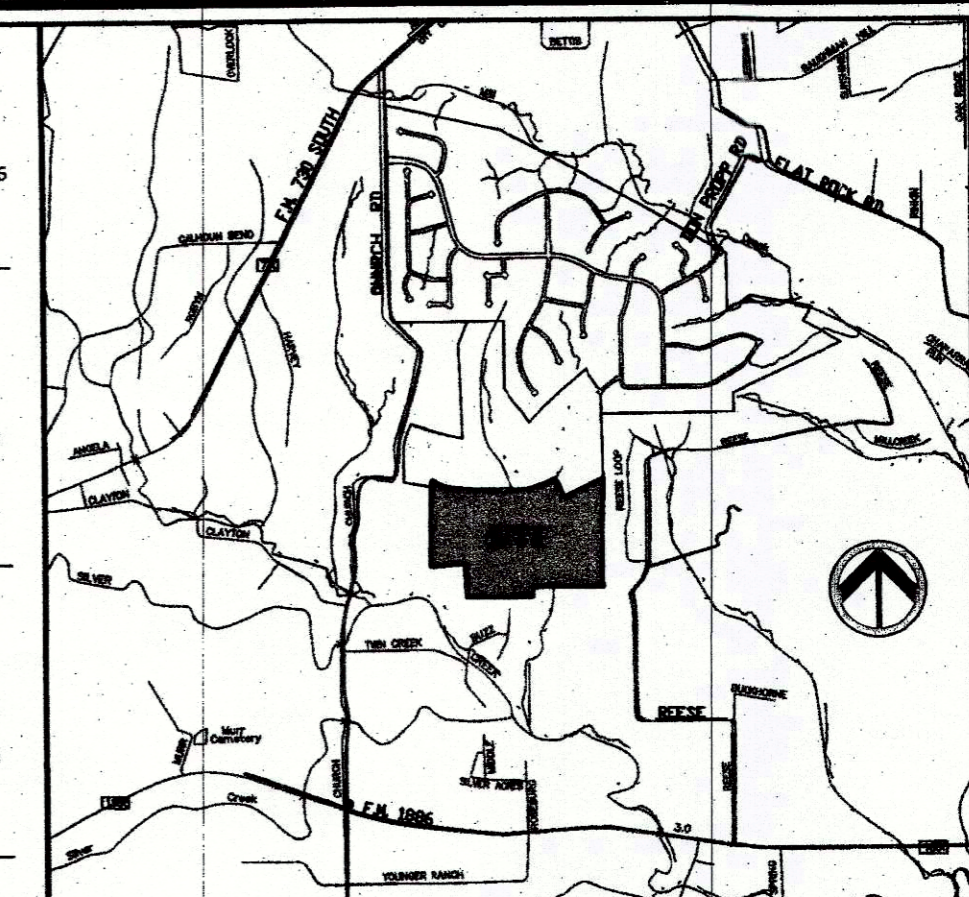
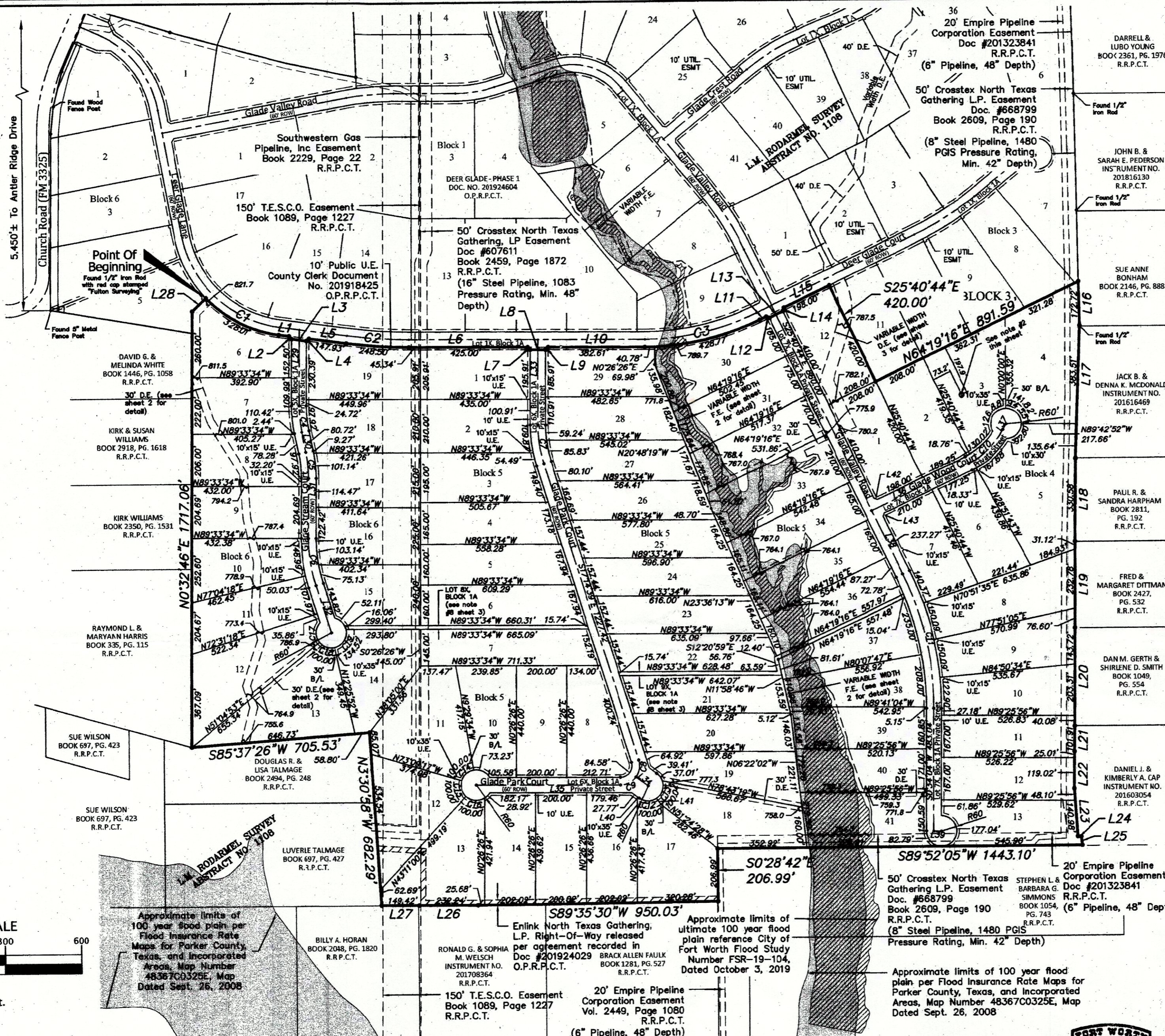


- NOTE:**
- See sheet 4 of 5 for driveway culvert schedule and summary of gross and net lot acreage.
 - o denotes 5' radial no build easement on Lot 3, Block 4 for existing plugged and abandoned gas well per Ordinance No. 18449-02-2009.
 - See note #7 sheet 3 for Lot 5X, 6X and 7X, Block 1A description.
 - See note #6 sheet 3 regarding minimum finished floor elevations.



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
(817)-877-9992

ENGINEER: DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR: TEXAS SURVEYING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
(817)-441-5263

**Final Plat of
Deer Glade
(Phase 2)**

**Lot 12, Block 3
Lots 1 - 13, Block 4
Lots 1 - 41, Block 5
Lots 6 - 19, Block 6
and
Lots 5X - 9X, Block 1A**

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108

69 Single Family Lots 161.776 Acres

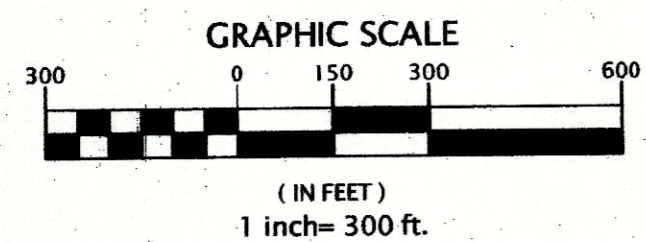
This plat was prepared in July 2020 by Dunaway Associates, L.P.

FP-19-117
Ref. Case No. PP-18-070

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

Sheet 1 of 5



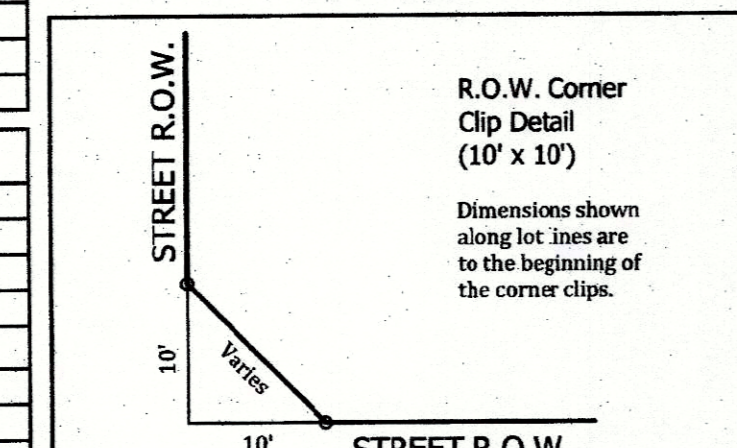
Approximate limits of 100 year flood plain per Flood Insurance Rate Maps for Parker County, Texas, and Incorporated Areas, Map Number 48367C0325E, Map Dated Sept. 26, 2008

PRIVATE STREET LENGTH TABLE

Glade Valley Road	2,172 L.F.
Glade Stream Court	1,168 L.F.
Glade Park Court	2,390 L.F.
Glade Wood Court	647 L.F.
Total	6,377 L.F.

LAND USE TABLE

Total Gross Acreage	161.776 Ac.
Private Road Right-of-Way (Lot 5X-7X)	9.705 Ac.
Net Acreage	152.071 Ac.
Residential Lots	69
Non-Residential Lots	2
Non-Residential Acreage (Lot 8X-9X)	0.763 Ac.
Private Park Acreage	0
Public Park Acreage	0



LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
F.E. = FLOODPLAIN EASEMENT
P.E. = PIPELINE EASEMENT
B/L = BUILDING SETBACK LINE
R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
815.0 = 100-YR ULTIMATE FLOOD WATER SURFACE ELEVATION

Enlink North Texas Gathering, L.P. Right-Of-Way released per agreement recorded in Doc #201924029 BRACK ALLEN FAULK BOOK 1281, PG. 527 R.R.P.C.T.

Approximate limits of ultimate 100 year flood plain reference City of Fort Worth Flood Study Number FSR-19-104, Dated October 3, 2019