

**D-99**

Doc# 757307  
Book 2820 Page 916

**MCKINNEY AND WILLIAMS SURVEY  
ABST. NO. 955**

**CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
(90) DAYS FROM DATE OF APPROVAL.

Plat Approved Date: 11/19/2010

By: [Signature]  
Secretary

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS That Charlie Calhoun, acting by and through the undersigned, it's duly authorized agent, is the owner of the following real property, to wit:

5.311 acres, situated in the THOMAS FREEMAN SURVEY, Abst. No. 475 and in the ELIZA OXER SURVEY, Abst. No. 1031, being a replat of Lots 1A, 1B, 1C and 1D, Block 1, BANKHEAD ADDITION, an Addition to Parker County, Texas as recorded in Plat Cabinet C, Slide 441, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron set at the northwest corner of said BANKHEAD ADDITION, at the southwest corner of Lot 6, Block 1, L.B. INDUSTRIAL ADDITION, as recorded in Plat Cabinet C, Slide 72, Plat Records, Parker County, Texas, in the east line of Nu Energy Drive (a 60' right of way):

THENCE North 89 degrees 48 minutes 26 seconds East, 415.77 feet to a 1/2" iron set at the southeast corner of said L.B. INDUSTRIAL ADDITION, at the southwest corner of that certain tract of land conveyed to Cowtown RV Park LTD. A Texas Limited Partnership, at the northwest corner of Lot 2, Block 1, BANKHEAD ADDITION, as recorded in Plat Cabinet C, Slide 111, Plat Records, Parker County, Texas;

THENCE South 12 degrees 19 minutes 15 seconds West, 779.76 feet to a 1/2" iron set in the west line of said Lot 2, Block 1, BANKHEAD ADDITION, in the north line of Bankhead Highway (right of way varies);

THENCE along the north line of said Bankhead Highway the following:  
North 45 degrees 07 minutes 34 seconds West, 357.21 feet to a 1/2" iron set;  
North 69 degrees 10 minutes 44 seconds West, 22.39 feet to a 1/2" iron set;

THENCE North 32 degrees 37 minutes 08 seconds West, 16.08 feet to a 1/2" iron set in the east line of said Nu Energy Drive;

THENCE North 03 degrees 53 minutes 50 seconds East, 490.81 feet to the POINT OF BEGINNING and containing 5.311 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Charlie Calhoun, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lot 1R, Block 1  
BANKHEAD ADDITION  
Parker County, Texas

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

Executed this the 15<sup>th</sup> day of NOV, 2010

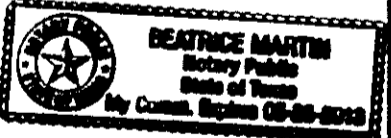
[Signature]  
Charlie Calhoun

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared personally, Charlie Calhoun, 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 this 15 day of November, 2010.

[Signature]  
Notary Public, Parker County, Texas  
My commission expires May 23, 2013



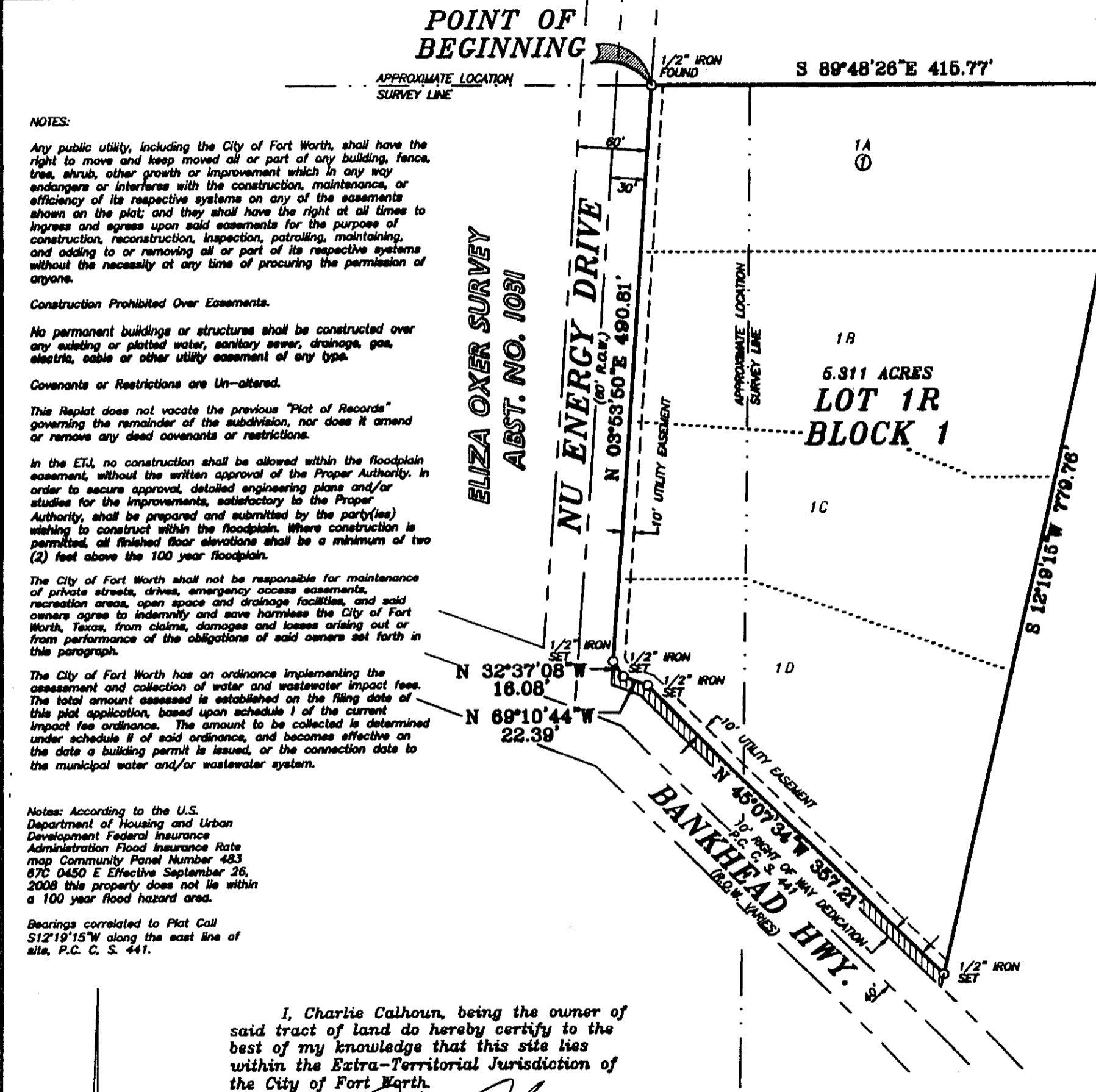
ACCT. NO.: 10365  
SCH. DIST.: AL  
CITY: GD  
MAP NO.: L-17



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 22 day of November, 2010.

[Signature] Mark Riley, County Judge  
[Signature] George Conley, Commissioner Precinct #1  
[Signature] Joe Brinkley, Commissioner Precinct #2  
[Signature] John Roth, Commissioner Precinct #3  
[Signature] Jim Webster, Commissioner Precinct #4



NOTES:

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.

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 easement of any type.

Covenants or Restrictions are Un-altered.

This Replat does not vacate the previous "Plat of Records" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

In the E.T.A. 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 floodplain.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open space 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.

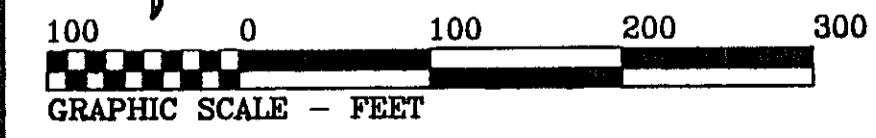
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined 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.

Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 483 87C 0450 E Effective September 26, 2008 this property does not lie within a 100 year flood hazard area.

Bearings correlated to Plat Call 512°19'15"W along the east line of site, P.C. S. 441.

I, Charlie Calhoun, being the owner of said tract of land do hereby certify to the best of my knowledge that this site lies within the Extra-Territorial Jurisdiction of the City of Fort Worth.

[Signature]  
Charlie Calhoun



**STEVENS  
LAND  
SURVEYING**  
7300-S WEATHERFORD HWY.  
FORT WORTH, TEXAS 76118  
(817) 604-8773 (817) 604-8780 FAX

OWNER/DEVELOPER  
Charlie Calhoun  
10201 Bankhead Highway  
Aledo, Texas, 76008  
PHONE: 817-441-0200



Doc# 757307 Fees: \$66.00  
12/22/2010 8:49AM 4 Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JERNE BRUNSON, COUNTY CLERK

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

[Signature]  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
SEPTEMBER 1, 2010

**FINAL PLAT  
LOT 1R, BLOCK 1  
BANKHEAD ADDITION**

an Addition to Parker County, Texas.  
Being a replat of Lots 1A, 1B, 1C and 1D,  
Block 1, BANKHEAD ADDITION, an Addition  
to Parker County, Texas, according to  
plat recorded in Plat Cabinet C, Slide  
441, Plat Records, Parker County, Texas.