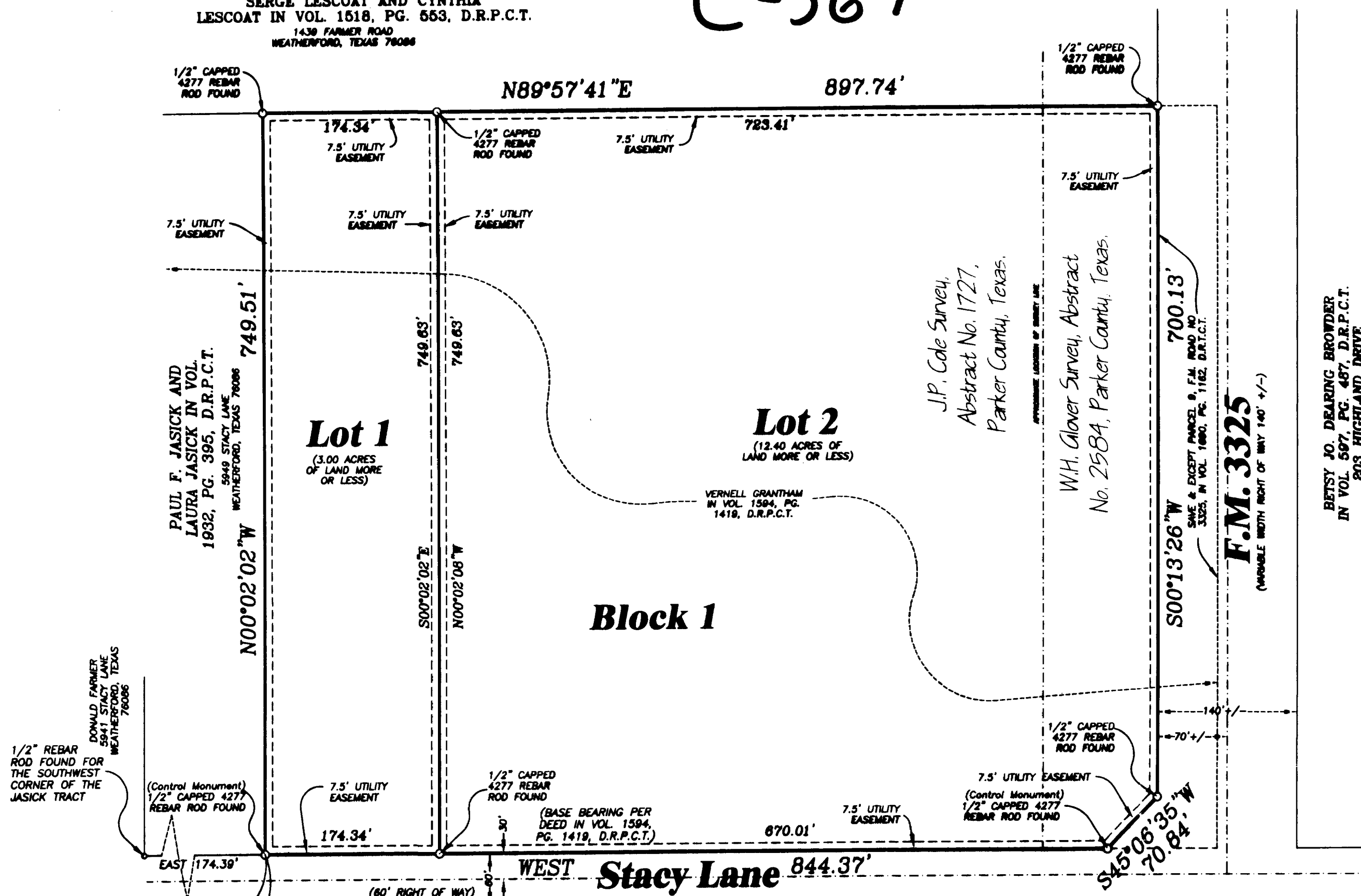


C-367

SERGE LESCOAT AND CYNTHIA LESCOAT IN VOL. 1518, PG. 563, D.R.P.C.T. 1439 FARMER ROAD WEATHERFORD, TEXAS 76086



STATE OF TEXAS
COUNTY OF PARKER

Whereas I, Vernell Grantham, being the owner a tract of land situated in the J.P. Cole Survey, Abstract No. 1727 and the W. H. Glover Survey, Abstract No. 2584, Parker County, Texas, being that same tract of land described in a deed to Vernell Grantham recorded in Volume 1594, Page 1419, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2\"/>

Thence N.00°02'02\"/>

Thence N.89°57'41\"/>

Thence S.00°13'26\"/>

Thence S.45°06'35\"/>

Thence West (base bearing per Deed in Vol. 1594, Pg. 1419, D.R.P.C.T.), 844.37 feet along the north line of Stacy Lane same being the south line of the Grantham Tract to the point of beginning and containing 15.40 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Vernell Grantham, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Grantham Addition, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

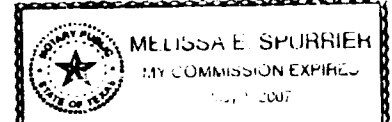
Witness my hand in Parker County, Texas, this 10 day of January, 2006.

Vernell Grantham
Vernell Grantham

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Vernell Grantham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 10 day of January, 2006.

Melissa E. Spurrick 5-1-07
Melissa E. Spurrick
Notary Public My Commission Expires



NOTE:
BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF FORT WORTH ZONING ORDINANCE.

NOTE:
THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

NOTE:
PARKER COUNTY REQUIRES A MINIMUM CULVERT SIZE OF 12 INCHES.

NOTE:
WATER TO BE SERVED BY PRIVATE WATER WELL.

NOTE:
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.

NOTE:
SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED 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 ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS
SIDEWALKS SHALL BE REQUIRED FOR ALL STREETS CONSTRUCTED TO THE CITY OF FORT WORTH STANDARDS.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONE WITH THE CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE TPW DEPT. STATING THAT HE IS AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM THE BUYER OF THE SAME.

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0140 H, DATED AUGUST 2, 1995, THIS LOT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

Doc# 585938
Book 2409 Page 1157

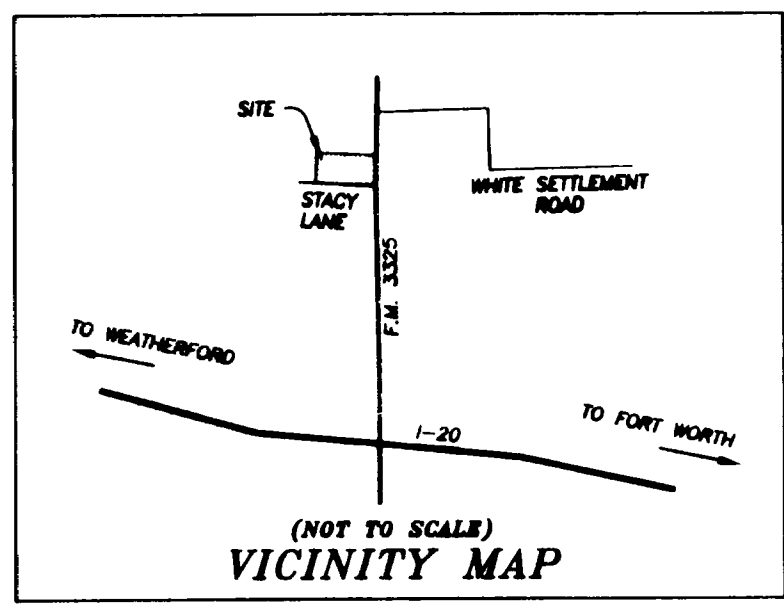
Doc# 585938 Fees: \$66.00
02/13/2006 9:36AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANNE BRUNSON COUNTY CLERK



ACCT. NO.:
SCH. DIST.: AL
CITY: CO
MAP NO.: 1-10-06
H. LACKER

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE 1-10-06
BY: *Denise Rhoades*
CHAIRMAN
BY: *John A. Seifield*
SECRETARY

APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE Feb 13, 2006
BY: *Mark S. Jolley*
COUNTY JUDGE
BY: *David*
BY: *Sam Brantley*
BY: *Jim W. Wadley*

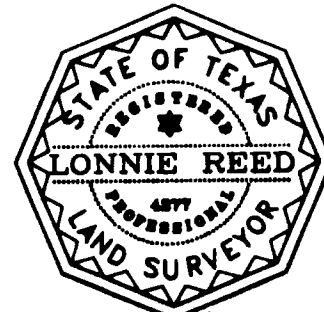


Owner:
Vernell Grantham
PO BOX 137064
FORT WORTH, TEXAS 76136

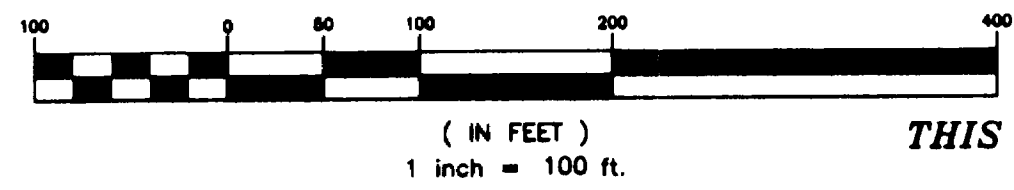
DELTA SURVEYING
607 N. LAS VEGAS TRAIL
FORT WORTH, TEXAS 76108
246-7766 FAX: 246-7767

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4877



NORTH
GRAPHIC SCALE



PLAT SHOWING LOTS 1 AND 2, BLOCK 1, Grantham Addition,

AN ADDITION TO PARKER COUNTY, TEXAS, BEING 15.40 ACRES OF LAND SITUATED IN THE J.P. COLE SURVEY, ABSTRACT NO. 1727 AND THE W.H. GLOVER SURVEY, ABSTRACT NO. 2584, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO VERNELL GRANTHAM RECORDED IN VOLUME 1594, PAGE 1914, DEED RECORDS, PARKER COUNTY, TEXAS.

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