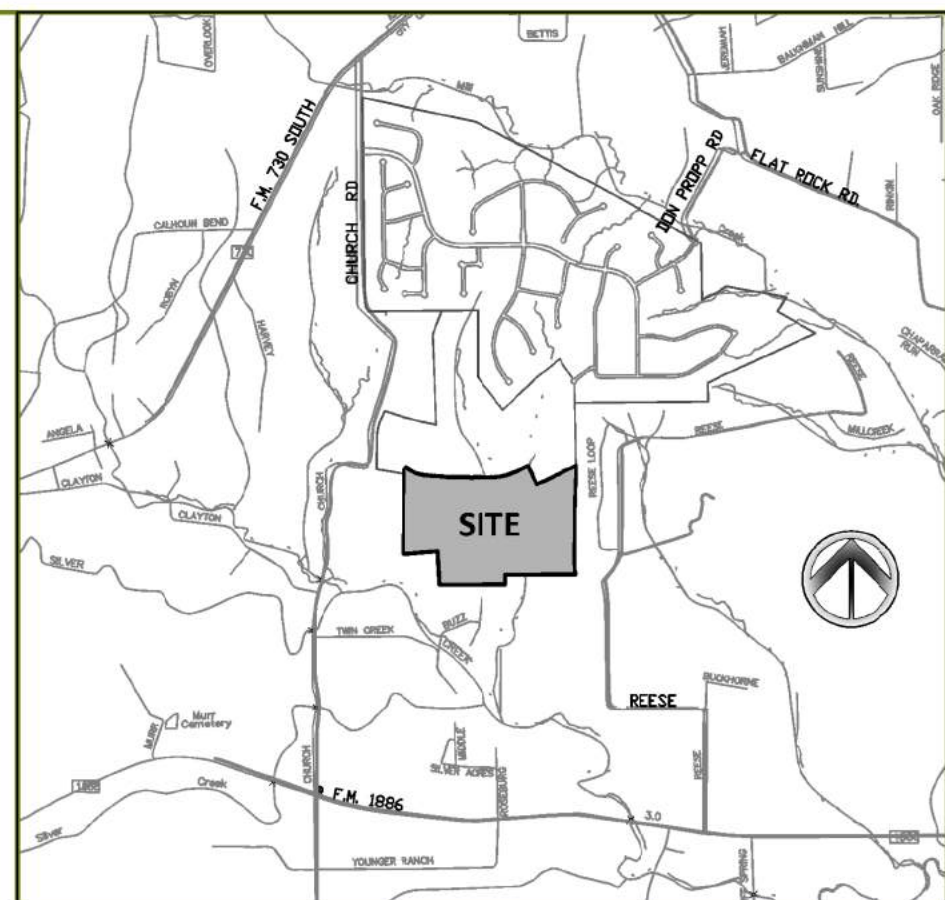
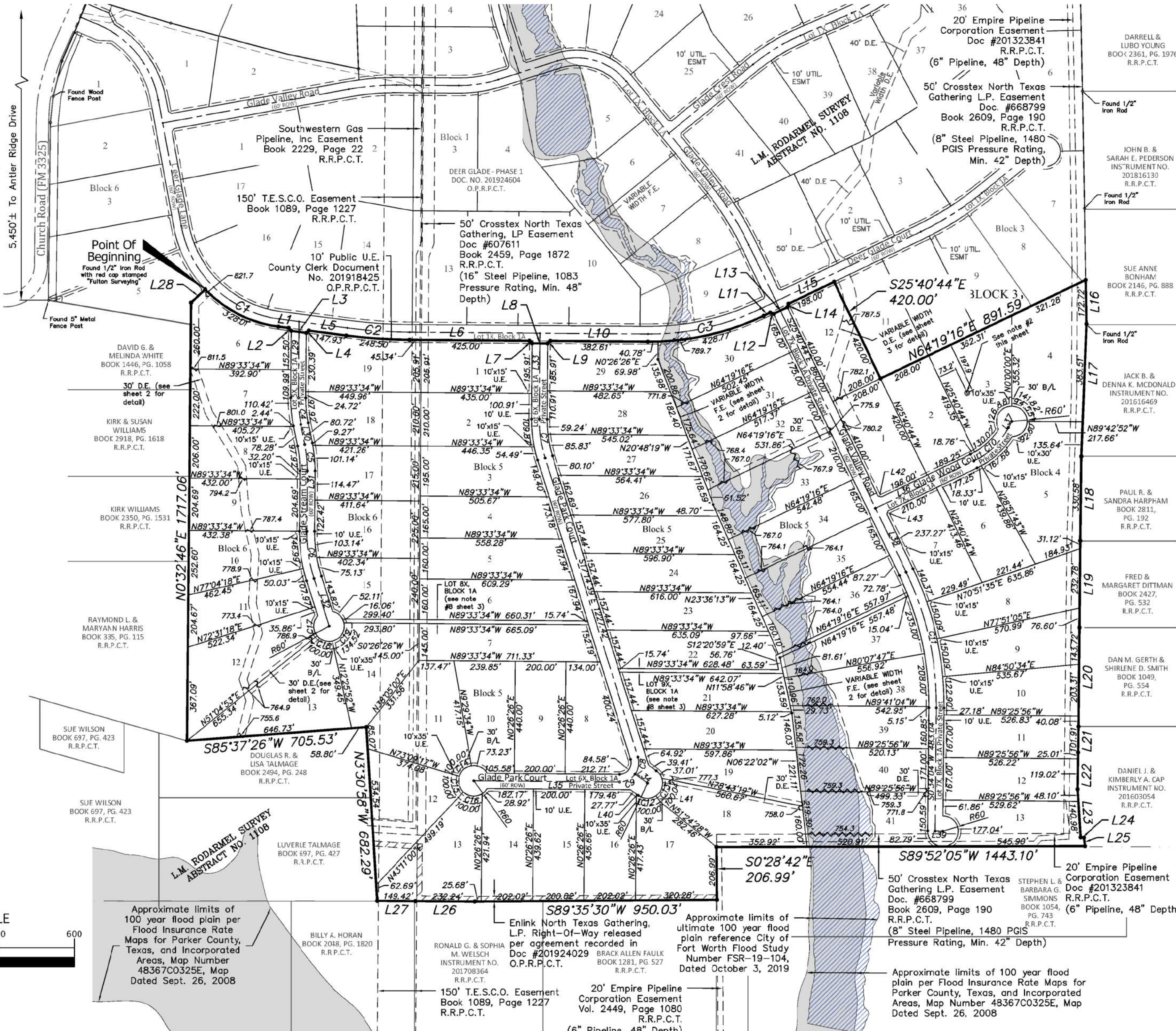


- NOTE:**
- See sheet 4 of 5 for driveway culvert schedule and summary of gross and net lot acreage.
 - ⊙ denotes 5' radial no build easement on Lot 3, Block 4 for existing plugged and abandoned gas well per Ordinance No. 18449-02-2009.
 - See note #7 sheet 3 for Lot 5X, 6X and 7X, Block 1A description.
 - See note #6 sheet 3 regarding minimum finished floor elevations.



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
(817)-877-9992

ENGINEER: DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR: TEXAS SURVEYING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
(817)-441-5263

Final Plat of
Deer Glade
(Phase 2)
Lot 12, Block 3
Lots 1 - 13, Block 4
Lots 1 - 41, Block 5
Lots 6 - 19, Block 6
and
Lots 5X - 9X, Block 1A

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108

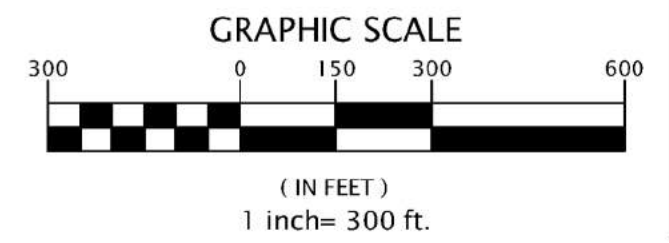
69 Single Family Lots 161.776 Acres

This plat was prepared in July 2020
by Dunaway Associates, L.P.

FP-19-117
Ref. Case No. PP-18-070



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)



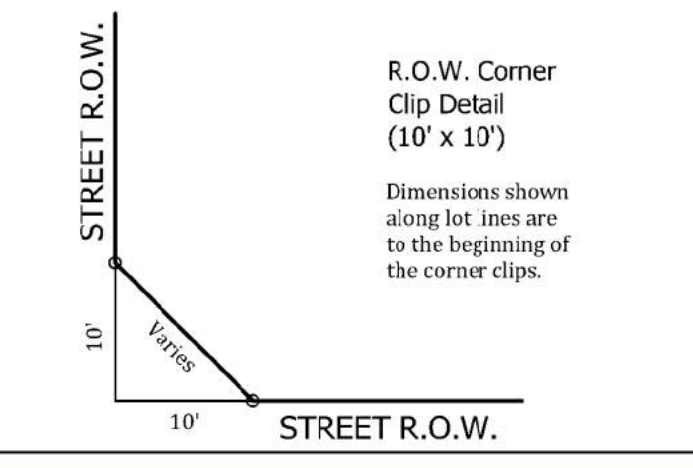
Approximate limits of 100 year flood plain per Flood Insurance Rate Maps for Parker County, Texas, and Incorporated Areas, Map Number 48367C0325E, Map Dated Sept. 26, 2008

PRIVATE STREET LENGTH TABLE

Glade Valley Road	2,172 L.F.
Glade Stream Court	1,168 L.F.
Glade Park Court	2,390 L.F.
Glade Wood Court	647 L.F.
Total	6,377 L.F.

LAND USE TABLE

Total Gross Acreage	161.776 Ac.
Private Road Right-of-Way (Lot 5X-7X)	9.705 Ac.
Net Acreage	152.071 Ac.
Residential Lots	69
Non-Residential Lots	2
Non-Residential Acreage (Lot 8X-9X)	0.763 Ac.
Private Park Acreage	0
Public Park Acreage	0



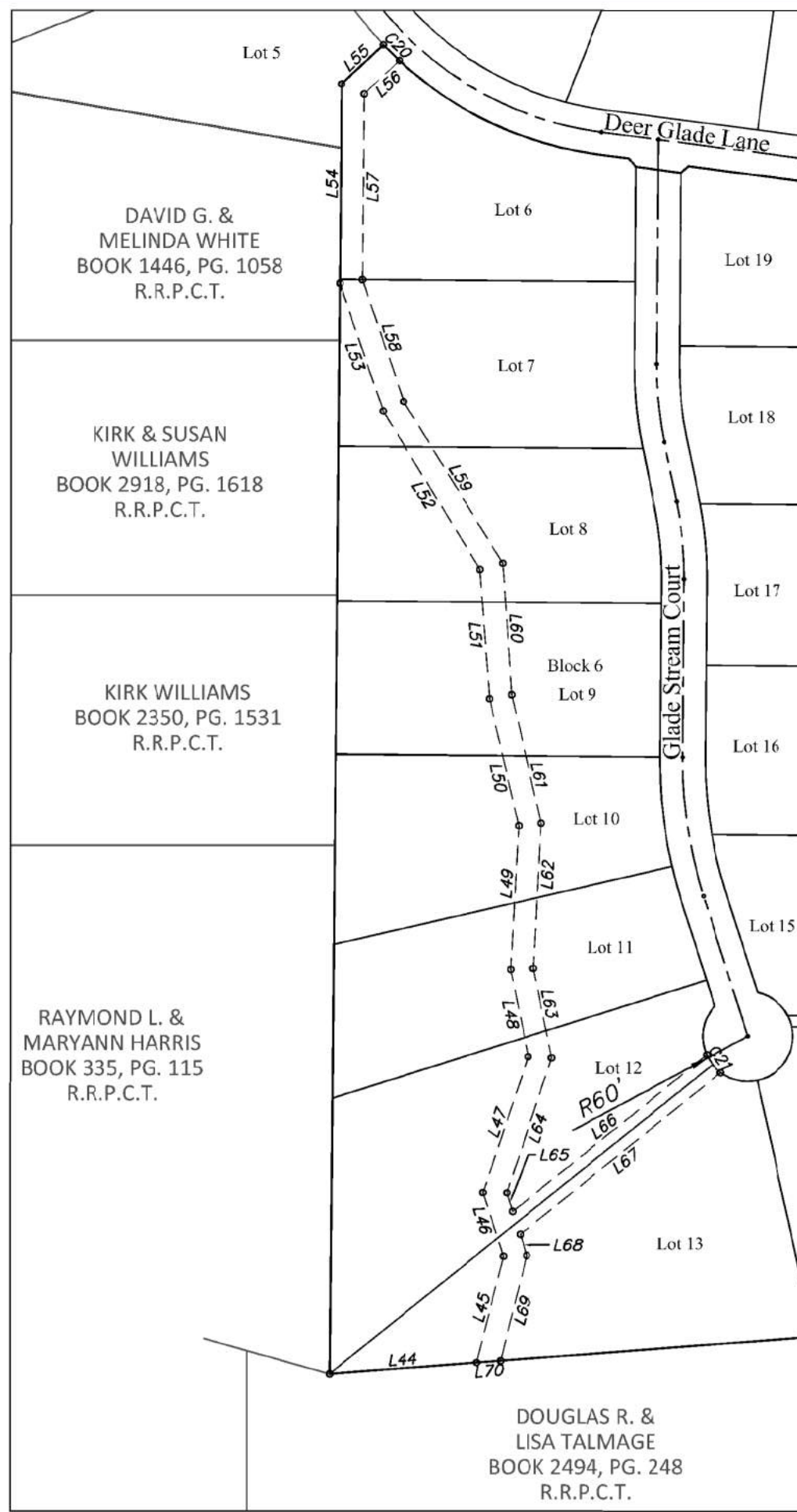
LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
F.E. = FLOODPLAIN EASEMENT
P.E. = PIPELINE EASEMENT
B/L = BUILDING SETBACK LINE
R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
815.0 = 100-YR ULTIMATE FLOOD WATER SURFACE ELEVATION



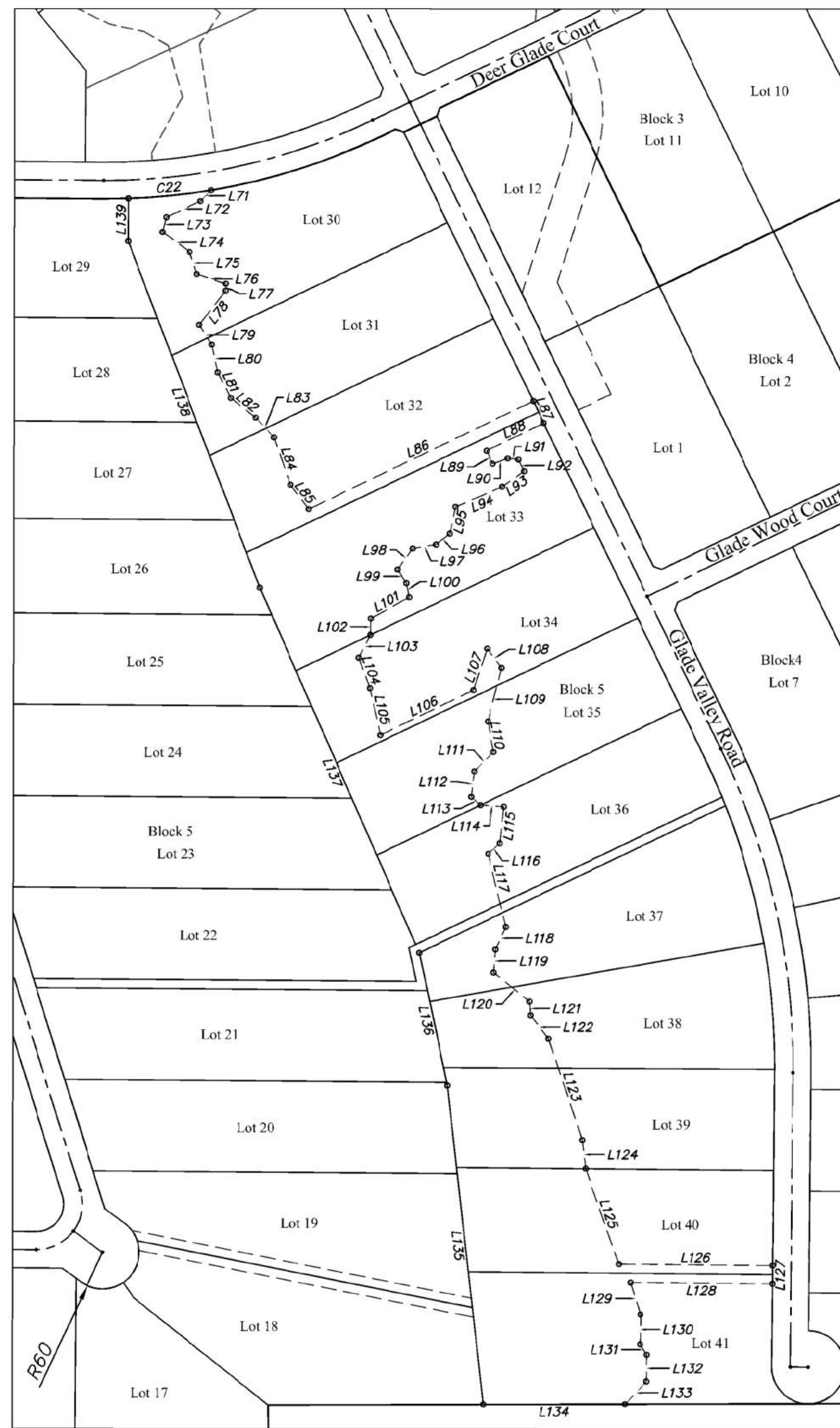
E-582

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INSET 'A'
1"=200'

Inset 'B' Line Table		
Line Number	Line Bearing	Line Length
L71	S43° 29' 36"W	24.81
L72	S64° 52' 56"W	62.04
L73	S14° 14' 53"W	24.96
L74	S53° 30' 17"E	54.90
L75	S18° 17' 49"E	38.45
L76	S71° 31' 36"E	49.57
L77	S0° 41' 52"W	11.78
L78	S37° 33' 50"W	70.32
L79	S31° 57' 07"E	38.39
L80	S12° 00' 36"E	46.54
L81	S26° 49' 54"E	47.22
L82	S52° 07' 08"E	52.44
L83	S42° 32' 12"E	43.83
L84	S19° 16' 03"E	82.46
L85	S36° 54' 02"E	49.95
L86	N64° 19' 16"E	408.79
L87	S25° 40' 44"E	40.00
L88	S64° 19' 16"W	104.26
L89	S25° 40' 44"E	23.76
L90	N70° 11' 45"E	25.97
L91	S83° 29' 55"E	17.57
L92	S25° 40' 44"E	21.42
L93	S54° 36' 56"W	43.46
L94	S66° 42' 41"W	83.44
L95	S11° 55' 50"W	45.14
L96	S52° 39' 37"W	29.27
L97	S80° 32' 44"W	38.53
L98	S34° 58' 44"W	42.59
L99	S32° 54' 18"E	26.38
L100	S11° 00' 14"E	23.48
L101	S60° 52' 38"W	72.37
L102	S1° 37' 46"W	26.95
L103	S26° 50' 55"W	41.67
L104	S20° 03' 48"E	53.10
L105	S12° 27' 53"E	78.89
L106	N64° 19' 16"E	169.43
L107	N18° 19' 49"E	72.16
L108	S36° 51' 47"E	39.75
L109	S14° 31' 55"W	90.73
L110	S10° 32' 04"E	50.86
L111	S44° 37' 35"W	44.91
L112	S6° 56' 20"W	42.06
L113	S48° 07' 59"E	20.52
L114	S85° 48' 15"E	38.54
L115	S6° 14' 23"W	60.15



INSET 'B'
1"=200'

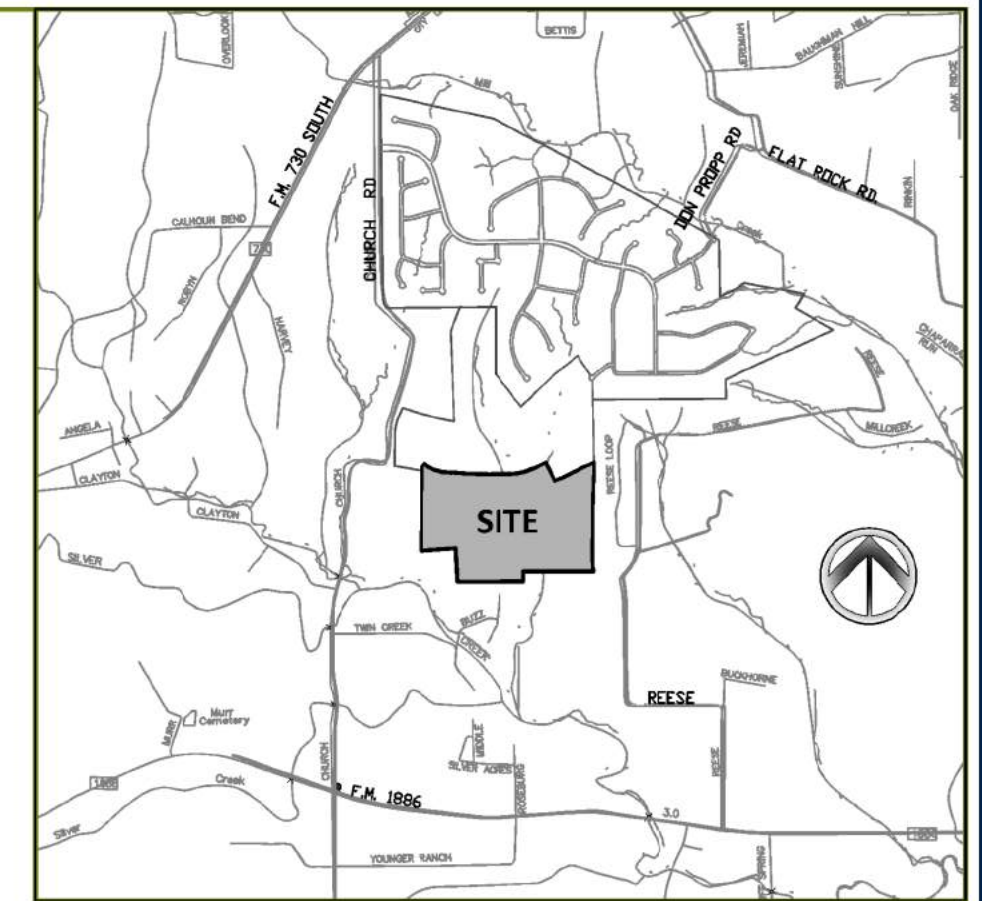
Inset 'A' Line Table		
Line Number	Line Bearing	Line Length
L44	N85° 37' 26"E	196.77
L45	N13° 57' 08"E	146.03
L46	N17° 35' 05"W	88.70
L47	N18° 18' 32"E	190.87
L48	N11° 23' 32"W	118.31
L49	N3° 08' 45"E	191.49
L50	N12° 52' 48"W	173.38
L51	N4° 09' 09"W	172.19
L52	N31° 27' 31"W	247.40
L53	N18° 42' 10"W	179.78
L54	N0° 32' 46"E	265.24
L55	N46° 36' 29"E	75.99
L56	S46° 36' 29"W	64.18
L57	S0° 32' 46"W	247.40

Inset 'A' Line Table		
Line Number	Line Bearing	Line Length
L58	S18° 42' 10"E	171.34
L59	S31° 27' 31"E	252.55
L60	S3° 55' 52"E	175.35
L61	S12° 52' 48"E	175.31
L62	S3° 00' 03"W	193.70
L63	S11° 23' 32"E	121.33
L64	S18° 18' 32"W	189.11
L65	S17° 35' 05"E	26.00
L66	N51° 04' 53"E	331.58
L67	S51° 04' 53"W	343.18
L68	S17° 35' 05"E	29.24
L69	S13° 57' 08"W	144.56
L70	S85° 37' 26"W	31.60

Inset 'B' Line Table		
Line Number	Line Bearing	Line Length
L116	S48° 08' 04"W	26.08
L117	S13° 44' 20"E	123.41
L118	S24° 38' 12"W	40.30
L119	S4° 31' 48"W	38.40
L120	S50° 41' 03"E	75.21
L121	S4° 40' 40"E	22.63
L122	S38° 08' 07"E	48.55
L123	S18° 15' 10"E	175.51
L124	S6° 33' 04"E	47.14
L125	S19° 14' 39"E	165.91
L126	S89° 27' 09"E	252.42
L127	S0° 34' 04"W	30.00
L128	N89° 25' 56"W	233.08
L129	S17° 30' 12"E	55.09

Inset 'B' Line Table		
Line Number	Line Bearing	Line Length
L130	S0° 45' 53"W	49.02
L131	S32° 30' 04"E	20.62
L132	S0° 43' 49"W	43.71
L133	S43° 46' 46"W	51.43
L134	S89° 52' 05"W	232.62
L135	N6° 22' 02"W	527.14
L136	N11° 58' 46"W	222.31
L137	N23° 36' 13"W	654.13
L138	N20° 48' 19"W	608.63
L139	N0° 26' 26"E	69.98

Inset 'B' Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C22	136.46'	1030.00'	7°35'27"	N84°22'37"E	136.36'



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
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ENGINEER: DUNAWAY ASSOCIATES, L.P.
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SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR: TEXAS SURVEYING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
(817)-441-5263

Final Plat of Deer Glade (Phase 2)

Lot 12, Block 3
Lots 1 - 13, Block 4
Lots 1 - 41, Block 5
Lots 6 - 19, Block 6
and
Lots 5X - 9X, Block 1A

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108

69 Single Family Lots 161.776 Acres

This plat was prepared in July 2020 by Dunaway Associates, L.P.

FP-19-117
Ref. Case No. PP-18-070



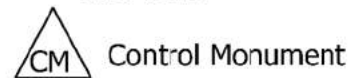
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

E-582

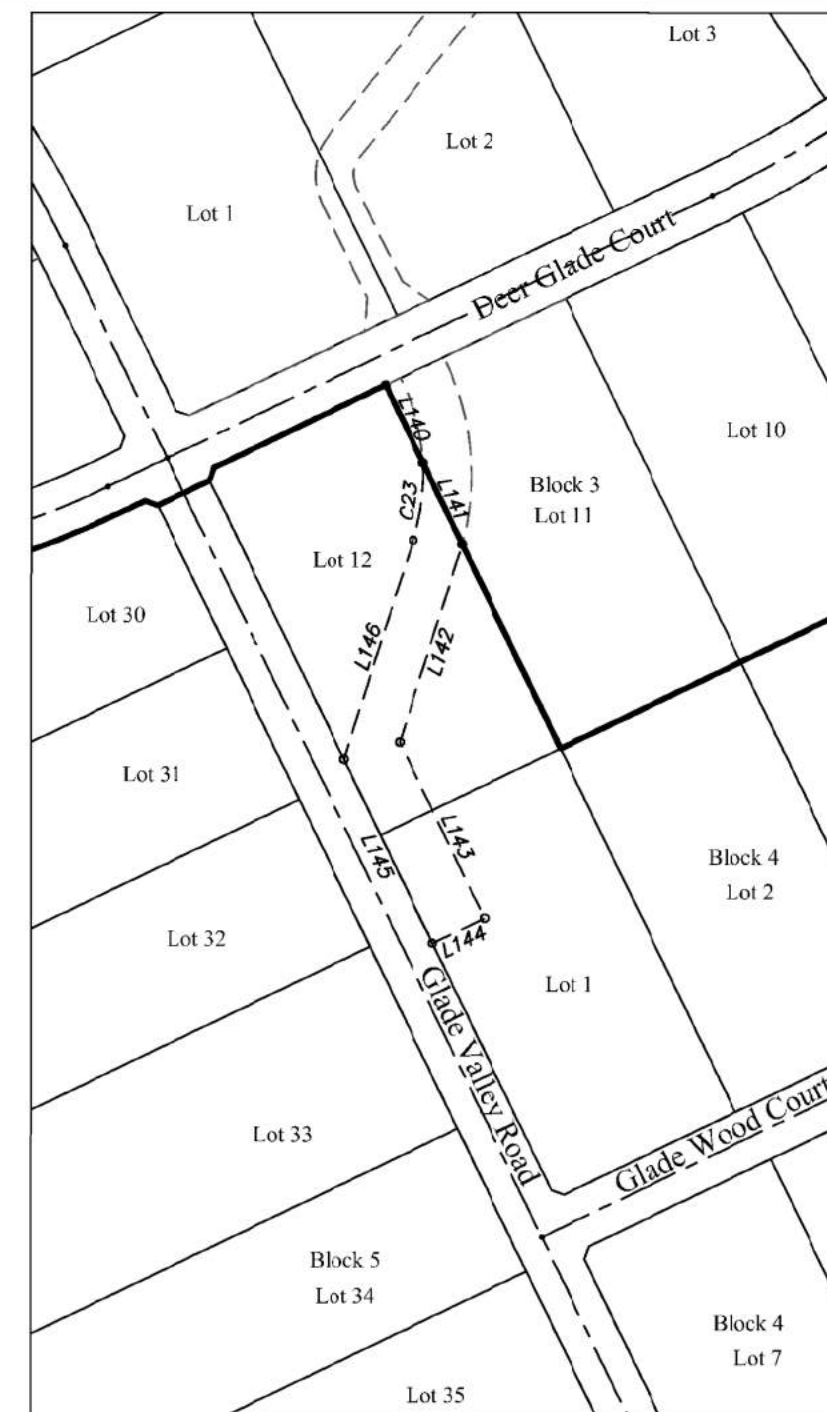
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General Notes:

- The basis of bearing for this plat is the southerly line of Blocks 1 and 3, Deer Glade, Phase 1, according to the plat recorded in Cabinet E, Slide 558, County Clerk's Document #202022011, Real Property Records, Parker County, Texas.
- Building setback lines shall be per the Deer Glade covenants, conditions and restrictions.
- This plat represents property which has been platted without a Groundwater Certification Study as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question seller as to the groundwater availability. Buyer should note that a Groundwater Certification Study was prepared for the adjacent Deer Ridge Estates, Phases 4-8 by JEA Hyrdotech Engineering, Inc. in November 2011. A waiver of an additional study for Deer Glade was granted by the Parker County Commissioners Court on December 11, 2017 due to the proximity to the previously approved study. Buyer shall be required to conform to all requirements and restrictions spelled out in the Deer Glade covenants, conditions and restrictions. The Deer Ridge groundwater study is filed of record in Book 2920, Page 1295, Real Records, Parker County, Texas.
- According to the Flood Insurance Rate Maps for Parker County, Texas, Incorporated Areas, Map Number 48367C0325E, Map date: September 26, 2008, a portion of the subject property is located in Zone "A", defined as areas to be inside the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- 1/2" iron rod with a red cap stamped "Fulton Surveying" found for all boundary corners unless otherwise shown hereon. All interior corners were set by Texas Surveying, Inc. using a 1/2" capped iron rod stamped "Texas Surveying, Inc."
- All houses and structures shall be constructed in accordance with Suitable Building Code requirements. Houses and structures constructed adjacent to channels with 100-year Water Surface Elevations (WSE) noted shall have Finished Floor Elevations (FFE) a minimum of 2' above the appropriate WSE. Swales shall be graded around each house and structure to ensure positive drainage at all times.
- Lots 5X, 6X and 7X Block 1A denotes Deer Glade HOA/Developer owned and maintained private vehicular access, private landscaping, public utilities and private storm drain easement lot. No building permit will be issued for Lots 5X, 6X and 7X, Block 1A.
- Lots 8X and 9X, Block 1A denotes Deer Glade HOA/Developer owned and maintained private open space and private access easement lot. No building permit will be issued for Lots 8X and 9X, Block 1A.
- Water to be served by private water well. Sewer to be served by private individual disposal system.
- Culvert schedule and min. finished floor elevations were prepared by Dunaway Associates, L.P.
- Property lies within the City of Fort Worth, Texas extraterritorial jurisdiction.
- Reference City of Fort Worth Flood Study Number FSR-19-104.
- There are no lien holders on this property.
- All lots are 2-acre minimum.
- Individual lot owners shall be responsible for the maintenance of any private drainage easement or floodplain easement traversing across their lots.



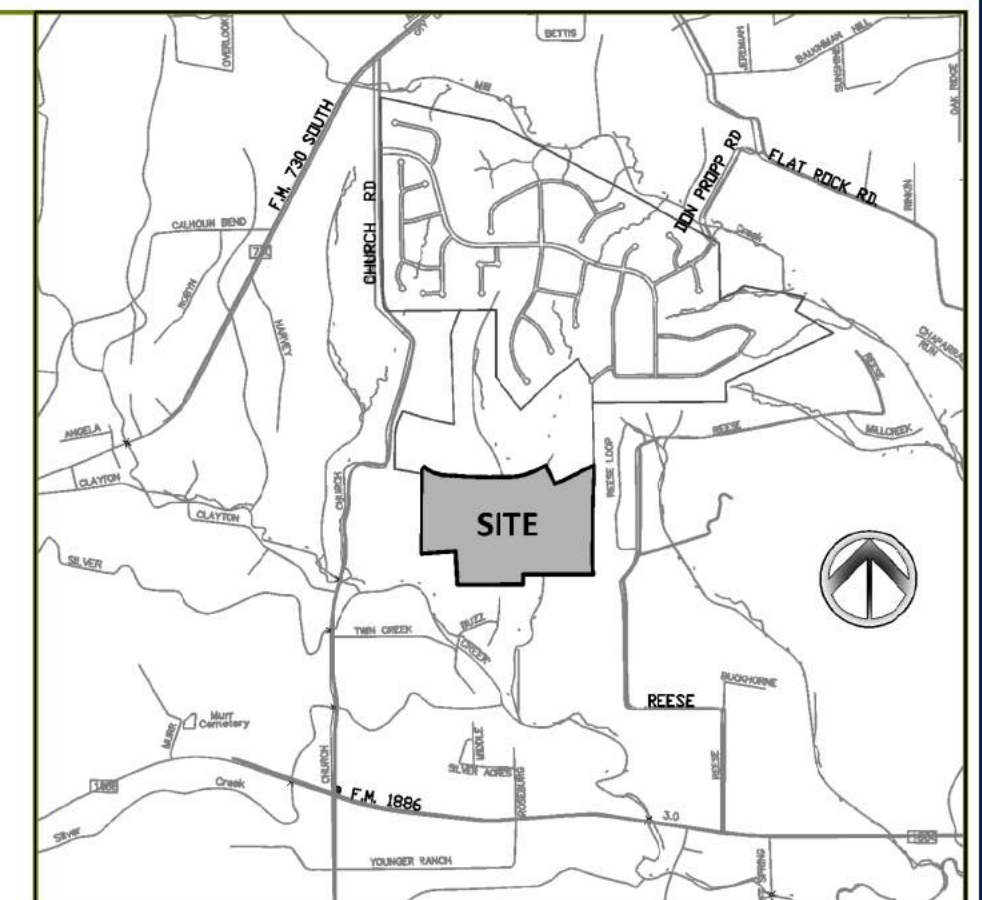
Control Monument



INSET 'C'
1"=200'

Inset 'C' Line Table		
Line Number	Line Bearing	Line Length
L140	S25° 40' 44"E	89.67
L141	S25° 40' 44"E	94.10
L142	S17° 33' 20"W	204.90
L143	S25° 40' 44"E	203.47
L144	S64° 19' 16"W	60.00
L145	N25° 40' 44"W	212.65
L146	N17° 33' 20"E	239.31

Inset 'C' Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	81.76'	225.00'	20°49'09"	N7°08'45"E	81.31'



VICINITY MAP
Not To Scale

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ENGINEER: DUNAWAY ASSOCIATES, L.P.
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Final Plat of Deer Glade (Phase 2)

Lot 12, Block 3
Lots 1 - 13, Block 4
Lots 1 - 41, Block 5
Lots 6 - 19, Block 6
and
Lots 5X - 9X, Block 1A

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108

69 Single Family Lots 161.776 Acres

This plat was prepared in July 2020
by Dunaway Associates, L.P.

FP-19-117
Ref. Case No. PP-18-070



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

E-582

Sheet 3 of 5

Groundwater Availability Study
Certification of Groundwater availability for this plat is filed in Book 2920, Page 1295, Real Records, Parker County, Texas. See note #3 this sheet.

Utility Easements
Any public utility, including the City of Fort Worth and Parker County, 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.

Private Common Areas and Facilities Maintenance
The City of Fort Worth and Parker County shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.
The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, and Parker County from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

ETJ Floodplain Restriction Note
In the ETJ, 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 flood plain.

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 and Parker County 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 and/or Parker County 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 and Parker County shall not be liable for any damages resulting from the occurrence of those 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.

Private Water and Sewer
Water to be served by private water well. Sewer to be served by private individual disposal system.

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.

Oil and Gas Well
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and the adopted Fire Code (or distance granted by Council variance) from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects

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 CFA 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.

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 : September 9, 2020

By: Ronald R. Brown Chairman

By: Mary Elliott Secretary



Cora Carter
9-8-20

E-582

Sheet 3 of 5

Boundary Line Table		
Line Number	Line Bearing	Line Length
L1	S82° 32' 44"E	40.33
L2	S41° 03' 09"E	14.98
L3	S82° 32' 44"E	60.45
L4	N48° 56' 51"E	13.25
L5	S82° 32' 44"E	147.93
L6	S89° 33' 34"E	470.34
L7	S44° 33' 34"E	14.14
L8	S89° 33' 34"E	60.00
L9	N45° 26' 26"E	14.14
L10	S89° 33' 34"E	382.61
L11	N64° 19' 16"E	28.08
L12	S70° 40' 44"E	14.14
L13	N64° 19' 16"E	60.00
L14	N19° 19' 16"E	14.14

Boundary Line Table		
Line Number	Line Bearing	Line Length
L15	N64° 19' 16"E	198.00
L16	S0° 57' 30"E	172.72
L17	S2° 12' 30"W	519.15
L18	S0° 44' 20"W	330.58
L19	S0° 30' 25"W	340.50
L20	S0° 34' 44"W	387.10
L21	S0° 53' 38"W	101.91
L22	S0° 35' 58"W	144.04
L23	S3° 33' 14"E	189.08
L24	S84° 22' 01"E	12.91
L25	S7° 22' 03"E	33.62
L26	N89° 35' 03"W	232.24
L27	N89° 36' 14"W	149.42
L28	N46° 36' 29"E	75.99

Centerline & Right-Of-Way Line Table		
Line Number	Line Bearing	Line Length
L29	S0° 26' 26"W	258.80
L30	S11° 29' 45"E	80.72
L31	S0° 26' 26"W	236.90
L32	S17° 28' 42"E	195.78
L33	S0° 26' 26"W	296.82
L34	N53° 47' 48"W	59.61
L35	N89° 33' 34"W	570.26
L36	N64° 19' 16"E	427.25
L37	N27° 39' 20"E	27.36
L38	S25° 40' 44"E	277.27
L39	S89° 25' 56"E	30.00
L40	N53° 47' 48"W	10.31
L41	N34° 22' 10"W	30.00
L42	S70° 40' 44"E	14.14
L43	S19° 19' 16"W	14.14

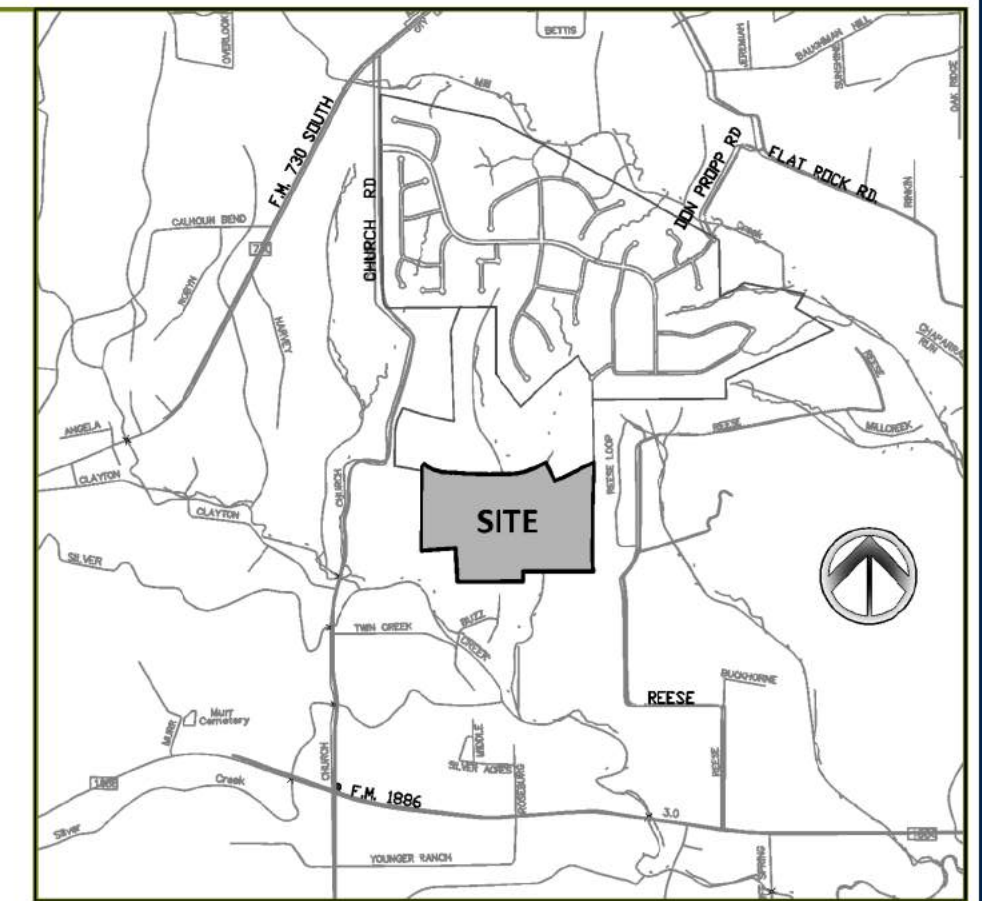
Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	328.01'	480.00'	39°09'14"	S62°58'08"E	321.67'
C2	248.50'	2030.00'	7°00'49"	S86°03'09"E	248.34'
C3	469.55'	1030.00'	26°07'10"	N77°22'51"E	465.49'

Centerline & Right-Of-Way Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C4	104.17'	500.00'	11°56'11"	S5°31'39"E	103.98'
C5	104.17'	500.00'	11°56'11"	S5°31'39"E	103.98'
C6	187.65'	600.00'	17°55'09"	S8°31'08"E	186.88'
C7	154.33'	500.00'	17°41'05"	S8°24'06"E	153.72'
C8	69.84'	75.00'	53°21'01"	S9°25'52"W	67.34'
C9	71.12'	75.00'	54°20'04"	S63°16'24"W	68.49'
C10	191.98'	300.00'	36°39'56"	N45°59'18"E	188.72'
C11	549.71'	1200.00'	26°14'48"	S12°33'20"E	544.91'
C12	73.90'	60.00'	70°34'21"	N89°04'59"W	69.32'
C13	77.59'	60.00'	74°05'19"	S18°35'11"W	72.29'
C14	66.67'	60.00'	63°39'43"	N48°40'35"E	63.29'
C15	66.67'	60.00'	63°39'43"	N14°59'08"W	63.29'
C16	78.67'	60.00'	75°07'33"	N84°22'46"W	73.16'
C17	85.05'	60.00'	81°12'57"	N1°54'49"E	78.11'
C18	66.74'	60.00'	63°44'12"	N70°33'46"W	63.36'
C19	94.20'	60.00'	89°57'01"	S32°35'38"W	84.82'

Culvert Schedule											
Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size
3	12	24-in	5	6	2x30-in	5	25	24-in	6	8	24-in
4	1	24-in	5	7	2x30-in	5	26	24-in	6	9	24-in
4	2	24-in	5	8	24-in	5	27	24-in	6	10	24-in
4	3	24-in	5	9	24-in	5	28	24-in	6	11	24-in
4	4	24-in	5	10	24-in	5	29	24-in	6	12	24-in
4	5	24-in	5	11	24-in	5	30	24-in	6	13	30-in
4	6	24-in	5	12	24-in	5	31	24-in	6	14	30-in
4	7	24-in	5	13	24-in	5	32	24-in	6	15	30-in
4	8	30-in	5	14	24-in	5	33	24-in	6	16	24-in
4	9	30-in	5	15	24-in	5	34	24-in	6	17	24-in
4	10	2x30-in	5	16	24-in	5	35	24-in	6	18	24-in
4	11	2x30-in	5	17	24-in	5	36	24-in	6	19	24-in
4	12	2x30-in	5	18	24-in	5	37	24-in			
4	13	24-in	5	19	24-in	5	38	24-in			
5	1	24-in	5	20	24-in	5	39	24-in			
5	2	24-in	5	21	24-in	5	40	24-in			
5	3	24-in	5	22	24-in	5	41	24-in			
5	4	30-in	5	23	24-in	6	6	24-in			
5	5	2x30-in	5	24	24-in	6	7	24-in			

GROSS AND NET LOT ACREAGE															
Block	Lot	Gross Area	Net Area	Block	Lot	Gross Area	Net Area	Block	Lot	Gross Area	Net Area	Block	Lot	Gross Area	Net Area
3	12	2.00 Ac	1.61 Ac	5	6	2.33 Ac	2.33 Ac	5	25	2.02 Ac	2.02 Ac	6	8	2.00 Ac	1.84 Ac
4	1	2.00 Ac	1.83 Ac	5	7	2.29 Ac	2.29 Ac	5	26	2.03 Ac	2.03 Ac	6	9	2.03 Ac	1.89 Ac
4	2	2.01 Ac	2.01 Ac	5	8	2.04 Ac	2.04 Ac	5	27	2.05 Ac	2.05 Ac	6	10	2.02 Ac	1.88 Ac
4	3	2.34 Ac	2.34 Ac	5	9	2.02 Ac	2.02 Ac	5	28	2.01 Ac	2.01 Ac	6	11	2.00 Ac	1.88 Ac
4	4	3.13 Ac	3.13 Ac	5	10	2.00 Ac	2.00 Ac	5	29	2.02 Ac	2.02 Ac	6	12	2.78 Ac	2.45 Ac
4	5	3.53 Ac	3.53 Ac	5	11	2.85 Ac	2.58 Ac	5	30	2.30 Ac	1.80 Ac	6	13	2.97 Ac	2.70 Ac
4	6	2.03 Ac	2.03 Ac	5	12	2.05 Ac	2.45 Ac	5	31	2.05 Ac	1.76 Ac	6	14	2.21 Ac	2.21 Ac
4	7	2.03 Ac	2.03 Ac	5	13	2.61 Ac	2.61 Ac	5	32	2.05 Ac	1.42 Ac	6	15	2.01 Ac	2.01 Ac
4	8	2.58 Ac	2.58 Ac	5	14	2.04 Ac	2.04 Ac	5	33	2.59 Ac	1.00 Ac	6	16	2.12 Ac	2.12 Ac
4	9	2.32 Ac	2.32 Ac	5	15	2.01 Ac	2.01 Ac	5	34	2.07 Ac	1.61 Ac	6	17	2.04 Ac	2.04 Ac
4	10	2.15 Ac	2.15 Ac	5	16	2.01 Ac	2.01 Ac	5	35	2.09 Ac	1.20 Ac	6	18	2.12 Ac	2.12 Ac
4	11	2.02 Ac	2.02 Ac	5	17	2.39 Ac	2.39 Ac	5	36	2.05 Ac	1.38 Ac	6	19	2.24 Ac	2.24 Ac
4	12	2.02 Ac	2.02 Ac	5	18	2.33 Ac	2.12 Ac	5	37	2.02 Ac	1.72 Ac				
4	13	2.08 Ac	2.08 Ac	5	19	2.16 Ac	1.97 Ac	5	38	2.01 Ac	1.53 Ac				
5	1	2.06 Ac	2.06 Ac	5	20	2.11 Ac	2.11 Ac	5	39	2.01 Ac	1.24 Ac				
5	2	2.11 Ac	2.11 Ac	5	21	2.19 Ac	2.19 Ac	5	40	2.00 Ac	1.01 Ac				
5	3	2.13 Ac	2.13 Ac	5	22	2.19 Ac	2.19 Ac	5	41	2.42 Ac	1.00 Ac				
5	4	2.02 Ac	2.02 Ac	5	23	2.15 Ac	2.15 Ac	6	6	2.00 Ac	1.78 Ac				
5	5	2.14 Ac	2.14 Ac	5	24	2.09 Ac	2.09 Ac	6	7	2.01 Ac	1.85 Ac				

Note: Net acreage is lot area minus any floodplain easements and drainage easements.



VICINITY MAP
Not To Scale

OWNER / DEVELOPER: DEER RIDGE, LTD.
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
(817)-877-9992

ENGINEER: DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR: TEXAS SURVEYING, INC.
208 S. FRONT STREET
ALEDO, TX 76008
(817)-441-5263

Final Plat of Deer Glade (Phase 2)

Lot 12, Block 3
Lots 1 - 13, Block 4
Lots 1 - 41, Block 5
Lots 6 - 19, Block 6
and
Lots 5X - 9X, Block 1A

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108

69 Single Family Lots 161.776 Acres

This plat was prepared in July 2020
by Dunaway Associates, L.P.

FP-19-117
Ref. Case No. PP-18-070



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

E-582

STATE OF TEXAS }}
COUNTY OF PARKER }}

WHEREAS, Deer Ridge, Ltd., a Texas Limited Partnership, is the sole owner of the following described tract of land, to wit:

BEING a 161.776 acre tract of land situated in the L.M. Rodarmel Survey, Abstract Number 1108, Parker County, Texas, being a portion of the tract of land described in the deed to Parker 1102 Holdings, Ltd., recorded in Volume 1877, Page 942 and Volume 1877, Page 924, Official Public Records, Parker County, Texas, (O.P.R.P.C.T.) said 161.776 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron with red cap stamped "Fulton Surveying" found (hereinafter called 1/2" iron with red cap found) in the southerly right-of-way line of Deer Glade Lane (a 60' right-of-way) for the northeast corner of Lot 5, Block 6, Deer Glade, Phase 1, an addition to Parker County, Texas according to the plat recorded in Cabinet E, Slide 377, County Clerk Document #201924604, O.P.R.P.C.T. at the beginning of a curve to the left having a radius of 480.00 feet and a chord bearing and distance of South 62°58'08" East, 321.67 feet;

THENCE with the southerly right-of-way line of said Deer Glade Lane the following courses and distances:

With said curve through a central angle of 39°09'14", an arc distance of 328.01 feet a 1/2" iron with red cap found for the end of said curve;

South 82°32'44" East, a distance of 40.33 feet to a 1/2" iron with red cap found;

South 41°03'09" East, a distance of 14.98 feet to a 1/2" iron with red cap found;

South 82°32'44" East, a distance of 60.45 feet to a 1/2" iron with red cap found;

North 48°56'51" East, a distance of 13.25 feet to a 1/2" iron with red cap found;

South 82°32'44" East, a distance of 147.93 feet to the beginning of a curve to the left having a radius of 2,030.00 and a chord bearing and distance of South 86°03'09" East, 248.34 feet;

With said curve through a central angle of 07°00'49", an arc distance of 248.50 feet to a 1/2" iron with red cap found for the end of said curve;

South 89°33'34" East, a distance of 470.34 feet to a 1/2" iron with red cap found;

South 44°33'34" East, a distance of 14.14 feet to a 1/2" iron with red cap found;

South 89°33'34" East, a distance of 60.00 feet to a 1/2" iron with red cap found;

North 45°26'26" East, a distance of 14.14 feet to a 1/2" iron with red cap found;

South 89°33'34" East, a distance of 382.61 feet to the beginning of a curve to the left having a radius of 1,030.00 feet and a chord bearing and distance of North 77°22'51" East, 465.49 feet;

With said curve through a central angle of 26°07'10", an arc distance of 469.55 feet to a 1/2" iron with red cap found for the end of said curve;

North 64°19'16" East, a distance of 28.08 feet to a 1/2" iron with red cap found;

South 70°40'44" East, a distance of 14.14 feet to a 1/2" iron with red cap found;

North 64°19'16" East, a distance of 60.00 feet to a 1/2" iron with red cap found;

North 19°19'16" East, a distance of 14.14 feet to a 1/2" iron with red cap found;

North 64°19'16" East, a distance of 198.00 feet to a 1/2" iron with red cap found for the northwest corner of Lot 11, Block 3, said Deer Glade, Phase 1;

THENCE departing the south right-of-way line of said Deer Glade Lane and along the westerly line of said Lot 11, South 25°40'44" East, a distance of 420.00 feet to a 1/2" iron with red cap found for the southwest corner of said Lot 11;

THENCE departing the southwest corner of said Lot 11 and along the south line of Lots 7-11, said Block 3, North 64°19'16" East, a distance of 891.59 feet to a 1/2" iron with red cap found in an east line of said Parker 1102 Holdings, Ltd. tract;

THENCE along an east line of said Parker 1102 Holdings, Ltd. tract the following courses and distances:

South 00°57'30" East, a distance of 172.72 feet to a 1/2" iron rod found;

South 02°12'30" West, a distance of 519.15 feet;

South 00°44'20" West, a distance of 330.58 feet;

South 00°30'25" West, a distance of 340.50 feet;

South 00°34'44" West, a distance of 387.10 feet;

South 00°53'38" West, a distance of 101.91 feet;

South 00°35'58" West, a distance of 144.04 feet;

South 03°33'14" East, a distance of 189.08 feet;

South 84°22'01" East, a distance of 12.91 feet;

South 07°22'03" East, a distance of 33.62 feet to the most southerly southeast corner of said Parker 1102 Holdings, Ltd. tract;

THENCE departing an east line of said Parker 1102 Holdings, Ltd. tract and along a south line of said Parker 1102 Holdings, Ltd. tract the following courses and distances;

South 89°52'05" West, a distance of 1,443.10 feet;

South 00°28'42" East, a distance of 206.99 feet;

South 89°35'30" West, a distance of 950.03 feet;

North 89°35'03" West, a distance of 232.24 feet;

North 89°36'14" West, a distance of 149.42 feet to a west line of said Parker 1102 Holdings, Ltd. tract;

THENCE along said west line North 03°30'58" West, a distance of 682.29 feet to a south line of said Parker 1102 Holdings, Ltd. tract;

THENCE along said south line South 85°37'26" West, a distance of 705.53 to a point in a west line of said Parker 1102 Holdings, Ltd. tract;

THENCE along said west line North 00°32'46" East, at a distance of 1,631.75 feet passing the southeast corner of said Lot 5, Block 6, for a total distance of 1,717.06 feet;

THENCE North 46°36'29" East, a distance of 75.99 feet to the POINT OF BEGINNING;

CONTAINING an approximate area of 161.776 acres (7,046,963 square feet) of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, Deer Ridge, Ltd., a Texas Limited Partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt the plat of the herein above described real property to be designated as:

Lot 12, Block 3 / Lots 1 thru 13, Block 4
Lots 1 thru 41, Block 5 / Lots 6 thru 19, Block 6
and
Lots 5X thru 9X, Block 1A

Deer Glade - Phase 2
Parker County, Texas

WITNESS UNDER MY HAND THIS THE 26th DAY OF November, 2019.

Deer Ridge, Ltd., a Texas Limited Partnership
James R. Dunaway
James R. Dunaway - Vice President

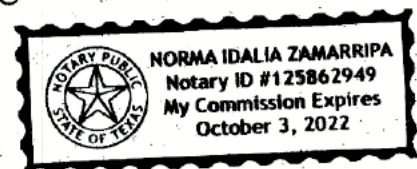
STATE OF TEXAS }}
COUNTY OF TARRANT }}

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Dunaway, Vice President of Deer Ridge, Ltd., a Texas Limited Partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Deer Ridge, Ltd., a Texas Limited Partnership, as the authorized agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 26th day of November, 2019.

Norma Zamarripa
Notary Public, State of Texas

Norma Zamarripa
Printed Name
10/3/2022
My Commission Expires:



CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of August, 2019.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@texasurveying.com - 817-441-5263 (LAND)

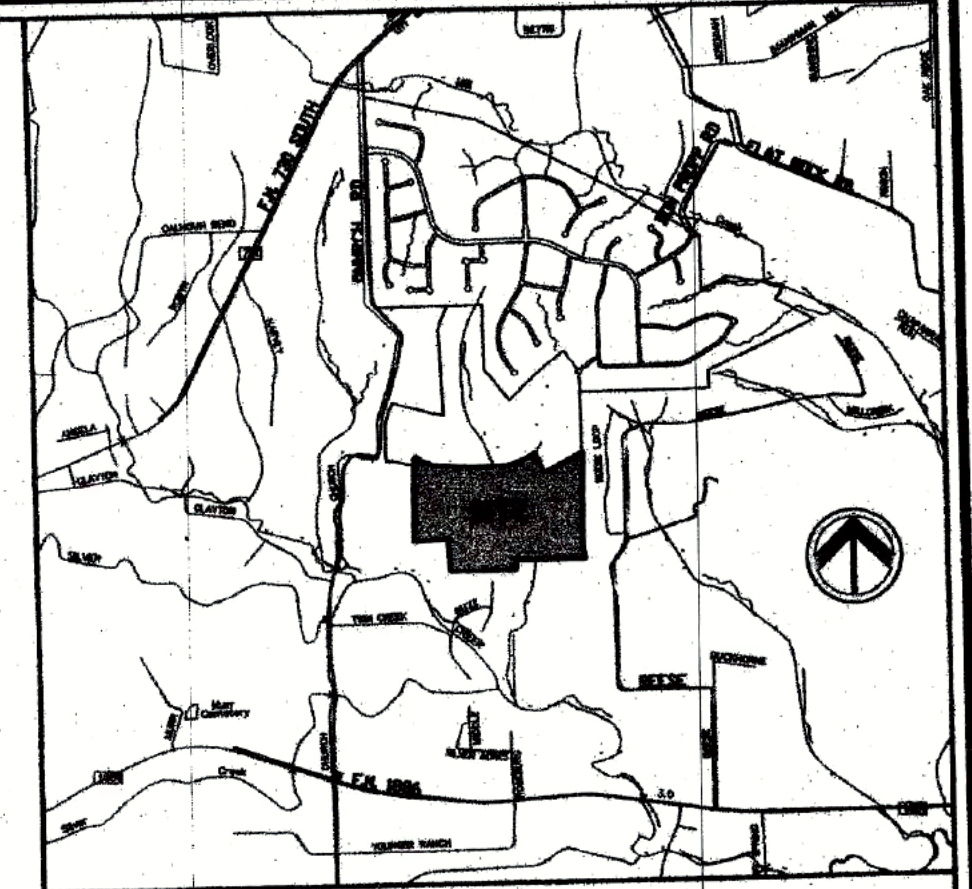


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202028745
09/10/2020 03:26 PM
Fee: 92.00
Lila Deakle County Clerk
Parker County, Texas
PLAT

E-582



VICINITY MAP
Not To Scale

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(Phase 2)

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