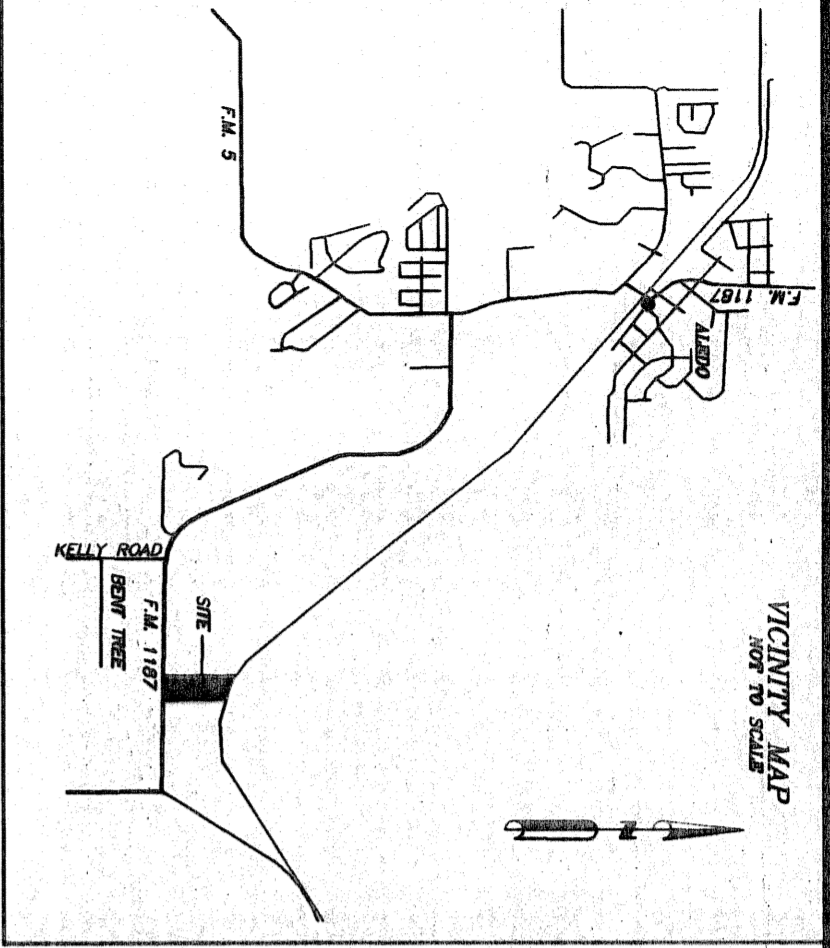


Doc# 628610 Fees: \$68.00  
02/14/2007 11:58AM Page 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
REC'D DISTRICT CLERK

OWNER - DEVELOPER  
LACIE ANN BALLINGER  
PHYLLIS BALLINGER  
1821 F.M. 1187  
ALEDO, TEXAS, 76008  
Doc# 628610  
Book 2511 Page 1479

OWNER - DEVELOPER  
BPR ENTERPRISES, LLC  
9616 CAMP HOWIE WEST, STE. D  
FORT WORTH, TEXAS, 76116

C 527



Fort Worth  
City Plan Commission  
City of Fort Worth, Texas  
This plat is valid if recorded within 90 days after date of approval.  
Plat Approval Date: 1-19-07  
By: *Phyllis Ballinger*  
Secretary

STATE OF TEXAS  
COUNTY OF PARKER  
Approved by the Commissioners Court of Parker County, Texas, this  
14th day of February 2007.

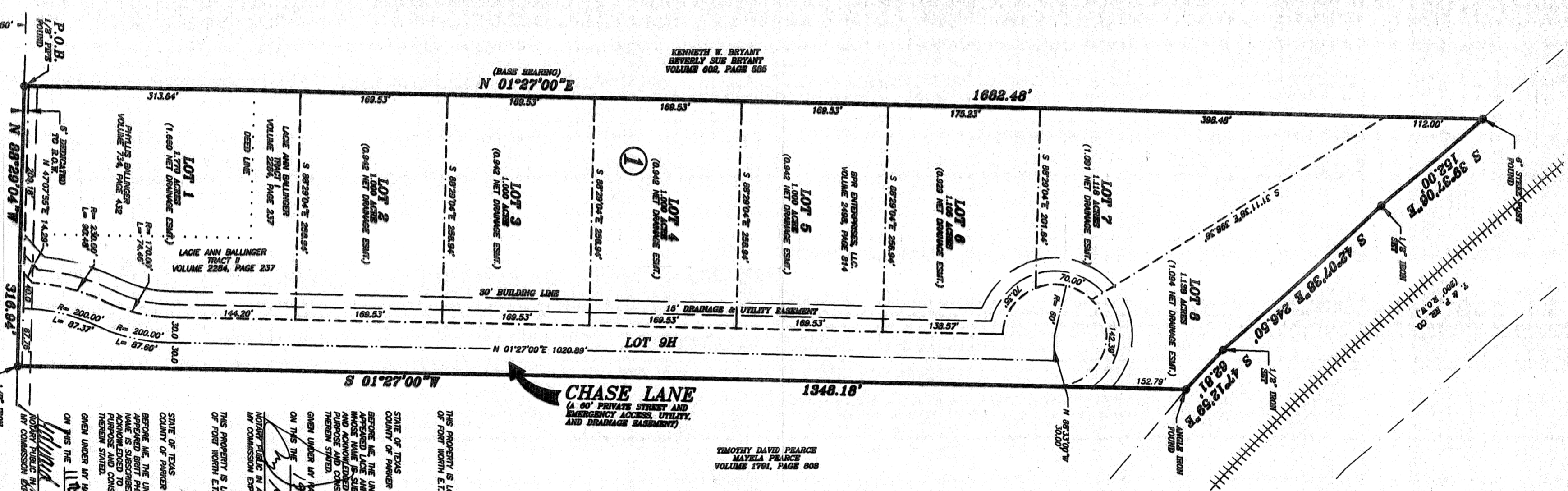
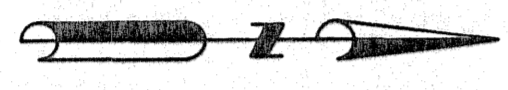
COMMISSIONER  
*Phyllis Ballinger*  
Commissioner Precinct No. 1  
COMMISSIONER  
*Tim Wood*  
Commissioner Precinct No. 3  
COMMISSIONER  
*Phyllis Ballinger*  
Commissioner Precinct No. 4  
COMMISSIONER  
*Phyllis Ballinger*  
Commissioner Precinct No. 5

GENERAL NOTES  
UTILITY EASEMENTS WILL BE 10.0' WIDE ALL SIDE AND REAR LOT LINES.  
ALL FRONT BUILDING LINES WILL BE 30.0'.  
ALL SIDE YARD BUILDING LINES WILL BE 10.0'.  
ALL REAR BUILDING LINES WILL BE 10.0'.  
ALL ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH PARKER COUNTY STANDARDS.  
PROPOSED USE: RESIDENTIAL.  
LAND AREA = 10.27 ACRES.  
SMALLEST LOT = 1,000 SQUARE FEET.  
TOTAL NO. LOTS = 9 (1 LOT = PRIVATE STREET)

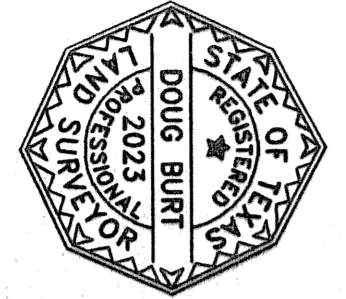
UTILITY EASEMENTS  
ANY PUBLIC FINANCED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND RELOCATE ALL PUBLIC UTILITIES AND FACILITIES IN THE VICINITY OF THE PROJECT. THE CITY OF FORT WORTH, THROUGH THE UTILITY DEPARTMENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY SYSTEMS. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 48020 0280 C THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
ZONING IS NOT REQUIRED IN THE ETL.  
SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL, PRIVATE SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF FORT WORTH STANDARDS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AERobic TREATMENT SYSTEM AS A PART OF THE ON SITE SEWER FACILITY.  
WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.  
1 1/2" PANS WILL BE SET AT ALL CORNERS UNLESS NOTED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.  
THE MAINTENANCE OF DRAINAGES AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND NOT PARKER COUNTY. DIRECT ACCESS OF RESIDENTIAL/DUPLEX DRIVES ON TO ARTERIALS (FM 1187) IS PROHIBITED.

LOT 9H, BLOCK 1, IN ITS ENTIRETY, IS TO BE A PRIVATE STREET DEDICATED TO HOME OWNERS ASSOCIATION.  
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE SPRAWL STREET OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
Professional Land Surveyor  
No. 2023  
STATE OF TEXAS



TEXAS GEOSPATIAL  
117 JOHN STREET P.O. BOX 1029  
ALEDO, TX 76008  
817-441-0189  
P.L.S. 017-441-0805

100 0 100 200 300  
GRAPHIC SCALE - FEET

THIS PLAT FILED IN PLAT CABINET SLIDE DATED

STATE OF TEXAS  
COUNTY OF PARKER  
KNOW ALL MEN BY THESE PRESENTS, THAT LACIE ANN BALLINGER, PHYLLIS BALLINGER, AND BPR ENTERPRISES, LLC, DO HEREBY DEDICATE TO THE PUBLICS USE FOR THE STREETS AND EASEMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLICS USE FOR THE STREETS AND EASEMENTS SHOWN HEREON.

AND DOES HEREBY DEDICATE TO THE PUBLICS USE FOR THE STREETS AND EASEMENTS SHOWN HEREON.  
EXCUTED THIS 18th DAY OF FEBRUARY 2007  
*Phyllis Ballinger*  
LOT 1, BLOCK 1  
LACIE ANN BALLINGER  
COMMISSIONER

EXCUTED THIS 11th DAY OF JANUARY 2007  
*Phyllis Ballinger*  
LOT 1, BLOCK 1  
LACIE ANN BALLINGER  
COMMISSIONER

EXCUTED THIS 12th DAY OF JANUARY 2007  
*Phyllis Ballinger*  
LOT 1, BLOCK 1  
LACIE ANN BALLINGER  
COMMISSIONER

EXCUTED THIS 12th DAY OF JANUARY 2007  
*Phyllis Ballinger*  
LOT 1, BLOCK 1  
LACIE ANN BALLINGER  
COMMISSIONER

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LACIE ANN BALLINGER  
COMMISSIONER

EXCUTED THIS 12th DAY OF JANUARY 2007  
*Phyllis Ballinger*  
LOT 1, BLOCK 1  
LACIE ANN BALLINGER  
COMMISSIONER