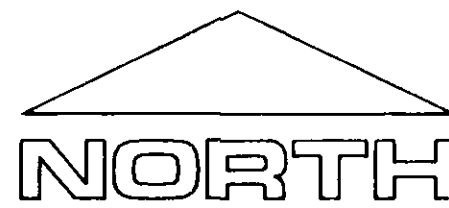
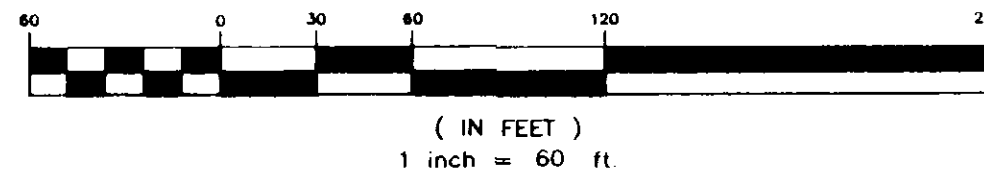


VICINITY MAP
(SCALE 1"=600')

APPROVED BY THE PARKER COUNTY COMMISSIONERS
 PLAT APPROVED DATE July 13, 2005
 BY: [Signature]
 COUNTY CLERK
 BY: [Signature]
 BY: [Signature]
 BY: [Signature]
 BY: _____



GRAPHIC SCALE



NOTES:

WATER/WASTEWATER IMPACT FEES
 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 THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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 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 AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BUILDING PERMITS
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS
 SIDEWALKS SHALL BE REQUIRED FOR ALL STREETS CONSTRUCTED TO THE CITY OF FORT WORTH STANDARDS.

SITE DRAINAGE STUDY
 A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH THE CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE TPW DEPT. STATING THAT HE IS AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM THE BUYER OF THE SAME.

FLOODPLAIN RESTRICTION
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORK. 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.

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 TO, 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.

NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY UNINCORPORATED, COMMUNITY PANEL NO. 480520 0150 C, DATED JANUARY 3, 1997, A PORTION OF THIS PROPERTY IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE:
 ALL FINISHED FLOOR ELEVATIONS ON LOTS ADJACENT TO THE 100 YEAR FLOOD ZONE SHALL BE A MINIMUM OF 2' ABOVE THE BASE FLOOD ELEVATION.

DRAINAGE EASEMENT NOTE:
 100-YEAR FLOODPLAIN AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP NO. 480520 0150 C, DATED 3 JANUARY - 1997, WAS USED TO CONFIGURE THE DRAINAGE EASEMENT SHOWN HEREON AND DEDICATED HEREBY. THE EXTENT AND CONFIGURATION OF THE DRAINAGE EASEMENT MAY CHANGE AS FEMA MAPS OR OTHER AUTHORIZED AND ACCEPTED, DRAINAGE STUDIES CAUSE A REVISION IN THE 100-YEAR FLOOD PLAN.

STATE OF TEXAS
 COUNTY OF PARKER
 Whereas I, Gregory Keeton, being the owner of Lot 1, Block 3, Windy Hill Estates, an addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 753, Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 That I, Gregory Keeton, do hereby adopt this plat designating the herein described real property as Lot 1R, Block 3, Windy Hill Estates, an Addition to Parker County, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon.

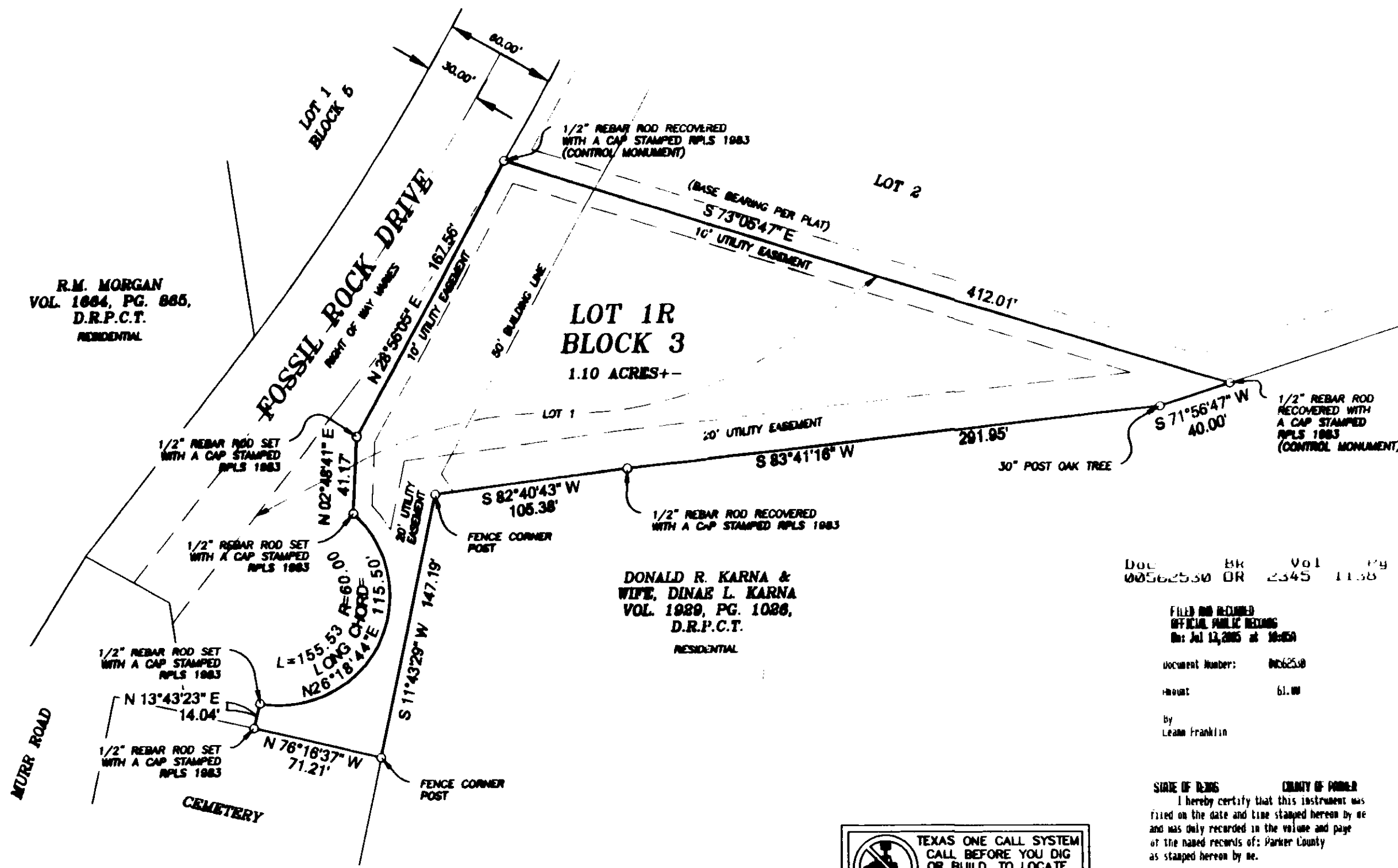
Witness my hand in Tarrant County, Texas, the 5th day of July 2006.
Gregory Keeton
 Gregory Keeton

STATE OF TEXAS
 COUNTY OF PARKER
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gregory Keeton, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of July 2006.

Notary Public
 My Commission Expires



Developer:
 Windy Hill Development
 Lee Thurman
 150 Deer Creek
 Annetta, Texas, 76008
 Phone: 817-441-1637
 Fax: 817-441-8612



DONALD R. KARNA & WIFE, DINAE L. KARNA
 VOL. 1089, PG. 1088,
 D.R.P.C.T.
 RESIDENTIAL

Doc 00562530 BK OR Vol 2345 Pg 1138

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Jul 13, 2005 at 10:05A

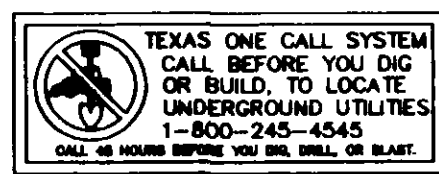
Document Number: 00562530

Amount: \$1.00
 by Leann Franklin

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

Jul 13, 2005

Jeanne Brunson, County Clerk
 Parker County



ACCT. NO.: 13667
 SCH. DIST.: A-Z
 CITY: C-1
 MAP NO.: M-11

REPLAT SHOWING
 LOT 1R, BLOCK 3,

Windy Hill Estates,

AN ADDITION TO PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK 3, WINDY HILL ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 753, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 283, DATE 7/13/05

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Conner Stevens
 Conner Stevens
 R.P.L.S. No. 1983
 6-09-05



CROSS TIMBERS
 LAND SURVEYING
 330 W. LINGLEVILLE RD, STEPHENVILLE, TX 76401
 Phone: 254-985-8888 Fax: 254-985-5715
 email: ctsurvey@earthlink.net
 JOB# 25-06-0244