

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING BETWEEN A 5/8" IRON FOUND AT THE SOUTHWEST CORNER OF LOT 30 AND A 5/8" IRON FOUND AT THE NORTHWEST CORNER OF LOT 28.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY, IN TITLE COMMITMENT NO. FT-2RE-9000381600487, DATED AUGUST 2, 2016.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1341, PAGE 372, R.R.T.C.T.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700325-E, DATED SEPTEMBER 26, 2008, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN ZONE A WHICH IS IN THE 100 YEAR FLOOD HAZARD.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY SHOWN HEREON.

THE EASEMENTS RECORDED IN VOLUME 1354, PAGE 471 AND VOLUME 2610, PAGE 1108 DO NOT AFFECT THIS PROPERTY.

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

Sidewalks
Sidewalks are required adjacent to both sides of allepublic and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Street Design ETJ
Streets and drainage in the ETJ shall be designed and constructed to City of Fort Worth standards, otherwise streets shall have a minimum ROW of 60' in accordance with the applicable Parker County subdivision and Land Use Regulations.

201714092 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS, That Kevin Brownlee and Lauren Brownlee, are the owners of the following described real property to wit:

Description for Lot 29 and Lot 30, Reese's Mill Creek Addition, an addition to Parker County, according to the Plat recorded in Cabinet A, Slide 541, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron found at the Southwest corner of said Lot 30 and being in the East line of Reese Court;

THENCE N 13°13'35" W, along the East line of said Reese Court, passing the Southwest corner of said Lot 29, in all, 212.65 feet to a capped iron set at the beginning of a curve to the left whose radius is 476.09 feet and whose chord bears N 19°33'05" W, 104.90 feet;

THENCE along the East line of said Reese Court and along said curve in a Northwesterly direction through a central angle of 12°38'59" a distance of 105.11 feet to a capped iron set;

THENCE N 25°52'35" W, along the East line of said Reese Court, 81.70 feet to a capped iron set from which a 5/8" iron found bears N 25°52'35" W, 199.80 feet;

THENCE N 62°24'46" E, 668.04 feet;

THENCE S 47°19'05" E, 87.30 feet;

THENCE S 27°47'05" E, passing the Southeast corner of said Lot 29, in all, 203.05 feet;

THENCE S 19°58'50" E, 107.26 feet;

THENCE S 62°24'46" W, along the South line of said Lot 30, 753.86 feet to the POINT OF BEGINNING and containing 6.45 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kevin Brownlee and Lauren Brownlee, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

LOT 29R,
REESE'S MILL CREEK ADDITION
PARKER COUNTY, TEXAS.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 16 day of June, 2017.

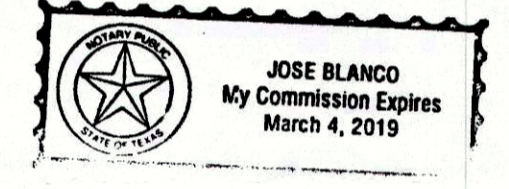
Kevin Brownlee
Kevin Brownlee
Lauren Brownlee
Lauren Brownlee

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Brownlee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of June, 2017.

Jose Blanco
Notary Public State of Texas

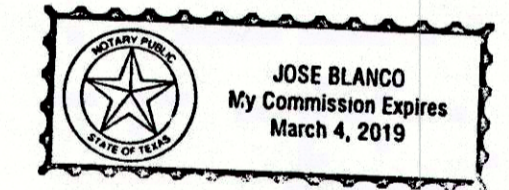


STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Lauren Brownlee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16 day of June, 2017.

Jose Blanco
Notary Public State of Texas



Utility Easements
Any public 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 of 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 will be 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 GFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

The owner shall maintain the drainage ditch (bar ditch) next to the road with a flow line of ditch to be at least two feet below the edge of pavement.

Floodplain Restriction
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. 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(s) 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 elevation.

Flood Plain/Drainage-Way 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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent 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 drainage-ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

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.

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.

Private Maintenance
The City of Fort Worth, nor Tarrant County 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 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.

Impact Fee Statement
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 filing 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 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

WATER PROVIDED BY PRIVATE WATER WELL.
SEWER PROVIDED BY PRIVATE DISPOSAL SYSTEM.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 GFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

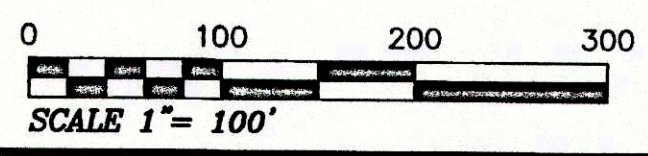
Flood Plain/Drainage-Way Maintenance
The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent 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 drainage-ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

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.

Impact Fee Statement
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 filing 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 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

WATER PROVIDED BY PRIVATE WATER WELL.
SEWER PROVIDED BY PRIVATE DISPOSAL SYSTEM.

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

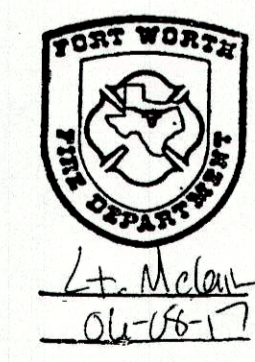
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
FEBRUARY 14, 2017

OWNER/DEVELOPER
KEVIN BROWNLEE
LAUREN BROWNLEE
3040 REESE LANE
AZLE, TEXAS 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201714092
06/12/2017 03:32 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

T. NO: 16595
DIST: A2
NO: N-11



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.

PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)
REAL RECORDS, PARKER COUNTY, TEXAS
THE PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED

Plat Approval Date: June 9, 2017

By: *Donald R. Brown* Chairman
By: *Mary Elliott* Secretary

Final Plat Showing
Lot 29R
Reese's Mill Creek Addition,
an Addition to Parker County, Texas and being a re-plat of Lots 29 and 30, Reese's Mill Creek Addition, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet A, Slide 541, Plat Records, Parker County, Texas.

D-730

16595.001.030.00