

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This Plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approved Date: May 24, 2021

By: Donald R. Brown Chairman
Mary Elliott Secretary

COMMISSIONERS COURT
PARKER COUNTY, TEXAS

Plat Approved Date: June 14, 2021
L. Deakle
By: CLERK OF COMMISSIONERS COURT

NOTE: CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

DEER RIDGE ESTATES
PHASE 7
CAB. D, SL. 440

MARAL LANE
STAND LANE
CAB. D, SL. 440

STATE OF TEXAS 202123440 PLAT Total Pages: 1
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS THAT, Derick Jay Maschmeier and Krysten M. Maschmeier acting by and through the undersigned, are the owners of the following described real property, to wit:

Being Lot 32, Block 2 DEER GLADE, Phase 1, an addition to Parker County, Texas according to the Plat recorded in Cabinet E, Slide 558, Plat Records, Parker County, Texas. Said Lot 32 being more particularly described, as follows:

Beginning at a capped Texas Surveying 1/2" iron found for the southeast corner of said Lot 32 and the northeast corner of Lot 6 in the west line of that certain tract of land described in deed to Darrell Young and Lubo Young by deed recorded in Volume 2361, Page 1976, Official Public Records, Parker County, Texas;

THENCE South 88 degrees 15 minutes 21 seconds West, along the common line of said Lots 32 and 6, a distance of 246.14 feet to a capped Texas Surveying 1/2" iron found for the most easterly corner of Lot 33 and the southwest corner of said Lot 32;

THENCE North 39 degrees 03 minutes 31 seconds West, along the common line of said Lots 32 and 33, a distance of 408.92 feet to a capped Texas Surveying 1/2" iron found in the southeasterly line of Glade Crest Road;

THENCE Along the southeasterly line of said Glade Crest Road, as follows:

North 50 degrees 57 minutes 21 seconds East, 472.98' to a capped Texas Surveying 1/2" iron found at the beginning of a non-tangent curve to the left whose radius is 60.00 feet and whose long chord bears North 50 degrees 56 minutes 56 seconds East, 103.93 feet;

Along said curve in a northeasterly direction through a central angle of 120 degrees 00 minutes 00 seconds, a distance of 125.67 feet to a capped Texas Surveying 1/2" iron found at the end of said curve;

North 50 degrees 23 minutes 47 seconds East, 16.01 feet to a capped Texas Surveying 1/2" iron found at the beginning of a non-tangent curve to the left whose radius is 60.00 feet and whose long chord bears South 82 degrees 10 minutes 14 seconds East, 27.59 feet;

Along said curve in an easterly direction through a central angle of 26 degrees 35 minutes 48 seconds, a distance of 27.84 feet to a capped Texas Surveying 1/2" iron found for the northwest corner of Lot 46;

THENCE South 01 degrees 19 minutes 55 seconds East, along the common line of said Lots 32 and 46 passing the southwest corner of said 46 and the northwest corner of said Lot 45, in all, 411.89 feet to a 1/2" iron found at the southwest corner of said Lot 45 and the northwest corner of said Young tract;

THENCE South 01 degrees 22 minutes 04 seconds East, along the common line of said Lot 32 and said Young tract, 268.19 feet to the POINT OF BEGINNING and containing, 4.877 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Derick Jay Maschmeier and Krysten M. Maschmeier acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the herein described real property, to be designated as...

Lots 32R1 & 32R2, Block 2
DEER GLADE, PHASE 1
Parker County, Texas

An addition to Parker County, Texas, and hereby dedicate to the public use forever the easements and as shown hereon.

Executed this the 16 day of April, 2021

Derick Jay Maschmeier
Derrick Jay Maschmeier

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally Derick Jay Maschmeier known 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 16 day of April, 2021

Derick Jay Maschmeier
Notary Public, My Commission Expires 04/29/2023

Executed this the 16 day of April, 2021

Krysten M. Maschmeier
Krysten M. Maschmeier

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally Krysten M. Maschmeier known 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 16 day of April, 2021

Krysten M. Maschmeier
Notary Public, My Commission Expires 04/29/2023

Executed this the 16 day of May, 2021

Lt. Darrell Pavetto
5/24/2021
Lt. Darrell Pavetto
Notary Public, My Commission Expires 4/18/2023

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared the above representative for the Veterans Land Board known 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 16 day of May, 2021

Stephanie Chensler
Notary Public, My Commission Expires 4/18/2023

Final Plat
Lots 32R1 & 32R2, Block 2
DEER GLADE
(PHASE 1)
Being a replat of
Lot 32, Block 2, DEER GLADE PHASE 1
as recorded in Cabinet E, Slide 558
Plat Records, Parker County, Texas
Prepared September 2020

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202123440
05/14/2021 01:59 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ETJ Floodplain Restriction Note
In the ETJ, no construction shall be allowed within the floodplain easement, without the written approval of the Proper Authority. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, 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 two (2) feet above the 100 year flood plain.

Private Maintenance Note
Tarrant County/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 save harmless the Tarrant County/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.

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 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.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFI for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permits issued. The current owner will inform each buyer of the same.

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 easements of any type.

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.

Floodplain/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 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 these phenomena, nor the failure of any structure(s) within the drainageways.

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

Water to be served by private well, sewer to be served by private individual disposal system.
Sanitary Sewer system shall meet the approval of the Tarrant County Public Health Department.

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

OWNERS
DERICK JAY AND KRISTEN M. MASCHMEIER
176 HERITAGE PKWY
DECATUR, TEXAS 76225
Acquired from the Texas Flood Insurance Program, Flood Insurance Rate Map Community Panel Number 48367C0325E effective September 26, 2009 this property lies with Zone X, Zone X being Areas determined to be outside the 0.2% annual chance floodplain.

Bearings correlated using GPS coordinates NAD 83 North Central Texas Zone 4202.

Building setback lines shall be per the Deer Glade covenants, conditions and restrictions.

As Shown on plat Cab. E, Sl. 558: This plat represents property which has been platted without a Groundwater Certification Study as prescribed in Texas Local Government Code, Section 232.0032. Buyer is advised to question seller as to the groundwater availability. Buyer should note that a Groundwater Certification Study was prepared for the adjacent Deer Ridge Estates, Phases 4-8 by JEA Hydrotech Engineering, Inc. in November 2011. A waiver of an additional study for Deer Glade was granted by the Parker County Commissioners Court on December 11, 2017 due to proximity to the previously approved study. Buyer shall be required to conform to all requirements and restrictions spelled out in the Deer Glade covenants, conditions and restrictions. The Deer Ridge groundwater study is filed of record in Book 2920, Page 1295, Official Records, Parker County, Texas.

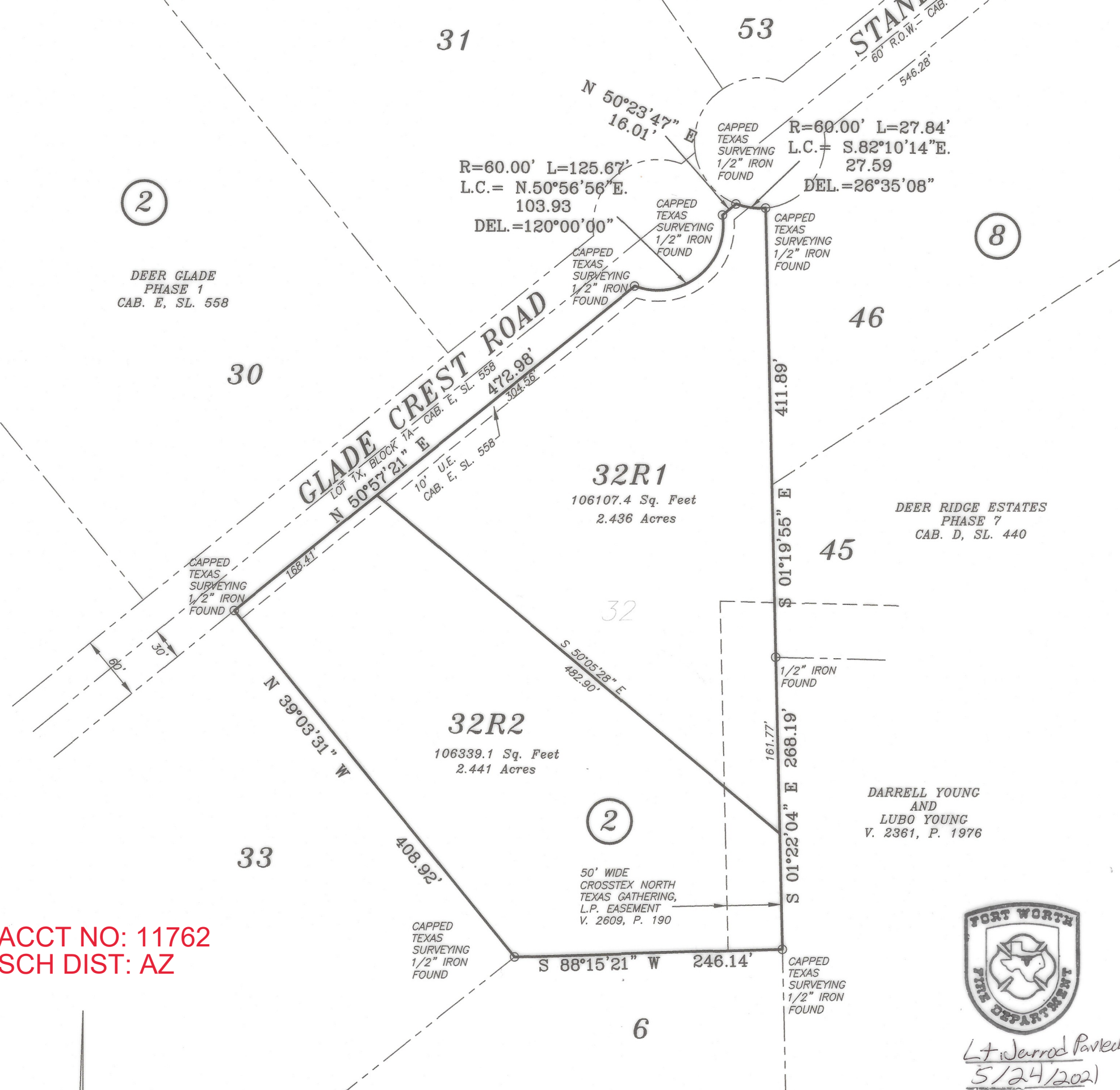
Lot 1X, Block 1A denotes Deer Glade HOA/Developer owned and maintained private vehicular access, private landscaping, public utilities and private storm drain easement lot. No building permit will be issued for Lot 1A, Block 1A.

Water to be served by private water well. Sewer to be served by private individual disposal system.

Property lies within the City of Fort Worth extraterritorial jurisdiction. (As shown on plat Cab. E, Sl. 558)

Individual lot owners shall be responsible for the maintenance of any private drainage easement or floodplain easement traversing across their lot.

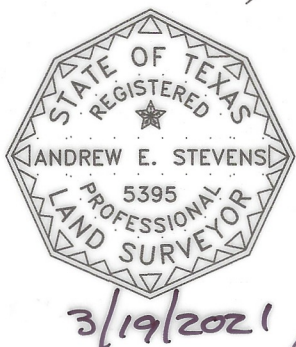
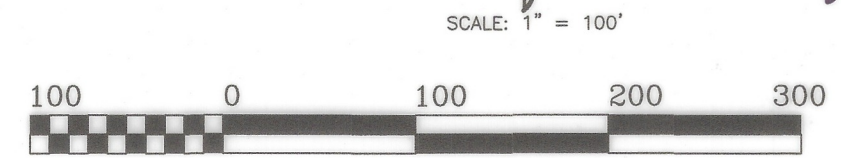
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



ACCT NO: 11762
SCH DIST: AZ

STEVENS LAND SURVEYING, PLLC
P.O. Box 26951
FORT WORTH, TEXAS 76126
(817) 696-9775
FIRM REGISTRATION # 10194023

11762.002.032.00

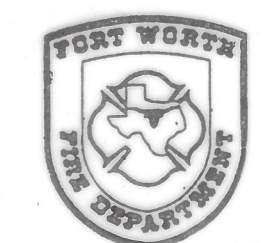


ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
SEPTEMBER 29, 2020

Executed this the 16 day of May, 2021

Andrew E. Stevens
Notary Public, My Commission Expires 04/29/2023

DOCUMENT NO. _____ DATE _____ **E-780** FS-21-012



Lt. Darrell Pavetto
5/24/2021

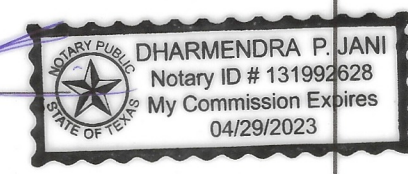
Executed this the 16 day of May, 2021

Lt. Darrell Pavetto
Notary Public, My Commission Expires 4/18/2023

BEFORE ME, the undersigned authority, on this day appeared the above representative for the Veterans Land Board known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

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Stephanie Chensler
Notary Public, My Commission Expires 4/18/2023



STATE OF TEXAS
COUNTY OF TARRANT

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Derick Jay Maschmeier
Notary Public, My Commission Expires 04/29/2023

STATE OF TEXAS
COUNTY OF TARRANT

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Krysten M. Maschmeier
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