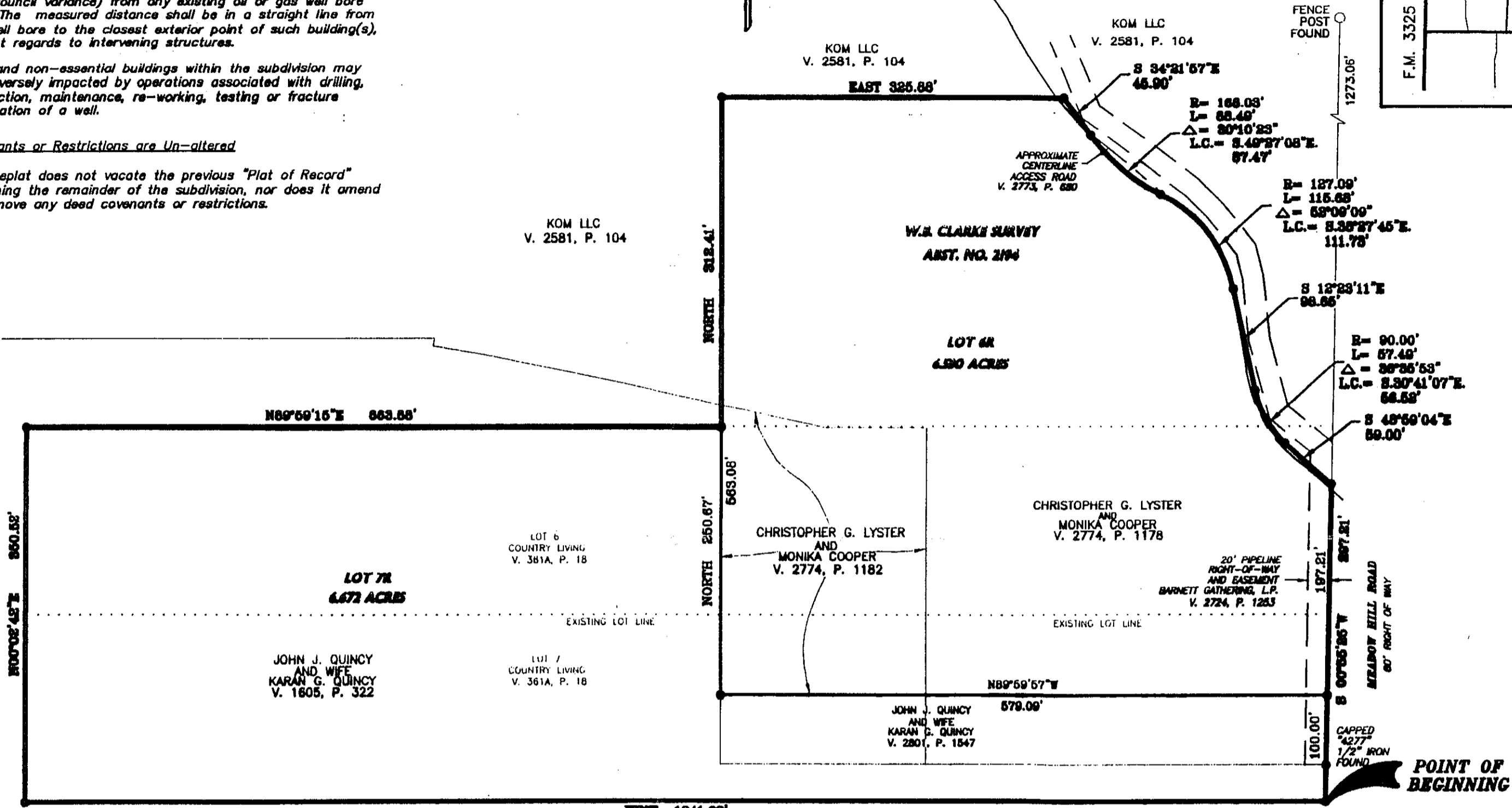
Oil or Gas Well Proximity to Buildings

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. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.

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.



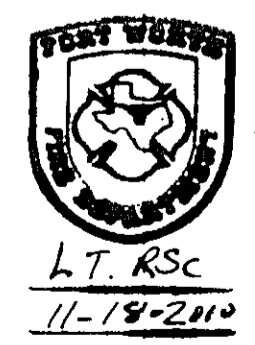
OWNER CHRIS LYSTER & MONIKA COOPER 6400 FM 1189 WEATHERFORD, TEXAS 76087 TELE: 817-877-8787

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

OWNER JOHN AND KARAN QUINCY 1155 MEADOW HILL ROAD FORT WORTH, TEXAS 76108 TELE: 817-448-8155

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. ANDREW E. STEVENS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION # 5395 STEVENS LAND SURVEYING, INC. 7300-B WEATHERFORD HWY. FORT WORTH, TEXAS 76116 (817) 696-9775



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

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, Abst. 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:

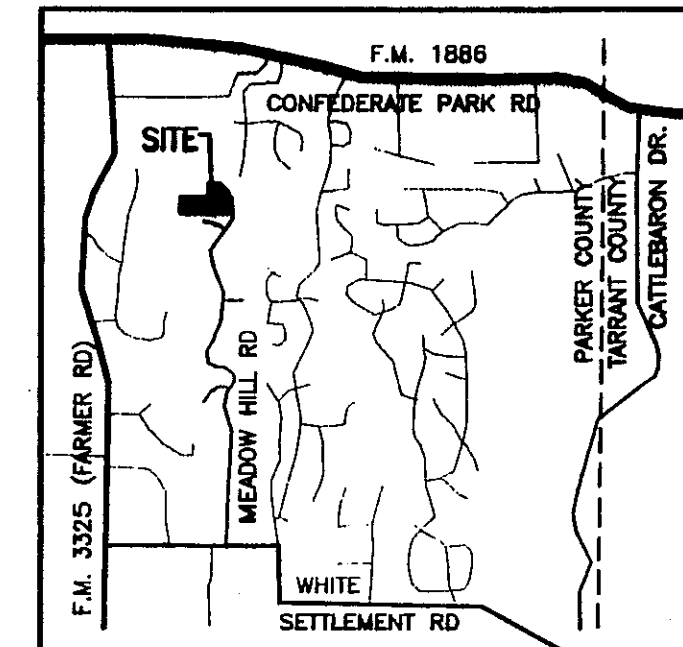
Lots 6R & 7R,
Country Living
an Addition to Parker County, Texas

Executed this the 16th 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 16th day of November, 2010.
Notary Public, Tarrant County, Texas Commission Expires

LIENHOLDER:
Lone Star, FLCA 200 Sookridge Drc Ste 110
SCOTT VICK Weatherford, TX 76087
Signature of Lienholder
This the 16th 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.

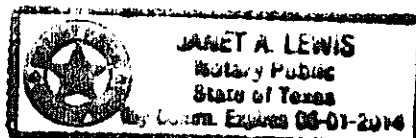
State of Texas
County of Tarrant
CHRIS LYSTER
Before me, the undersigned authority, on this day appeared personally, Chris Lyster, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.
Given under my hand and seal of office on the 16th 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 16th day of Dec, 2010
Mark Riley, County Judge
George Conley
Commissioner Precinct #1
Joe Brinkley
Commissioner Precinct #2
John Roth
Commissioner Precinct #3
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 16th 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

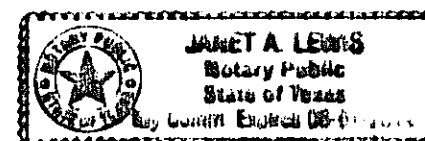
State of Texas
County of Tarrant
KARAN QUINCY
Before me, the undersigned authority, on this day appeared personally, Karan Quincy, Know to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.
Given under my hand and seal of office on the _____ day of _____, 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.

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



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



STEVENS LAND SURVEYING
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 886-8775 (817) 886-8780 FAX
Sheet 2 of 2

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CITY OF FORT WORTH FILE FS-010-109

PLAT RECORDED IN CABINET D, SLIDE 96 DATE 11-19-2010

OCTOBER 27, 2010

070272-REPLAT JRL/AES