

Owner:
AUDENAGO SALVIDREZ
 2500 Ridgemar Blvd. #35
 Fort Worth, Texas 76116
 (817) 737-7598

LYNDA DANIELLE BRAND
 V. 1924, P. 64
 D.R.P.C.T.

STATE OF TEXAS
 COUNTY OF TARRANT

Whereas, I, AUDENAGO SALVIDREZ, being the owner of a tract of land situated in the Jacob Wilcox Survey, Abstract No. 1662, Parker County, Texas, and being a portion that same tract of land described by deed to Lynda Danelle Brand, as recorded in Volume 1924, Page 64, Real Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a capped #4277 1/2" rebar rod found (Control Monument), in the north line of Reese Lane said rod being N.00°33'00"E., 9.00 feet from the southeast corner of said Brand Tract;

Thence S.89°55'25"W., at 30.0 feet passing the west line of a 30' ingress egress easement, as recorded in Volume 1687, Page 1185, Real Records, Parker County, Texas, in all, 349.00 feet along the north line of Reese Lane to a 1/2" capped 4277 rebar rod found, from which the southwest corner of said Brand Tract bears S.00°33'00"E., 9.00 feet;

Thence N.00°33'00"W., 240.64 feet to a 1/2" capped 4277 rebar rod found;

Thence N.89°55'25"E., 349.00 feet to a 1/2" capped 4277 rebar rod found (Control Monument) in the common line between the Brand Tract and a tract of land described in a deed to John Donnell Harper recorded in Volume 1968, Page 674, Deed Records, Parker County, Texas;

Thence S.00°33'00"E. (base bearing per deed in Vol. 1924, Pg. 64, D.R.P.C.T.), 240.64 feet along the common line between the Brand Tract and said Harper Tract to the point of beginning and containing 1.93 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, AUDENAGO SALVIDREZ, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, REESE ADDITION, an Addition to Parker County, Texas, and do hereby dedicate to the public the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the _____ day of _____, 2004.

Audenago Salvidrez
 AUDENAGO SALVIDREZ

STATE OF TEXAS
 COUNTY OF TARRANT
 Before me the undersigned authority, a Notary Public in and for said County and State, at this day personally appeared Lynda Danelle Brand, Jr., known to me to be the person 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.

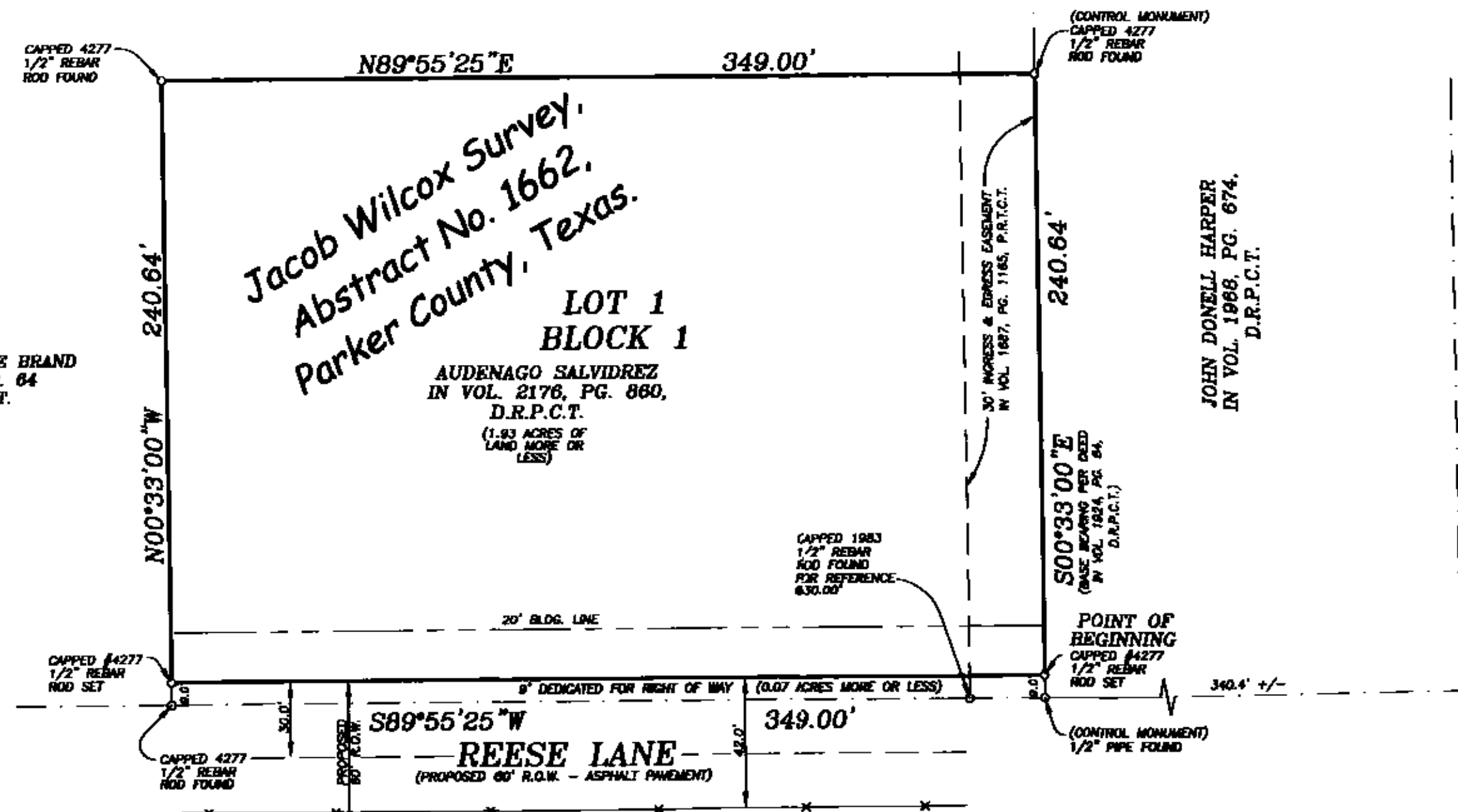
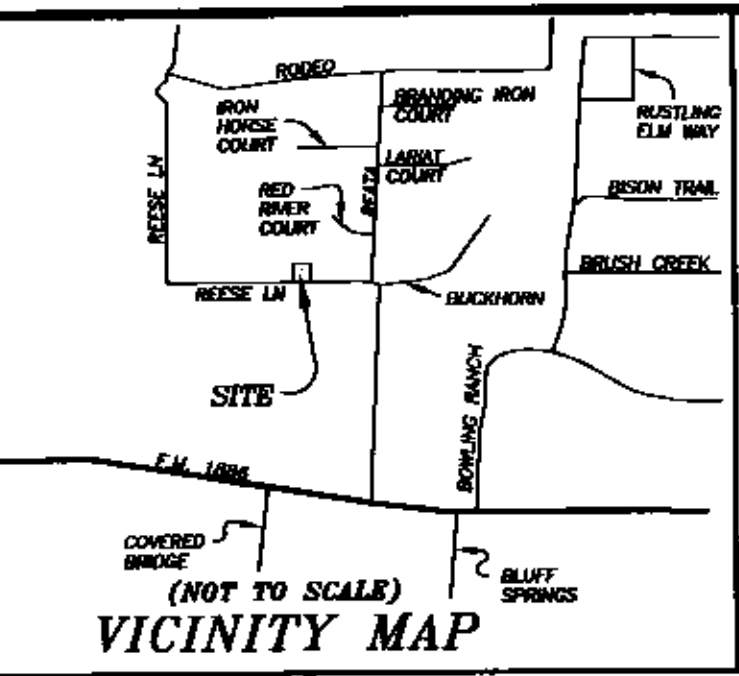
Given under my hand and seal of office this _____ day of _____, 2004.
Kenneth Sherry
 Notary Public My Commission Expires _____



**PLAT SHOWING
 LOT 1, BLOCK 1,
 REESE ADDITION**

AN ADDITION IN PARKER COUNTY, TEXAS, BEING A PLAT OF A TRACT OF LAND SITUATED IN THE JACOB WILCOX SURVEY, ABSTRACT NO. 1662, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO LYNDA DANIELLE BRAND, RECORDED IN VOLUME 1924, PAGE 64, REAL RECORDS, PARKER COUNTY, TEXAS.

ACCT. NO.: _____
 SCH. DIST.: _____
 CITY: _____
 MAP NO.: _____
 Attest: _____



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 1 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 SUBMISSION 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 ARE REQUIRED FOR ALL PUBLICLY MAINTAINED STREETS WITHIN THE CITY.

SITE DRAINAGE STUDY
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

SETBACKS
 BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF FORT WORTH ZONING ORDINANCE.

FLOOD ZONE
 According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480520 0150 C, Dated January 3, 1997, this lot is in Zone X, which is not in the 100 year flood zone.

LYNDA DANIELLE BRAND
 V. 1924, P. 64
 D.R.P.C.T.

Jacob Wilcox Survey,
 Abstract No. 1662,
 Parker County, Texas.

LOT 1
 BLOCK 1
 AUDENAGO SALVIDREZ
 IN VOL. 2176, PG. 860,
 D.R.P.C.T.
 (1.93 ACRES OF
 LAND MORE OR
 LESS)

JOHN DONNELL HARPER
 IN VOL. 1968, PG. 674,
 D.R.P.C.T.

DATE: 06-22-04
 BY: [Signatures]
 COUNTY OF PARKER
 JUN 21, 2004

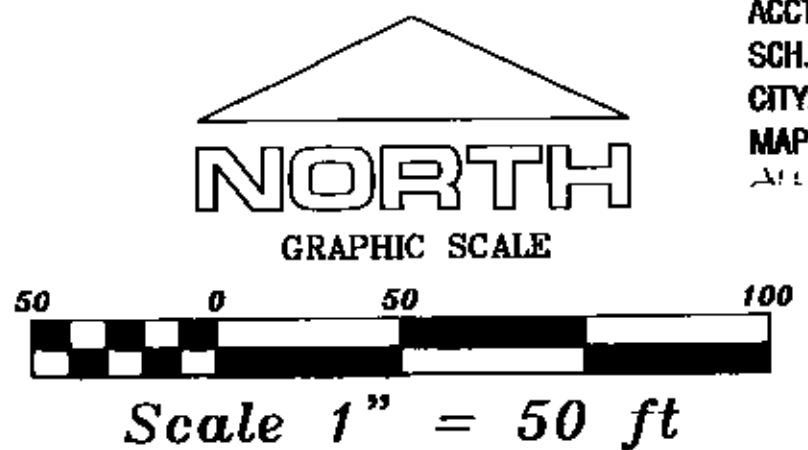
Drainage Note:
 (1) A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements. (2) the current owner shall submit a letter to the TPW Dept. Stating that he/she 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 same.

E.T.J. STATEMENT
 THE HEREIN DESCRIBED PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN (6) MONTHS AFTER DATE OF APPROVAL.
 PLAT APPROVED DATE 5-28-04
 BY: *Bryan de Souza*
 CHAIRMAN
 BY: *John A. Sayfield*
 SECRETARY

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
 ON THIS THE 14 DAY OF June, 2004
 COUNTY JUDGE
 COMMISSIONER #1
 COMMISSIONER #2
 COMMISSIONER #3
 COMMISSIONER #4

I, Lonnie Reed, Texas R.P.L.S. No. 4277, do hereby certify that this sketch accurately represents as on the ground survey done under my supervision and conforms to all ways to the Texas Board of Land Surveying Standards.
Lonnie Reed
 03-22-04



TRI COUNTRIES SURVEYING
 116 LOCUST STREET, AZLE TX 76020
 817/444-2355 FAX: 444-4387
 EMAIL: tricosur@gte.net
 JOB # 04020096PLAT TF



THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____