

C-125

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On Apr 14, 2004 at 09:47 AM

Document Number: 06514794

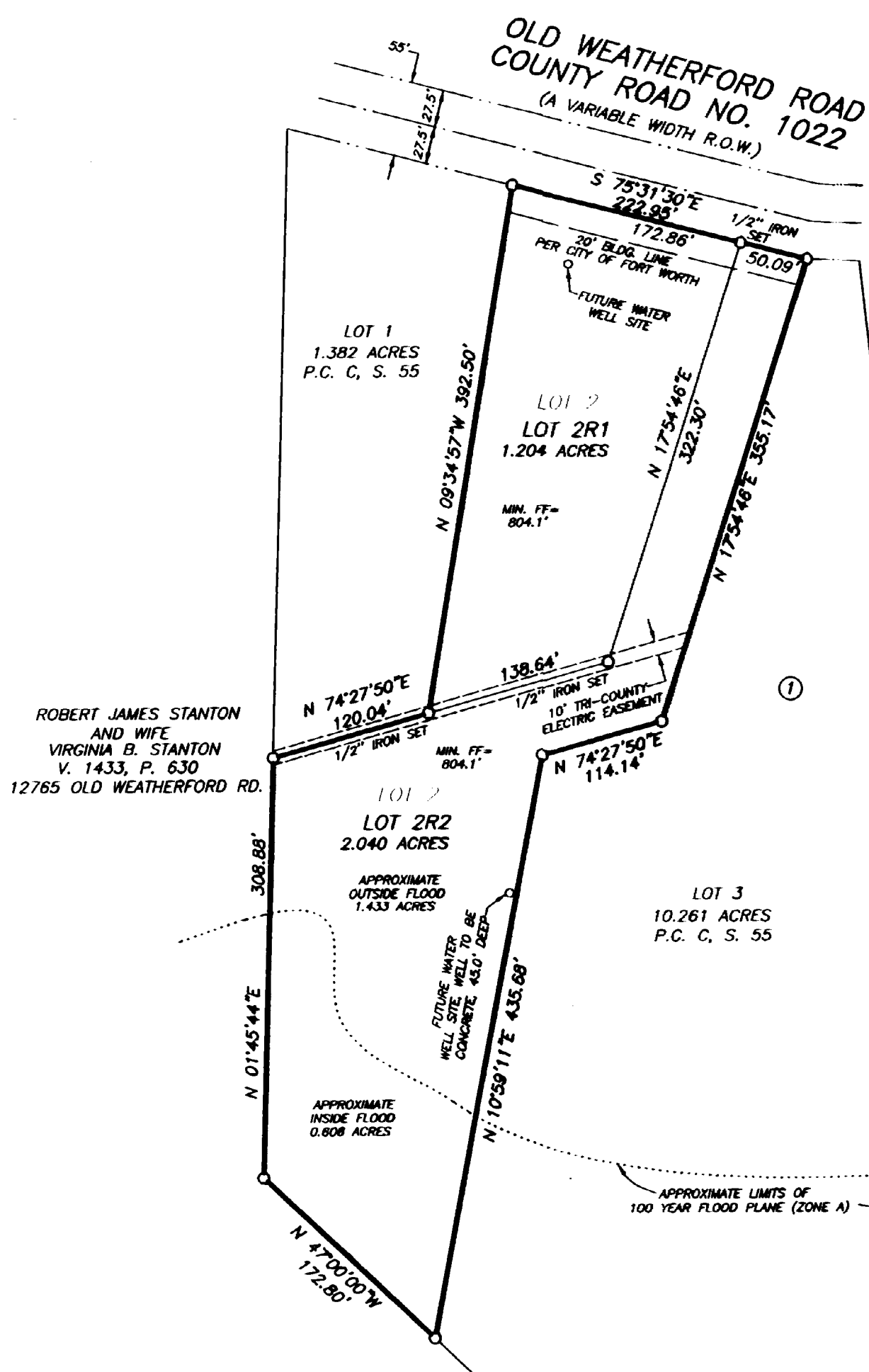
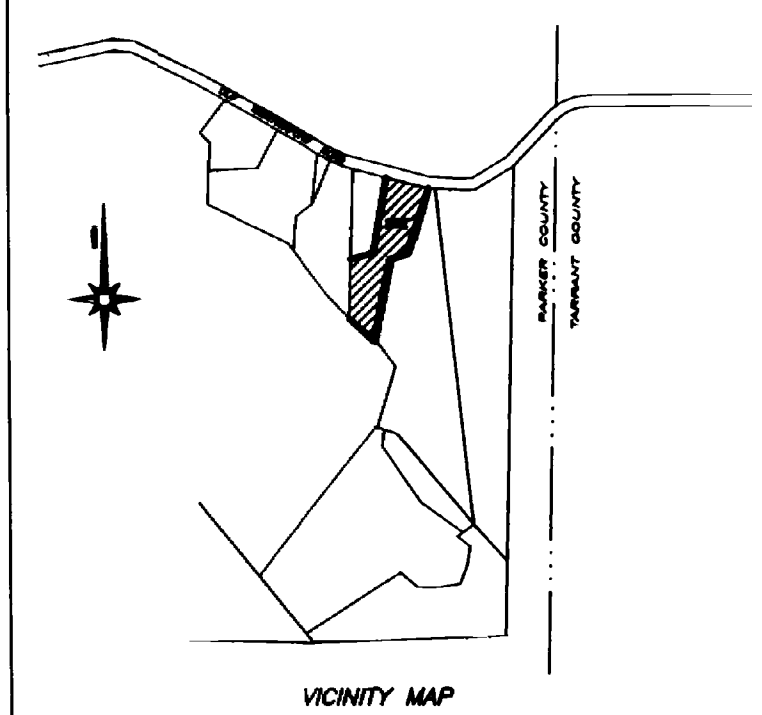
Amount: \$6.00

By
Monica Castro

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 duly recorded in the volume and page
of the same records of Parker County
as stamped herein by me.

Apr 14, 2004

Jane Brunson, County Clerk
Parker County



ROBERT JAMES STANTON
AND WIFE
VIRGINIA B. STANTON
V. 1433, P. 630
12765 OLD WEATHERFORD RD.

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, TruMont Company LLC., acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

Lot 2, Block 1
SHANNON MARIE ADDITION,
An Addition to Parker County, Texas,
According to Plat recorded in Plat Cabinet C, Slide 55,
Plat Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that TruMont Company LLC. (owners), does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 2R1, and 2R2
SHANNON MARIE ADDITION
Parker County, Texas

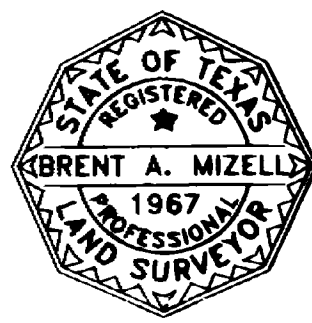
and does hereby dedicate to the Public's use forever the streets and easements shown hereon.

EXECUTED this the 11th day of March, 20 04
By: *R.F. Neadham*

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared R.F. Neadham of TruMont Company, LLC. a Limited Liability Corporation known to me to be the person whose name is subscribed to the above and foregoing instrument and he/she acknowledged to me that he/she executes the same for the purposes and considerations therein expressed, and as the act and deed of said Limited Liability Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of March, 20 04
Caroline
Notary Public, Parker County, Texas
My Commission Expires 03-13-05



THE STATE OF TEXAS
COUNTY OF PARKER

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
NOVEMBER 28, 2003
REVISED FEBRUARY 23, 2004

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 14 day of April, 2004

[Signature]
County Judge

[Signature]
Commissioner Precinct No. 1

[Signature]
Commissioner Precinct No. 3

[Signature]
Commissioner Precinct No. 2

[Signature]
Commissioner Precinct No. 4

OWNER/DEVELOPER:

TRU-MONT COMPANY LLC.
3301 HAMILTON # 112
FORT WORTH, TEXAS 76107
817-441-6525

LEIHHOLDERS CERTIFICATE

ROBERT LINDSAY HEREBY DOES ADOPT THE PLAT HEREON TO BE KNOWN AS:

LOTS 2R1 AND 2R2, BLOCK 1
SHANNON MARIE ADDITION
PARKER COUNTY, TEXAS

[Signature]
Robert Lindsay

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Robert Lindsay of Compass Bank, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of March, 20 04

Caroline
Notary Public, Parker County, Texas
My Commission Expires 03-13-05

NOTES:

1. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0150 C EFFECTIVE DATE JANUARY 03, 1997 A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (ZONE A)
2. 1/2" IRONS FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. 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.
4. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS.
5. WATER TO BE SERVED BY PRIVATE WATER WELL. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
6. NO STRUCTURE OR GRADE CHANGE ALLOWED WITHIN LIMITS OF FLOOD PLAIN.

CITY OF FORT WORTH
City Plan Commission

Note: This Plat is valid only if recorded within six (6) months after date of approval.

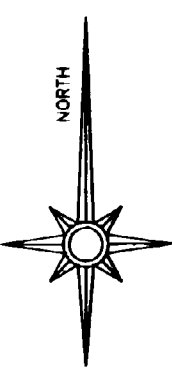
Plat Approved Date: 3-12-04

By: *[Signature]*
Chairman

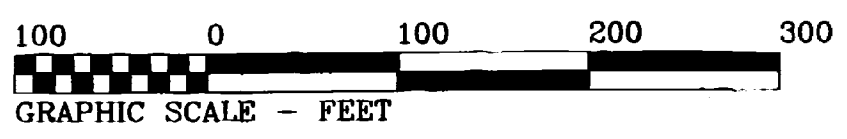
By: *[Signature]*
Secretary

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.

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 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.



SCALE: 1"=100'



MIZELL LAND SURVEYING, INC.
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-6199 FAX: 817-441-6805

REPLAT
Lots 2R1, and 2R2, Block 1
SHANNON MARIE ADDITION
Parker County, Texas

Being a Revision of
Lot 2, Block 1
SHANNON MARIE ADDITION

An Addition to Parker County, Texas
According to Plat recorded in
Plat Cabinet C, Page 55,
Plat Records, Parker County, Texas

ACCT. NO.: 17355
SCH. DIST.: AL
CITY: CO
MAP NO.: N-16

THIS PLAT FILED IN CABINET C, SLIDE 125, DATE April 14, 2004