

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.

The purpose of this plat is to combine two lots into one lot.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD ZONING MAP EFFECTIVE DATE: 1/1/2007 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

C 766

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to access 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 operation of its respective system on any of the easements shown on the plat and they shall have the right of all things 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 system without the necessity of any time of procuring the permission of anyone.

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 in grading plan in some instances may be adequate. If the site does not 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 assurance that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation. Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatments and treatment facilities and related structures; buildings and facilities.

The land owners and 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 out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Partway Permit

Partway improvements such as curb and gutter, pavement 16-in. drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a partway permit.

Construction Prohibited Over Easements

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

Flood Plain/Drainageway 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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. 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 structure within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Ronald A. Stucky et ux, Sherry J. Stucky, being the owners of those certain tracts of land situated in Deer Ridge Estates, being recorded in Volume 2550, Page 1058 and Volume 2543, Page 1391, Official Records, Parker County, Texas.

2.423 acres situated in and being all of Lot 11 and Lot 10, Block 2, Deer Ridge Estates, an Addition to Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 15, Plat Records, Parker County, Texas and being more described by metes and bounds as follows:

BEGINNING at a 1/2" iron found for the Southwest corner of said Lot 11, Block 2, same being for the Southeast corner of Lot 12, Block 2 of said Deer Ridge Estates, said iron also being in the Northerly line of Blacktail Lane;

THENCE N 14°10' 28" W, 284.78 feet to a 1/2" iron found;
THENCE N 41°02'19" E, 245.78 feet to a 1/2" iron found in the Westery line of Antler Ridge Drive;
THENCE with the Westery line of said Antler Ridge Drive being with a curve to the right whose radius is 580.00 feet and whose central angle is 34°47'13" and whose chord bears S 31°34'04"E., 348.78 feet being an arc length of 362.14 feet to a 1/2" iron found;
THENCE S 14°10'28" E, continuing with the Westery line of said Antler Ridge Drive, 124.10 feet to a 1/2" iron found;
THENCE S 75°49'32" W, 100.00 feet to a 1/2" iron found in a cul-de-sac at the end of said Blacktail Lane;
THENCE with said cul-de-sac being a curve to the left whose radius is 60.00 feet and whose central angle is 150°00'01" and whose chord bears N 89°10'27"W., 115.91 feet being an arc length of 157.08 feet to a 1/2" iron set;
THENCE S 75°49'32" W, with the Northerly line of said Blacktail Lane, 83.55 feet to the POINT OF BEGINNING and containing 2.423 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Ronald A. Stucky et ux, Sherry J. Stucky does hereby adopt this plat designating the hereinabove described real property as Lot 11R, Block 2, Deer Ridge Estates, an Addition to Parker County, Texas, and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS OUR HANDS on this the 19th day of November, 2008

Ronald A. Stucky
Ronald A. Stucky

Sherry J. Stucky
Sherry J. Stucky

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Ronald A. Stucky et ux, Sherry J. Stucky, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 19th day of November, 2008.

Renee Mitchell
Renee Mitchell
Notary Public in and for the State of Texas



ACCT. NO.: 11774
SCH. DIST.: AZ
CITY: CO
MAP NO.: M-10

**FINAL PLAT
LOT 11R, BLOCK 2
DEER RIDGE ESTATES**

BEING A REPLAT OF LOTS 10 AND 11, BLOCK 2
DEER RIDGE ESTATES
ACCORDING TO THE PLAT RECORDED IN
PLAT CABINET C, SLIDE 15, PLAT RECORDS
PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 11/21/08

BY: *Sherry J. Stucky* CHAIRMAN
BY: *Dana Bayliff* SECRETARY

**COMMISSIONERS COURT
PARKER COUNTY, TEXAS**
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 11-26-2008

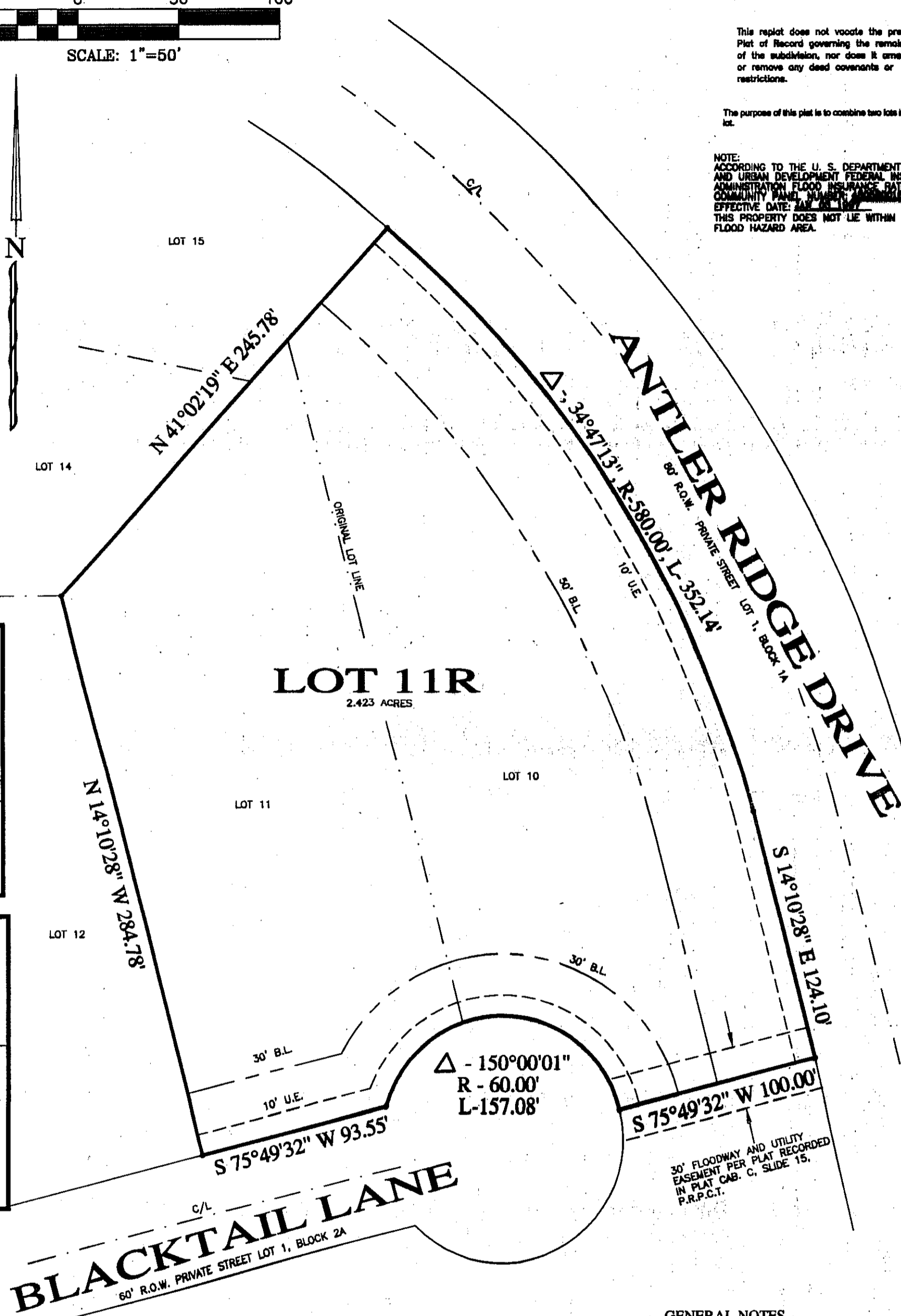
MARK PEEK COUNTY JUDGE
Mark Peek ABSENT

DANNY CHOATE COMMISSIONER PRECINCT #1
Danny Choate ABSENT

JOE BRINKLEY COMMISSIONER PRECINCT #2
Joe Brinkley

JOHN ROTH COMMISSIONER PRECINCT #3
John Roth

JIM WEBSTER COMMISSIONER PRECINCT #4
Jim Webster



GENERAL NOTES

2.423 TOTAL ACRES
WATER TO BE PROVIDED BY PRIVATE WATER WELLS. SANITARY SEWER WILL BE PROVIDED BY PRIVATE SYSTEMS

ELECTRIC SERVICE TO BE PROVIDED BY TRI-COUNTY ELECTRIC CO-OP.

ALL CORNERS ARE 1/2" IRONS UNLESS NOTED OTHERWISE.

30' FRONT BUILDING LINES UNLESS OTHERWISE NOTED.

15' SIDE AND REAR BUILDING LINES EXCEPT ALONG ANTLER RIDGE DRIVE WHICH SHALL BE 50' BUILDING LINE.

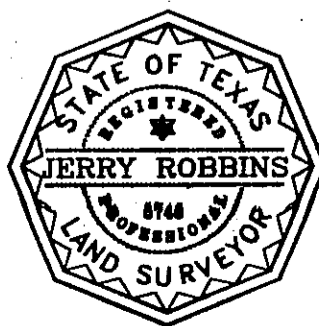
OWNER/DEVELOPER:

RONALD A. STUCKY ET UX SHERRY J. STUCKY
104 BLACKTAIL LANE
AZLE, TEXAS 76020
VOLUME 2550, PAGE 1058 (LOT 11)
VOLUME 2543, PAGE 1391 (LOT 10)

LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
07366

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Jerry Robbins
JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6746
SURVEYED/OCTOBER/2007
REVISED/JANUARY/2008



Doc# 702197
Book 2586 Page 1102

Doc# 702197 Fees: \$66.00
01/16/2009 2:41PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK



H. BAH
11-20-08

Case No. FS-007-280