

County Clerk, Parker County, Texas

RECORDED MAR 17 1997

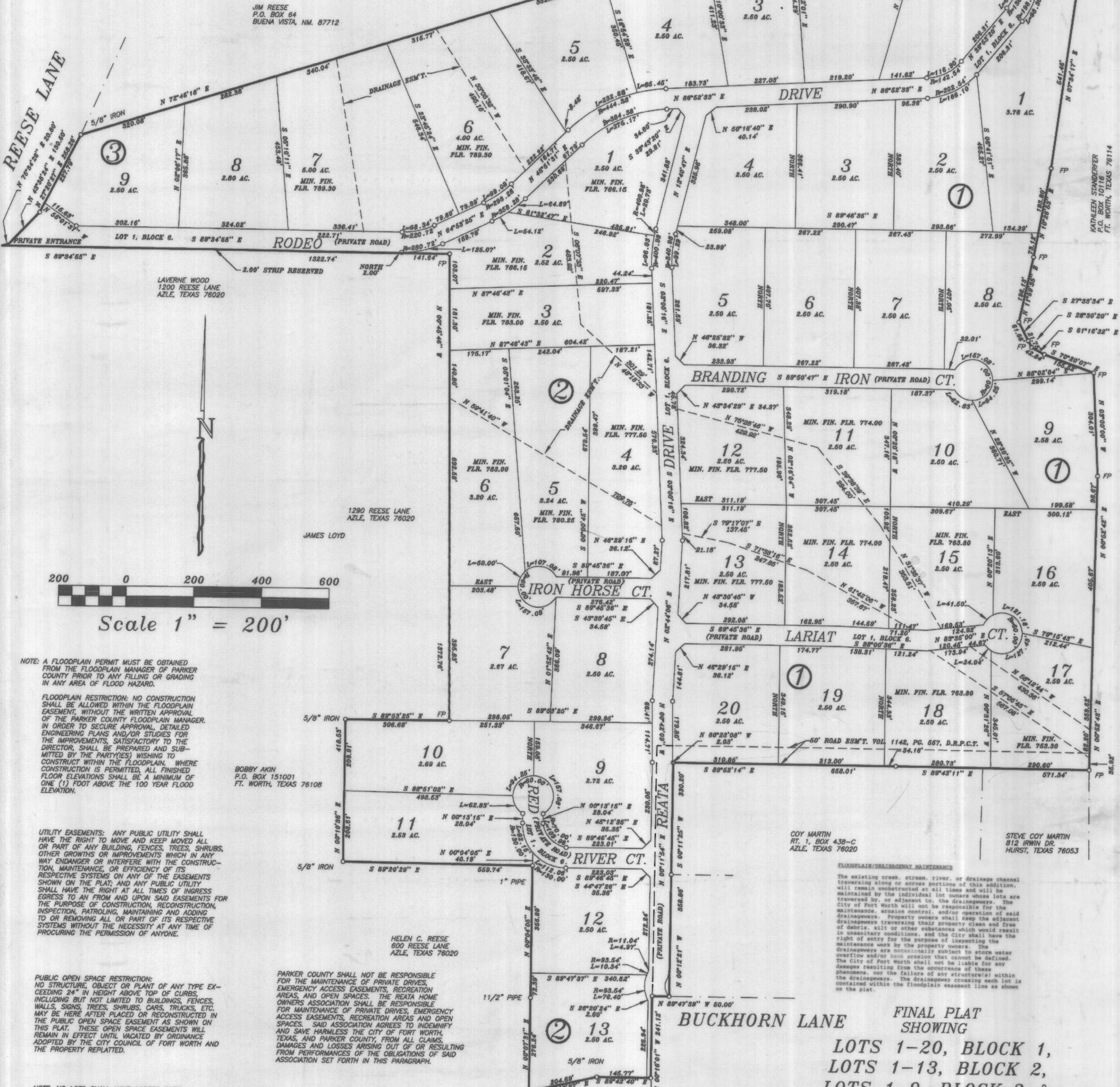
STATE OF TEXAS COUNTY OF PARKER I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the public records of Parker County as stamped hereon by me.

Jeanne Brunson, Co. Clerk PARKER COUNTY, TEXAS

MAR 17 1997

RECEIVED AND FILED FOR RECORD 3:50 O'CLOCK P.M. 309766 PC 13-201

GARY MARTIN 301 HILMONT RANCH RD. ALEDO, TEXAS 76008



LAVERNE WOOD 1200 REESE LANE AZLE, TEXAS 76020

1290 REESE LANE AZLE, TEXAS 76020

JAMES LOYD

BOBBY AKIN P.O. BOX 151001 FT. WORTH, TEXAS 76108

HELEN C. REESE 800 REESE LANE AZLE, TEXAS 76020

COY MARTIN RT. 1, BOX 438-C AZLE, TEXAS 76020

STEVE COY MARTIN 812 IRWIN DR. HURST, TEXAS 76053



Scale 1" = 200'

NOTE: A FLOODPLAIN PERMIT MUST BE OBTAINED FROM THE FLOODPLAIN MANAGER OF PARKER COUNTY PRIOR TO ANY FILLING OR GRADING IN ANY AREA OF FLOOD HAZARD.

FLOODPLAIN RESTRICTION: NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PARKER COUNTY FLOODPLAIN MANAGER. 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.

UTILITY EASEMENTS: ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS EGRESS TO AN FROM AND 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.

PUBLIC OPEN SPACE RESTRICTION: NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURBS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. MAY BE HERE AFTER PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATED.

NOTE: NO LOTS SHALL HAVE ACCESS ONTO AZLE NINE MILE ROAD.

NOTES: 10' UTILITY ESM'T. INSIDE REAR & SIDE LOT LINES & 20' ALONG FRONT LOT LINES UNLESS NOTED OTHERWISE. 25' BLDG. LINE ALONG FRONT LOT LINES 10' BLDG. LINE ALONG SIDE LOT LINES 10' BLDG. LINE ALONG REAR LOT LINES 25' BLDG. LINE ADJACENT TO EXISTING COUNTY ROADS. 1/2" IRONS SET AT ALL LOT CORNERS ANGLE POINTS, PT'S & PC'S, UNLESS NOTED OTHERWISE.

PARKER COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE REATA HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, AND PARKER COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

FLOODPLAIN/ DRAINAGEWAY RESTRICTIONS: 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(s) within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

FINAL PLAT SHOWING LOTS 1-20, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-9, BLOCK 3 & LOTS 1, BLOCK 6.

REATA

An Addition to Parker County, Texas, and being 248.34 acres out of the A.L. Hill Survey, Abstract No. 591, C.B. Waltrip Survey, Abstract No. 2546, A.J. Hill Survey, Abstract No. 1975, and the Wm. A. Wood Survey, Abstract No. 2181, Parker County, Texas.

OWNERS: DOROTHY LUPTON 133 E. MAIN AZLE, TX. 76020

JAMES C. THOMASON 133 E. MAIN AZLE, TX. 76020

DEVELOPER: REATA PROPERTIES, LTD. 133 E. MAIN AZLE, TX. 76020

DKB & ASSOCIATES, LLC 1615A JAY BIRD LANE SPRINGTOWN, TEXAS, 76082 221-5888 FAX: 221-2678



Doug Burt 11/MAR/97