

- 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 17, Block 1 for existing plugged and abandoned gas well per Ordinance No. 18449-02-2009.
  - See note #8 sheet 3 for Lot 1X, Block 1A description.
  - See note #7 sheet 3 regarding minimum finished floor elevations.

**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 = ULTIMATE 100-YR FLOOD WATER SURFACE ELEVATION

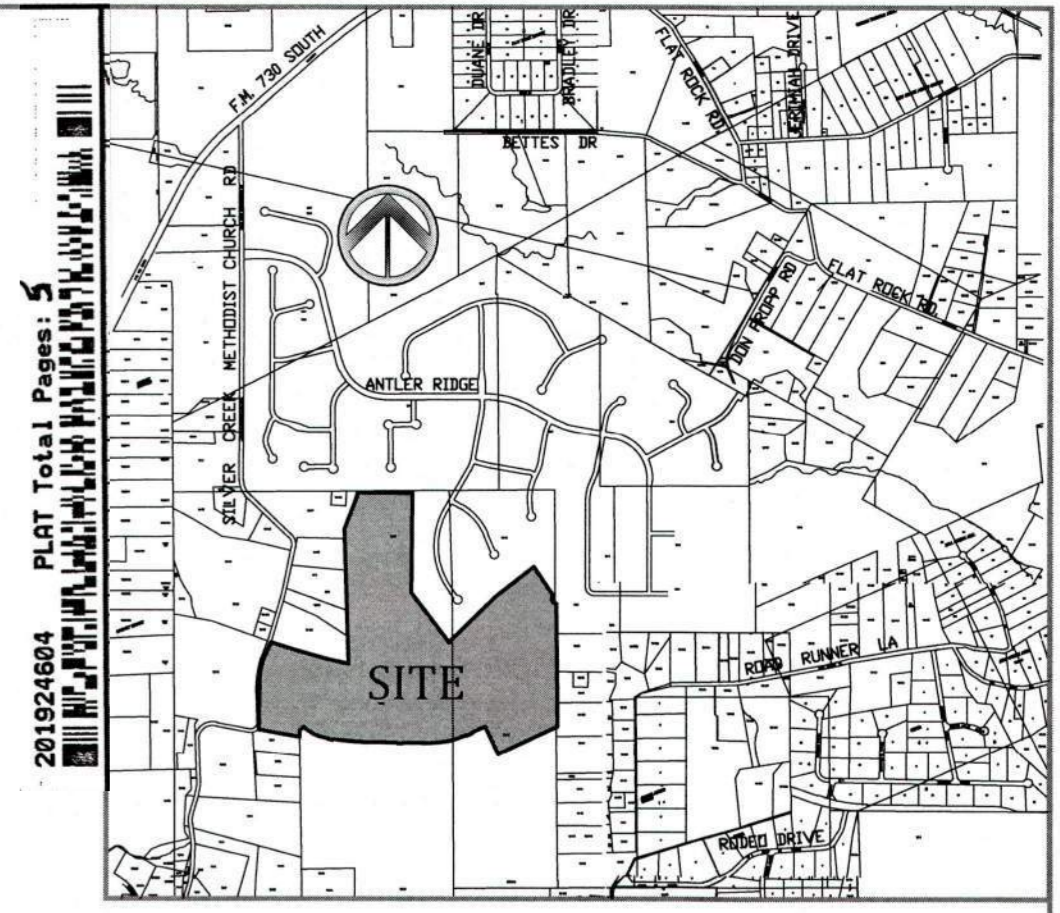
Southwestern Gas Pipeline, Inc Easement Book 2229, Page 22 R.R.P.C.T.  
 150' T.E.S.C.O. Easement Book 1089, Page 1227 R.R.P.C.T.

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

50' Crosstex North Texas Gathering, LP Easement Doc #607611 Book 2459, Page 1872 R.R.P.C.T.  
 (16" Steel Pipeline, 1083 Pressure Rating, Min. 48" Depth)

20' Empire Pipeline Corporation Easement Doc #201328841 R.R.P.C.T.  
 (6" Pipeline, 48" Depth)

50' Crosstex North Texas Gathering L.P. Easement Doc. #668799 Book 2609, Page 190 R.R.P.C.T.  
 (8" Steel Pipeline, 1480 PGIS Pressure Rating, Min. 42" Depth)



**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:**  
 FULTON SURVEYING, INC.  
 115 ST. LOUIS AVENUE  
 FORT WORTH, TX 76104  
 (817)-335-3625

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

**Amended Plat of  
 Deer Glade  
 (Phase 1)**

Lots 1 - 17, Block 1  
 Lots 1 - 38, Block 2  
 Lots 1 - 11, Block 3  
 Lots 1 - 5, Block 6  
 and  
 Lots 1X - 4X, Block 1A



Lt. C.R. MAYS  
 9/17/2019

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108 and the William Elliott Survey, Abstract No. 2383

71 Lots 181.635 Acres

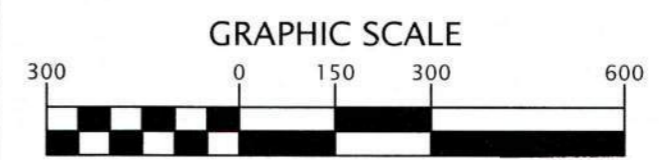
This amending plat was prepared in September 2019 by Dunaway Associates, L.P.

Ref. Case No. PP-18-070

The sole purpose of this amended plat is to correct a scrivener error in the title block. The abstract number for the William Elliott Survey was noted as 2382 and corrected to 2383.



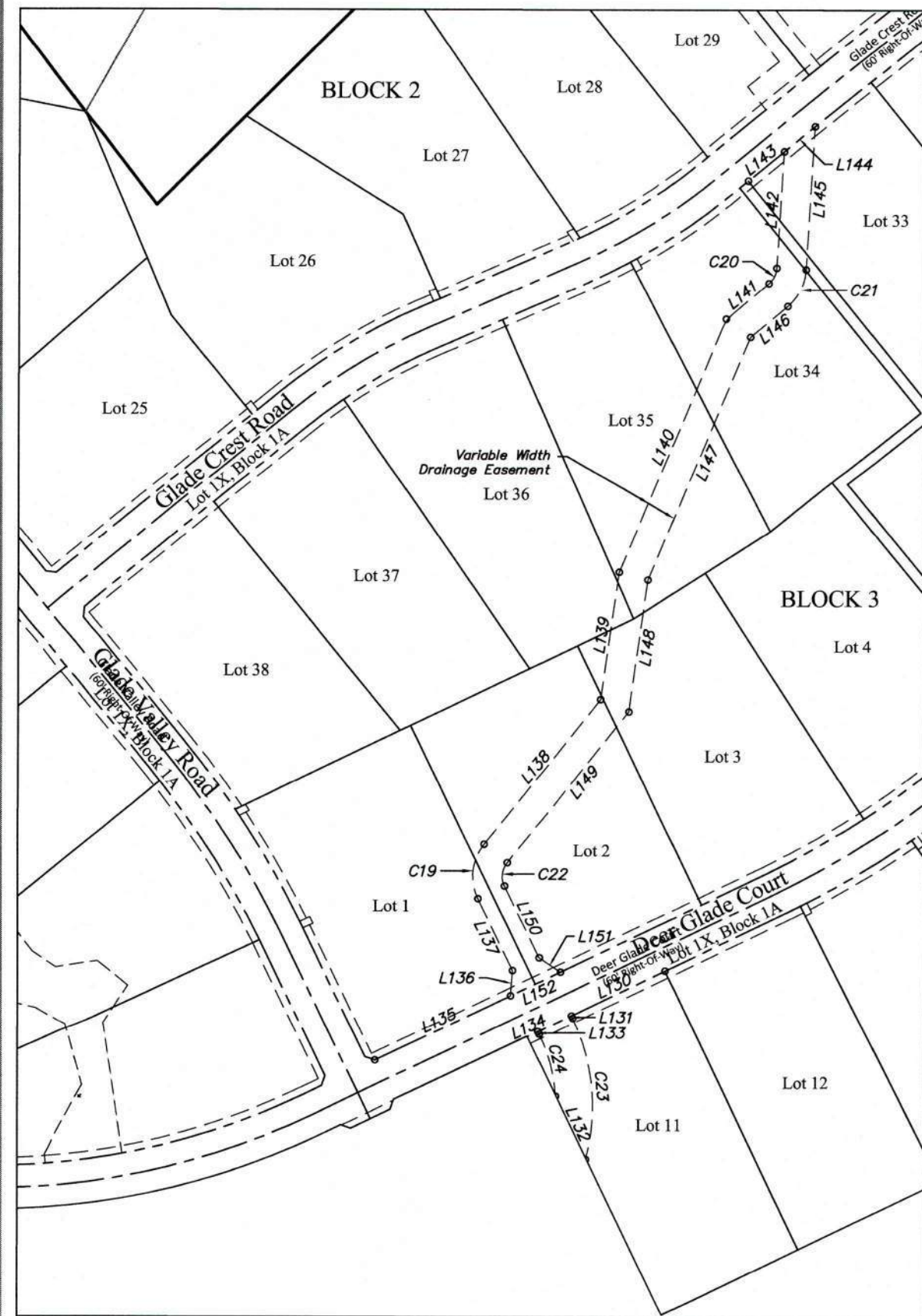
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 (TX REG. F-1114)



GRAPHIC SCALE

(IN FEET)  
 1 inch = 300 ft.

E 377

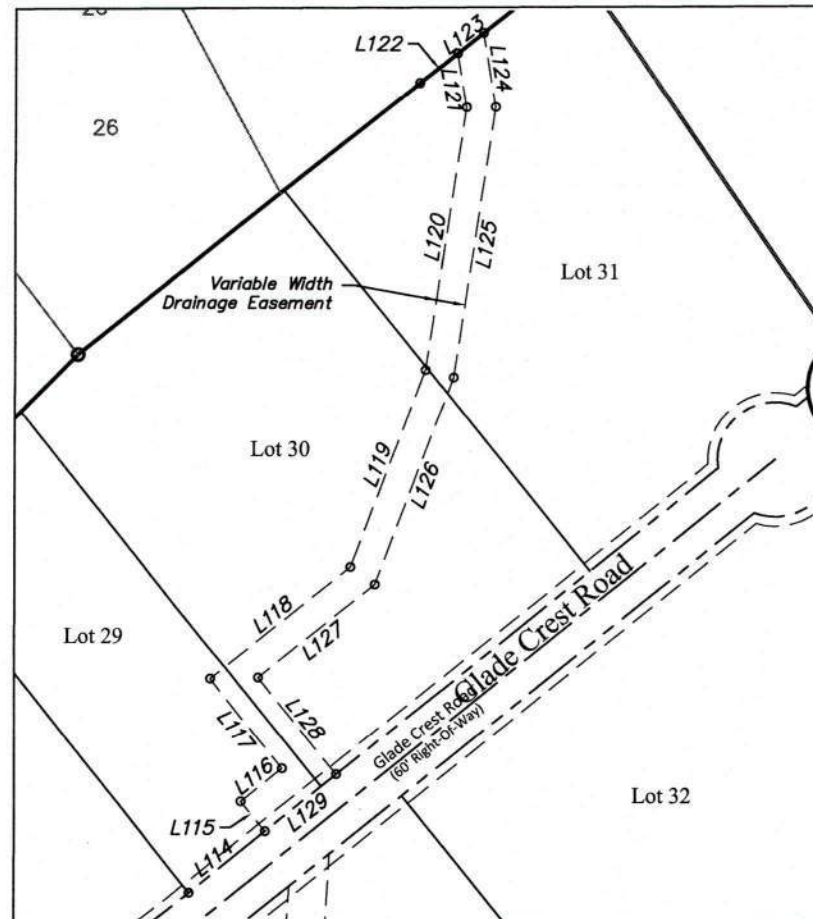


**INSET 'A'**  
1"=200'

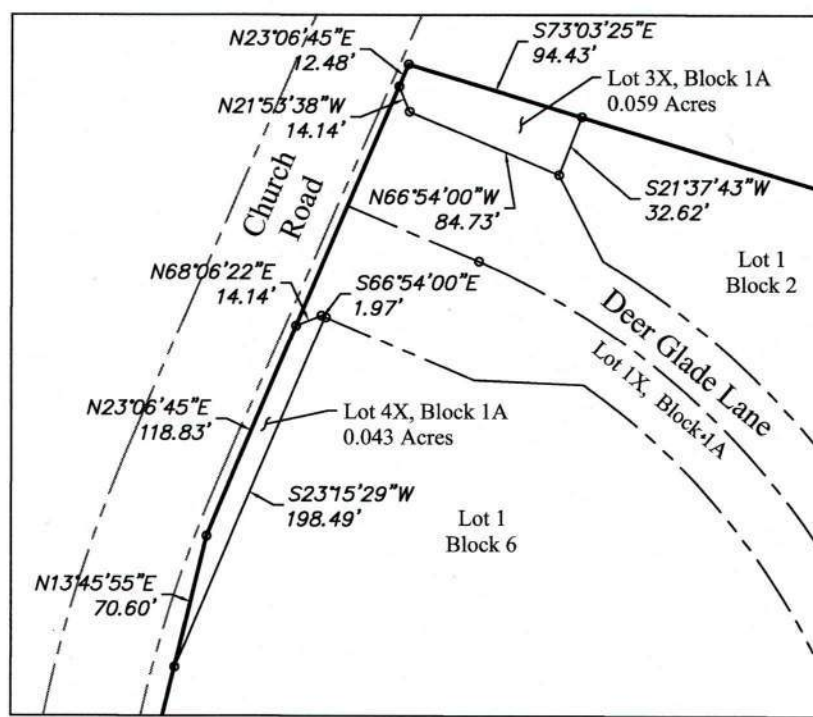
Line Number	Line Bearing	Line Length
L130	S64° 19' 16"W	141.00
L131	S25° 40' 44"E	3.88
L132	N25° 40' 44"W	94.10
L133	N25° 40' 44"W	3.88
L134	S64° 19' 16"W	17.00
L135	N64° 19' 16"E	202.68
L136	N4° 19' 16"E	34.64
L137	N25° 40' 44"W	108.54
L138	N38° 40' 48"E	251.90
L139	N8° 11' 41"E	174.42
L140	N22° 51' 45"E	374.27
L141	N50° 16' 56"E	75.59
L142	N3° 32' 22"E	158.06
L143	S51° 08' 51"W	62.76
L144	N51° 08' 51"E	54.16
L145	S3° 32' 23"W	194.59
L146	S50° 16' 56"W	65.83
L147	S22° 51' 45"W	359.36
L148	S8° 11' 41"W	180.18
L149	S38° 40' 48"W	262.80
L150	S25° 40' 44"E	108.54
L151	S55° 40' 44"E	34.64
L152	S64° 19' 16"W	74.64

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C19	78.63'	70.00'	64°21'32"	N6°30'02"E	74.56'
C20	24.47'	30.00'	46°43'37"	N26°55'08"E	23.79'
C21	57.09'	70.00'	46°43'37"	S26°55'08"W	55.52'
C22	33.70'	30.00'	64°21'32"	S6°30'02"W	31.95'
C23	196.09'	275.00'	40°51'19"	S5°15'04"E	191.96'
C24	88.02'	225.89'	22°19'33"	N14°28'16"W	87.46'

Line Number	Line Bearing	Line Length
L114	N51° 08' 51"E	102.03
L115	N38° 51' 09"W	40.00
L116	N51° 08' 51"E	54.97
L117	N38° 51' 09"W	119.68
L118	N51° 08' 51"E	187.76
L119	N20° 37' 01"E	220.05
L120	N8° 44' 56"E	277.00
L121	N9° 28' 23"W	57.07
L122	S51° 29' 59"W	49.86
L123	N51° 29' 59"E	34.31
L124	S9° 28' 23"E	78.53
L125	S8° 44' 56"W	284.93
L126	S20° 37' 01"W	231.36
L127	S51° 08' 51"W	155.95
L128	S38° 51' 09"E	129.68
L129	S51° 08' 51"W	94.97



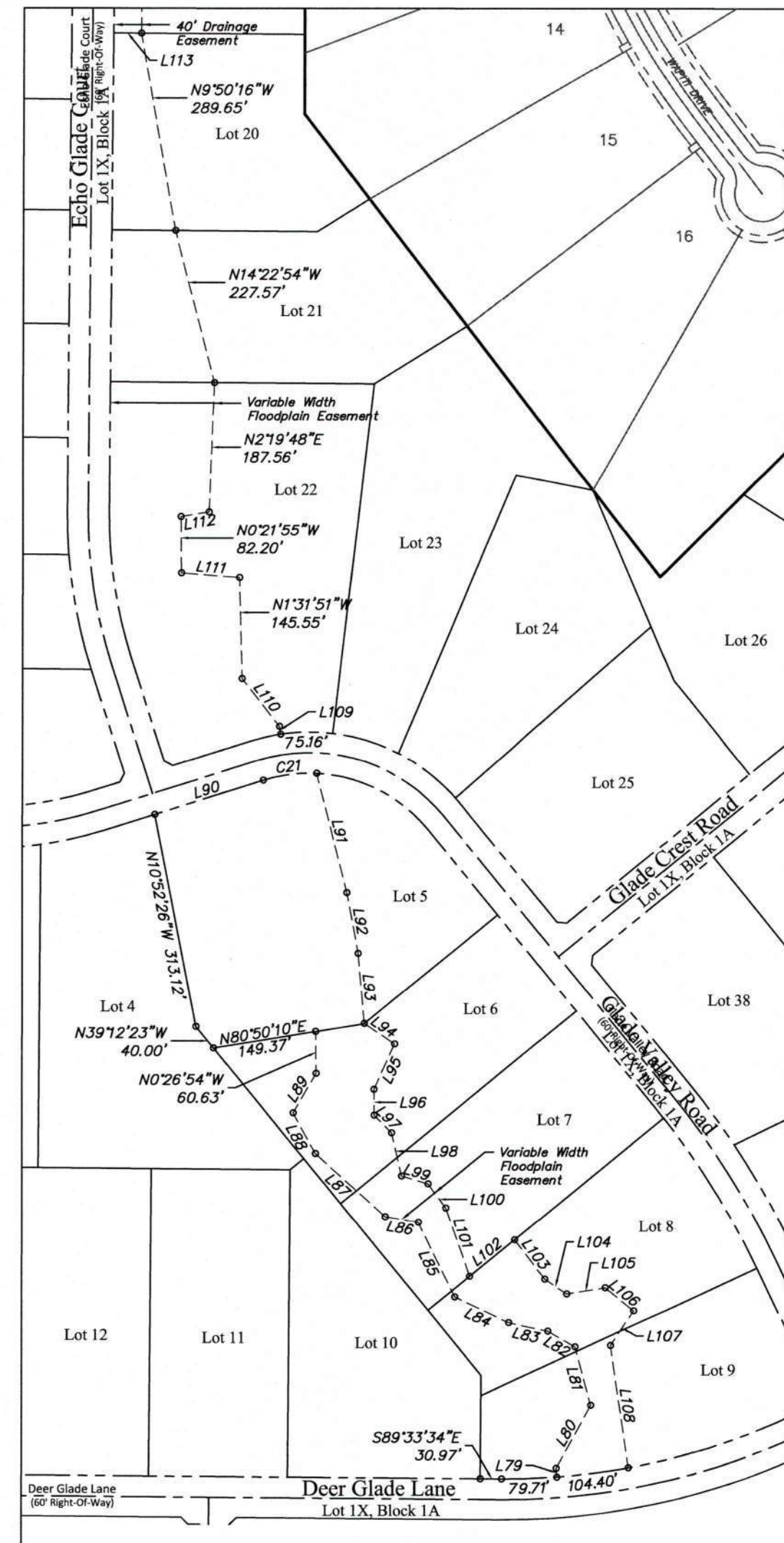
**INSET 'B'**  
1"=200'



**INSET 'C'**  
1"=100'

Line Number	Line Bearing	Line Length
L79	N4° 16' 04"W	12.70
L80	N28° 39' 23"E	104.18
L81	N15° 03' 55"W	87.58
L82	N60° 04' 54"W	45.57
L83	N77° 36' 21"W	57.60
L84	N64° 34' 00"W	86.81
L85	N25° 52' 43"W	120.90
L86	N80° 23' 36"W	48.48
L87	N47° 53' 01"W	135.89
L88	N28° 32' 18"W	66.72
L89	N30° 00' 53"E	65.90
L90	S72° 23' 11"W	163.86
L91	N14° 12' 34"W	178.41
L92	N10° 14' 32"W	89.33
L93	N5° 04' 41"W	102.24
L94	N56° 11' 22"W	52.88
L95	N24° 26' 09"E	72.32

Line Number	Line Bearing	Line Length
L96	N0° 41' 33"W	37.23
L97	N44° 59' 29"W	35.74
L98	N12° 42' 27"W	64.02
L99	N73° 24' 34"W	40.22
L100	N36° 20' 19"W	43.33
L101	N19° 16' 37"W	105.09
L102	S50° 47' 37"W	83.97
L103	N37° 20' 27"W	71.44
L104	N56° 21' 22"W	38.20
L105	S81° 07' 58"W	56.73
L106	N50° 48' 27"W	52.69
L107	N33° 10' 31"E	60.93
L108	N8° 16' 53"W	179.27
L109	N8° 35' 07"W	11.41
L110	N38° 06' 39"W	87.71
L111	N85° 28' 14"W	83.49
L112	N80° 37' 36"E	40.89

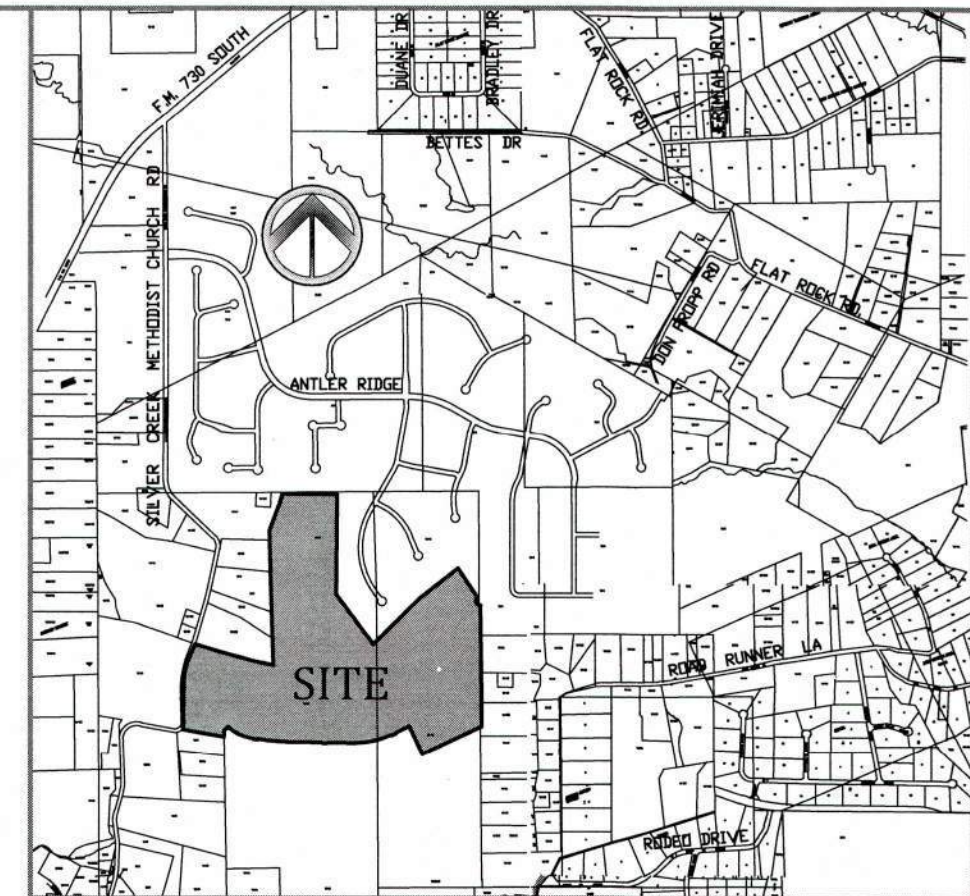


**INSET 'D'**  
1"=200'

Line Number	Line Bearing	Line Length
L113	N89° 33' 34"W	40.00

Line Number	Line Bearing	Line Length
L113	N89° 33' 34"W	40.00



**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:** FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TX 76104  
(817)-335-3625

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

## Amended Plat of Deer Glade (Phase 1)

Lots 1 - 17, Block 1  
Lots 1 - 38, Block 2  
Lots 1 - 11, Block 3  
Lots 1 - 5, Block 6  
and  
Lots 1X - 4X, Block 1A



L.G.R. MAYS  
9/17/2019

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108 and the William Elliott Survey, Abstract No. 2383

71 Lots 181.635 Acres

This amending plat was prepared in September 2019 by Dunaway Associates, L.P.

Ref. Case No. PP-18-070

The sole purpose of this amended plat is to correct a scrivener error in the title block. The abstract number for the William Elliott Survey was noted as 2382 and corrected to 2383.



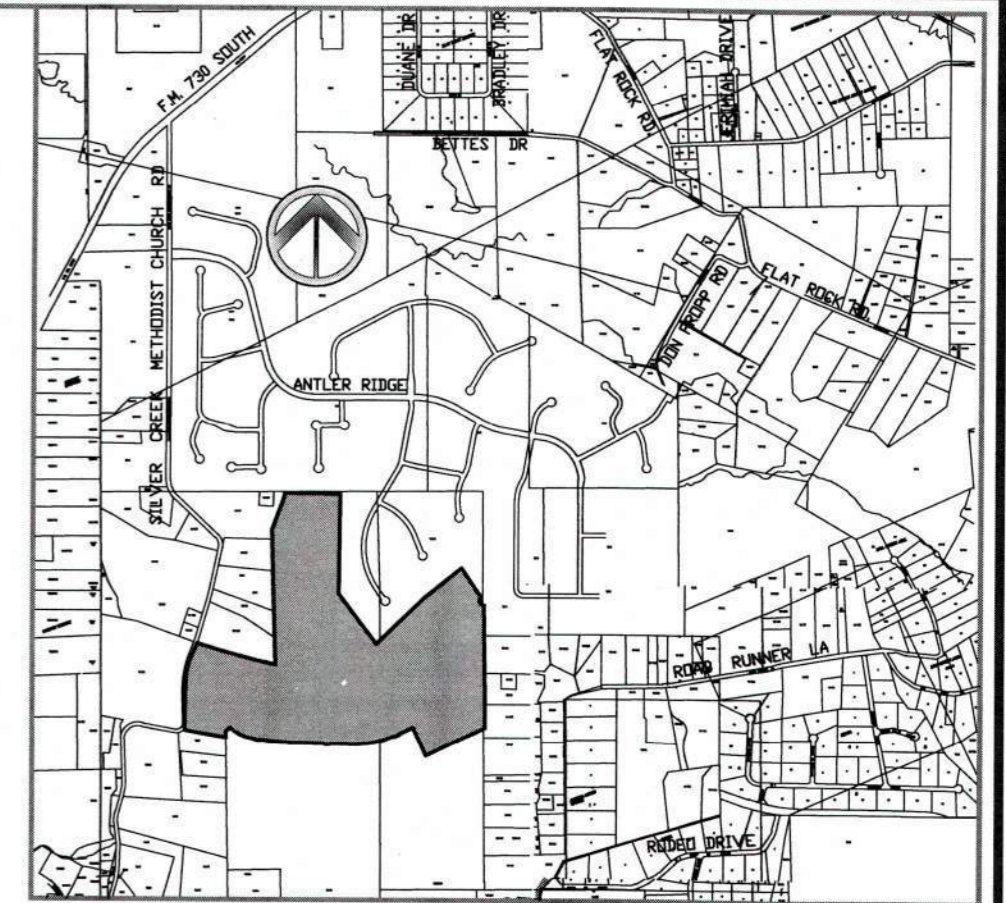
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
(TX REG. F-1114)

E377

General Notes:

- The basis of bearing for this plat is the easterly line of Blocks 8 and 9, Deer Ridge Estates, Phase 7, according to the plat recorded in Cabinet D, Slide 440, County Clerk Document #201516599, 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, Official 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.
- Boundary prepared by Fulton Surveying, Inc. 1/2" iron rod with a red cap stamped "Fulton Surveying" set 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."
- Emergency access entry system located where Stand Lane terminates into Glade Crest Road shall conform to the requirements of the Parker County EMS and Silver Creek Volunteer Fire Department.
- 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.
- Lot 1X, 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 Lot 1X, Block 1A.
- Lot 2X, 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 Lot 2X, Block 1A.
- Lots 3X and 4X, Block 1A denotes Deer Glade HOA/Developer owned and maintained private open space and private landscape easement lot. No building permit will be issued for Lots 3X and 4X, 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 SWM-2019-0173.
- 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



VICINITY MAP  
Not To Scale

<b>OWNER / DEVELOPER:</b> DEER RIDGE, LTD. 777 TAYLOR STREET SUITE 1040 FORT WORTH, TEXAS 76102 (817)-877-9992	<b>ENGINEER:</b> DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-335-1121
<b>SURVEYOR:</b> FULTON SURVEYING, INC. 115 ST. LOUIS AVENUE FORT WORTH, TX 76104 (817)-335-3625	<b>SURVEYOR:</b> TEXAS SURVEYING, INC. 208 S. FRONT STREET ALEDO, TX 76008 (817)-441-5263

The sole purpose of this amended plat is to correct a scrivener error in the title block. The abstract number for the William Elliott Survey was noted as 2382 and corrected to 2383.

## Amended Plat of Deer Glade (Phase 1)

Lots 1 - 17, Block 1  
Lots 1 - 38, Block 2  
Lots 1 - 11, Block 3  
Lots 1 - 5, Block 6  
and  
Lots 1X - 4X, Block 1A



Lt. G.R. Myers  
9/17/2019

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108 and the William Elliott Survey, Abstract No. 2383

71 Lots 181.635 Acres

This plat was prepared in April 2019  
by Dunaway Associates, L.P.

Ref. Case No. PP-18-070

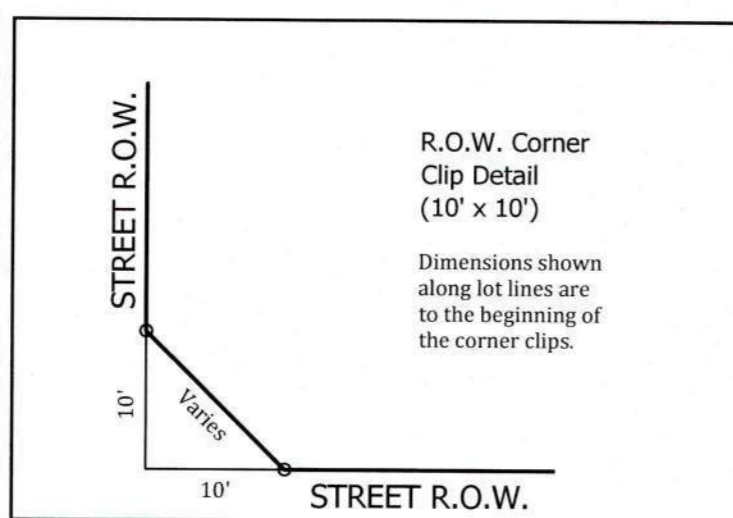


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
(TX REG. F-1114)

Sheet 3 of 5

FP-19-040

LAND USE TABLE	
Total Gross Acreage	181.635 Ac.
Private Street Right-of-Way (Lot 1X)	16.560 Ac.
Net Acreage	165.075 Ac.
Residential Lots	71
Non-Residential Lots	4
Non-Residential Acreage (Lot 2X - 4X)	0.424 Ac.
Private Park Acreage	0
Public Park Acreage	0



**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.

**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.

**Direct Access Prohibited**

Direct access from any lot within this development to Church Road shall be prohibited.

**Private Water and Sewer**

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

**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.

**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.

STREET LENGTH TABLE	
Deer Glade Lane	3,507 L.F.
Deer Glade Court	1,208 L.F.
Glade Valley Road	2,921 L.F.
Glade Crest Road	1,854 L.F.
Echo Glade Court	2,080 L.F.
Total	11,570 L.F.

**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.

**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 : Sept. 17, 2019

By: Donald R. Boren Chairman

By: Mary Elliott Secretary

E 377

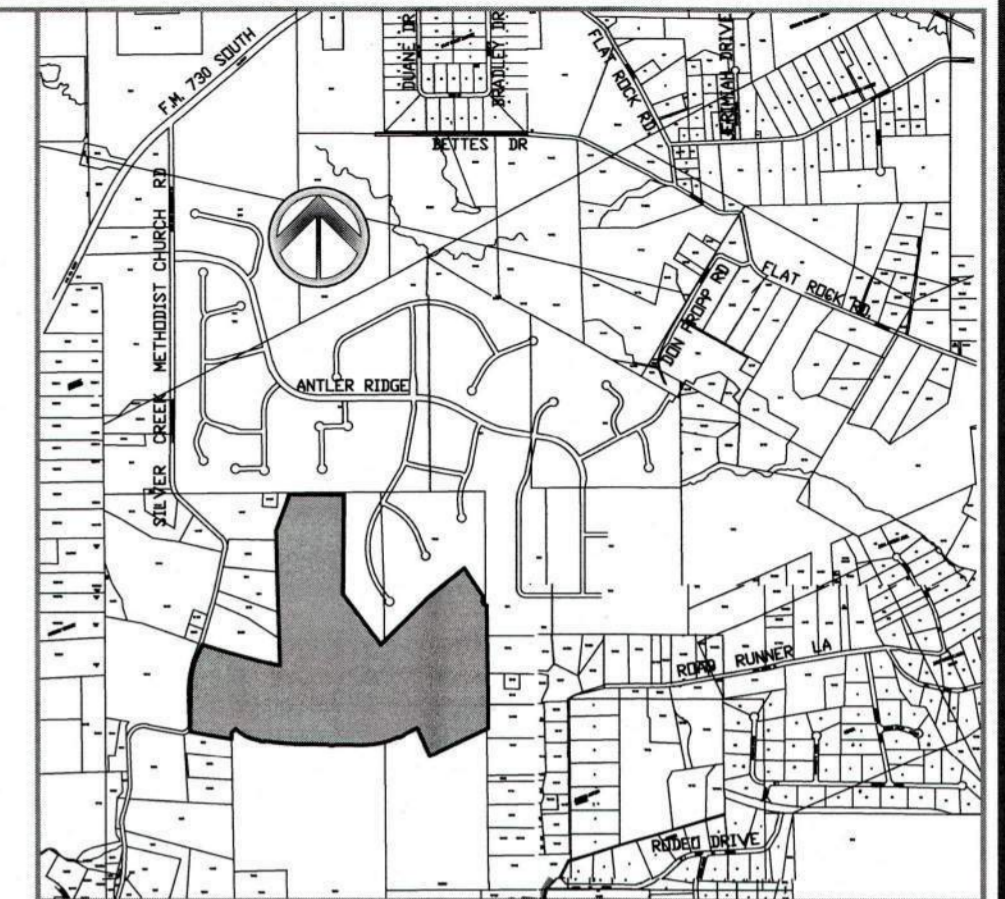
Boundary Line Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	469.55'	1030.00'	26°07'10"	S77°22'51"W	465.49'
C2	248.50'	2030.00'	7°00'49"	N86°03'09"W	248.34'
C3	328.01'	480.00'	39°09'14"	N62°58'08"W	321.67'

Centerline & Right-Of-Way Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C4	395.19'	400.00'	56°36'24"	S38°35'48"E	379.31'
C5	567.47'	450.00'	72°15'09"	S46°25'10"E	530.61'
C6	244.82'	2000.00'	7°00'49"	S86°03'09"E	244.67'
C7	455.87'	1000.00'	26°07'10"	N77°22'51"E	451.93'
C8	283.32'	1200.00'	13°31'39"	N57°33'27"E	282.66'
C9	187.34'	1000.00'	10°44'02"	N85°04'25"E	187.07'
C10	157.55'	500.00'	18°03'15"	N81°24'49"E	156.90'
C11	298.48'	250.00'	68°24'26"	S73°24'36"E	281.07'
C12	283.32'	1200.00'	13°31'39"	S32°26'33"E	282.66'
C13	220.57'	700.00'	18°03'15"	N8°35'11"W	219.66'
C14	173.69'	500.00'	19°54'12"	N10°23'32"E	172.82'
C15	217.70'	800.00'	15°35'31"	N58°35'23"E	217.03'
C16	212.76'	800.00'	15°14'17"	N58°46'00"E	212.14'
C17	100.00'	280.00'	20°27'46"	S72°58'25"E	99.47'
C18	105.68'	280.00'	21°37'31"	S51°55'46"E	105.05'

Boundary Line Table		
Line Number	Line Bearing	Line Length
L1	S64° 19' 16"W	198.00
L2	S19° 19' 16"W	14.14
L3	S64° 19' 16"W	60.00
L4	N70° 40' 44"W	14.14
L5	S64° 19' 16"W	28.08
L6	N89° 33' 34"W	382.61
L7	S45° 26' 26"W	14.14
L8	N89° 33' 34"W	60.00
L9	N44° 33' 34"W	14.14
L10	N89° 33' 34"W	470.34
L11	N82° 32' 44"W	147.93
L12	S48° 56' 51"W	13.25
L13	N82° 32' 44"W	60.45
L14	N41° 03' 09"W	14.98
L15	N82° 32' 44"W	40.33
L16	S46° 36' 29"W	75.99
L17	S0° 32' 46"W	85.31
L18	N5° 54' 34"E	103.67
L19	N13° 45' 55"E	142.25
L20	N23° 06' 45"E	267.31
L21	S73° 03' 25"E	335.42
L22	S75° 05' 35"E	473.93
L23	S78° 24' 07"E	283.04
L24	S86° 23' 56"E	91.92

Centerline Line Table		
Line Number	Line Bearing	Line Length
L25	S66° 54' 00"E	73.87
L26	S10° 17' 36"E	90.80
L27	S10° 17' 36"E	409.07
L28	S82° 32' 44"E	76.87
L29	S0° 26' 26"W	40.23
L30	S82° 32' 44"E	191.84
L31	S89° 33' 34"E	510.34
L32	S0° 26' 26"W	40.00
L33	N64° 19' 16"E	68.08
L34	S25° 40' 44"E	40.00
L35	S39° 12' 23"E	30.00
L36	S89° 33' 34"E	244.50
L37	N72° 23' 11"E	85.60
L38	N72° 23' 11"E	157.70
L39	S39° 12' 23"E	262.66
L40	S39° 12' 23"E	257.14
L41	S25° 40' 44"E	245.28
L42	N17° 36' 49"W	198.00
L43	N69° 39' 22"W	30.00
L44	N66° 23' 08"E	219.84

Lot Line Table		
Line Number	Line Bearing	Line Length
L45	N66° 54' 00"W	84.02
L46	N87° 23' 51"W	57.47
L47	S21° 37' 43"W	32.62
L48	S27° 19' 49"E	50.52
L49	S10° 17' 36"E	50.80
L50	S55° 17' 36"E	14.14
L51	S2° 01' 45"E	43.20
L52	N72° 23' 11"E	45.60
L53	N27° 23' 11"E	14.14
L54	S62° 36' 49"E	14.14
L55	S78° 52' 14"E	113.36
L56	N22° 50' 43"W	215.47
L57	N22° 50' 43"W	84.52
L58	N39° 12' 23"W	173.41
L59	N23° 36' 52"W	125.00
L60	S84° 12' 23"E	14.14
L61	S5° 47' 37"W	14.14
L62	S70° 40' 44"E	14.14
L63	N64° 19' 16"E	247.24
L64	N64° 19' 16"E	193.66
L65	N64° 19' 16"E	156.07
L66	N57° 26' 36"E	220.73
L67	N51° 29' 59"E	260.45
L68	N51° 29' 59"E	213.00
L69	S64° 19' 16"W	262.47
L70	S64° 19' 16"W	250.00
L71	S64° 19' 16"W	84.50
L72	S57° 26' 36"W	115.21
L73	S57° 26' 36"W	105.52
L74	S51° 29' 59"W	107.19
L75	S51° 29' 59"W	310.98
L76	S51° 29' 59"W	55.20
L77	N89° 01' 54"E	91.28
L78	N19° 19' 16"E	14.14



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:** FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TX 76104  
(817)-335-3625

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

Culvert Schedule											
Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size	Block	Lot	Driveway Culvert Size
1	1	30-in	2	3	3x30-in	2	22	24-in	3	1	24-in
1	2	24-in	2	4	3x30-in	2	23	24-in	3	2	2x30-in
1	3	24-in	2	5	3x30-in	2	24	24-in	3	3	24-in
1	4	24-in	2	6	30-in	2	25	24-in	3	4	24-in
1	5	24-in	2	7	24-in	2	26	24-in	3	5	24-in
1	6	24-in	2	8	24-in	2	27	24-in	3	6	24-in
1	7	24-in	2	9	3x30-in	2	28	30-in	3	7	30-in
1	8	24-in	2	10	2x30-in	2	29	2x30-in	3	8	30-in
1	9	24-in	2	11	2x30-in	2	30	2x30-in	3	9	30-in
1	10	30-in	2	12	30-in	2	31	2x30-in	3	10	2X30-in
1	11	24-in	2	13	30-in	2	32	2x30-in	3	11	2x30-in
1	12	24-in	2	14	24-in	2	33	3x30-in	6	1	24-in
1	13	24-in	2	15	24-in	2	34	24-in	6	2	24-in
1	14	24-in	2	16	24-in	2	35	24-in	6	3	24-in
1	15	24-in	2	17	6x36-in	2	36	24-in	6	4	24-in
1	16	2x30-in	2	18	6x36-in	2	37	24-in	6	5	30-in
1	17	30-in	2	19	6x36-in	2	38	24-in			
2	1	24-in	2	20	6x36-in						
2	2	24-in	2	21	6x36-in						

The sole purpose of this amended plat is to correct a scrivener error in the title block. The abstract number for the William Elliott Survey was noted as 2382 and corrected to 2383.

GROSS AND NET LOT ACREAGE											
Block	Lot	Gross Area	Block	Lot	Gross Area	Block	Lot	Gross Area	Block	Lot	Gross Area
1	1	2.29 Ac	2	3	2.59 Ac	2	22	4.02 Ac	2	41	2.01 Ac
1	2	4.00 Ac	2	4	2.01 Ac	2	23	2.43 Ac	3	1	2.25 Ac
1	3	2.67 Ac	2	5	2.04 Ac	2	24	2.00 Ac	3	2	2.24 Ac
1	4	2.73 Ac	2	6	2.01 Ac	2	25	2.02 Ac	3	3	2.03 Ac
1	5	3.11 Ac	2	7	2.04 Ac	2	26	2.21 Ac	3	4	2.10 Ac
1	6	2.06 Ac	2	8	2.00 Ac	2	27	2.01 Ac	3	5	2.00 Ac
1	7	2.02 Ac	2	9	2.03 Ac	2	28	2.00 Ac	3	6	2.41 Ac
1	8	2.01 Ac	2	10	2.06 Ac	2	29	2.00 Ac	3	7	2.03 Ac
1	9	2.02 Ac	2	11	2.09 Ac	2	30	2.10 Ac	3	8	2.10 Ac
1	10	2.02 Ac	2	12	2.11 Ac	2	31	2.11 Ac	3	9	2.02 Ac
1	11	2.05 Ac	2	13	2.13 Ac	2	32	2.10 Ac	3	10	2.01 Ac
1	12	2.05 Ac	2	14	2.80 Ac	2	33	2.09 Ac	3	11	2.01 Ac
1	13	2.19 Ac	2	15	2.84 Ac	2	34	2.38 Ac	6	1	2.00 Ac
1	14	3.02 Ac	2	16	2.26 Ac	2	35	2.49 Ac	6	2	2.01 Ac
1	15	2.17 Ac	2	17	2.08 Ac	2	36	2.00 Ac	6	3	2.02 Ac
1	16	2.30 Ac	2	18	2.02 Ac	2	37	2.01 Ac	6	4	2.05 Ac
1	17	2.30 Ac	2	19	2.02 Ac	2	38	2.01 Ac	6	5	2.01 Ac
2	1	2.05 Ac	2	20	2.00 Ac	2	39	2.03 Ac			
2	2	2.03 Ac	2	21	2.36 Ac	2	40	2.01 Ac			

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

## Amended Plat of Deer Glade (Phase 1)

Lots 1 - 17, Block 1  
Lots 1 - 38, Block 2  
Lots 1 - 11, Block 3  
Lots 1 - 5, Block 6  
and  
Lots 1X - 4X, Block 1A



An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108 and the William Elliott Survey, Abstract No. 2383

71 Lots 181.635 Acres

This plat was prepared in April 2019 by Dunaway Associates, L.P.

Ref. Case No. PP-18-070



E377

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 181.635 acre tract of land situated in the L.M. Rodarmel Survey, Abstract Number 1108 and the William Elliott Survey, Abstract Number 2383, 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 181.687 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron with red cap stamped "Fulton Surveying" found for the most southerly southwest corner of Lot 17, Block 4, Deer Ridge Estates, Phase 6, an addition to Parker County, Texas according to the plat recorded in Cabinet D, Slide 362, County Clerk Document #201419572, O.P.R.P.C.T.;

THENCE with the southerly line of said Block 4, North 45°01'54" East, a distance of 887.56 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found;

THENCE continuing with the southerly line of said Block 4, North 51°29'59" East, a distance of 662.31 feet to a 1/2" iron with a red cap stamped "Fulton Surveying" found in the westerly line of Block 4, Deer Ridge Estates, Phase 7, an addition to Parker County, Texas according to the plat recorded in Cabinet D, Slide 440, County Clerk Document #201516599, O.P.R.P.C.T.;

THENCE with the westerly line of said Block 4, South 34°18'55" East, a distance of 478.70 feet to the northerly right-of-way line of Stand Lane (60' right-of-way) (from which a 1/2" iron pin found bears North 41°03'21" East 6.03 feet) at the beginning of a non-tangent curve to the left having a radius of 60.00 feet and a chord bearing and distance of South 19°48'34" East, 116.17 feet;

THENCE with said curve through a central angle of 150°59'19" an arc distance of 158.11 feet to a 5/8" iron pin found at the end of said curve in the southerly right-of-way line of said Stand Lane, being in the westerly line of Block 8, said Deer Ridge Estates, Phase 7 and in an easterly line of said Parker 1102 Holdings, Ltd. tract;

THENCE with the westerly line of said Block 8 and easterly line of said Parker 1102 Holdings, Ltd. tract South 01°07'51" East, a distance of 412.06 feet to a 1/2" iron pin found for the southwest corner of said Block 8;

THENCE departing said Block 8 with the easterly line of said Parker 1102 Holdings, Ltd. Tract the following courses and distances:

South 01°10'00" East, a distance of 506.92 feet 1/2" iron pin found;

South 00°58'58" East, a distance of 458.77 feet 1/2" iron pin found;

South 00°57'30" East, a distance of 281.07 feet;

THENCE departing said easterly line and bisecting through said Parker 1102 Holdings, Ltd. tract the following courses and distances:

South 64°19'16" West, a distance of 891.59 feet;

North 25°40'44" West, a distance of 420.00 feet;

South 64°19'16" West, a distance of 198.00 feet;

South 19°19'16" West, a distance of 14.14 feet;

South 64°19'16" West, a distance of 60.00 feet;

North 70°40'44" West, a distance of 14.14 feet;

South 64°19'16" West, a distance of 28.08 feet to the beginning of a curve to the right having a radius of 1,030.00 feet and a chord bearing and distance of South 77°22'51" West, 465.49 feet;

With said curve through a central angle of 26°07'10" an arc distance of 469.55 feet to the end of said curve;

North 89°33'34" West, a distance of 382.61 feet;

South 45°26'26" West, a distance of 14.14 feet;

North 89°33'34" West, a distance of 60.00 feet;

North 44°33'34" West, a distance of 14.14 feet;

North 89°33'34" West, a distance of 470.34 feet to the beginning of a curve to the right having a radius of 2,030.00 feet and a chord bearing and distance of North 86°03'09" West, 248.34 feet;

With said curve through a central angle of 07°00'49" an arc distance of 248.50 feet to the end of said curve;

North 82°32'44" West, a distance of 147.93 feet;

South 48°56'51" West, a distance of 13.25 feet;

North 82°32'44" West, a distance of 60.45 feet;

North 41°03'09" West, a distance of 14.98 feet;

North 82°32'44" West, a distance of 40.33 feet to the beginning of a curve to the right having a radius of 480.00 feet and a chord bearing and distance of North 62°58'08" West, 321.67 feet;

With said curve through a central angle of 39°09'14" an arc distance of 328.01 feet to the end of said curve;

South 46°36'29" West, a distance of 75.99 feet;

South 00°32'46" West, a distance of 85.31 feet;

North 80°21'54" West, a distance of 565.90 feet to a 5" metal fence post in a westerly line of said Parker 1102 Holdings, Ltd. tract being in the easterly right-of-way line of Church Road (County Road No. 1070) (variable width width-of-way);

THENCE with a westerly line of said Parker 1102 Holdings, Ltd. tract and easterly right-of-way line of said Church Road the following courses and distances:

North 00°40'42" East, a distance of 696.33 feet;

North 05°54'34" East, a distance of 103.67 feet to a wood fence post;

North 13°45'55" East, a distance of 142.25 feet;

North 23°06'45" East, a distance of 267.31 feet to a 5" metal fence post in a northerly line of said Parker 1102 Holdings, Ltd. tract;

THENCE with a northerly line of said Parker 1102 Holdings, Ltd. tract the following courses and distances:

South 73°03'25" East, a distance of 335.42 feet to a 1/2" iron pin found;

South 75°05'35" East, a distance of 473.93 feet 1/2" iron pin found;

South 78°24'07" East, a distance of 283.04 feet to a 1/2" iron pin found in a westerly line of said Parker 1102 Holdings, Ltd. tract;

THENCE with a westerly line of said Parker 1102 Holdings, Ltd. tract the following courses and distances:

North 02°01'45" West, a distance of 725.40 feet to a 1/2" iron pin found;

North 02°28'12" West, a distance of 527.72 feet to a 5" metal fence post;

North 02°01'52" West, a distance of 575.82 feet to a RR spike found in wooden fence post;

North 20°19'47" East, a distance of 529.84 feet to a 1/2" iron pin found in the southerly line of Block 2, Deer Ridge Estates, Phase 3, an addition to Parker County, Texas according to the plat recorded in Cabinet C, Slide 394, County Clerk Document #591310, O.P.R.P.C.T.;

THENCE with the southerly line of said Block 2 the following courses and distances:

South 86°23'56" East, a distance of 91.92 feet to a 1/2" iron pin with cap stamped "Harlan Surveying" found;

North 89°36'35" East, a distance of 641.64 feet to a 1/2" iron pin found in the westerly line of said Block 4, Deer Ridge Estates Phase 6;

THENCE with the westerly line of said Block 4, South, a distance of 1,356.02 feet to a 1/2" iron pin found;

THENCE continuing with the westerly line of said Block 4 South 37°29'03" East, a distance of 845.11 feet to the POINT OF BEGINNING;

CONTAINING an approximate area of 181.635 acres (7,912,009 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:

Lots 1 thru 17, Block 1 / Lots 1 thru 38, Block 2  
Lots 1 thru 11, Block 3 / Lots 1 thru 5, Block 6  
and  
Lots 1X thru 4X, Block 1A

Deer Glade - Phase 1  
Parker County, Texas

and do hereby dedicate to the public use forever the utility easements shown hereon.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Deer Ridge, Ltd., a Texas Limited Partnership

*James R. Dunaway*  
James R. Dunaway - Vice President

STATE OF TEXAS }

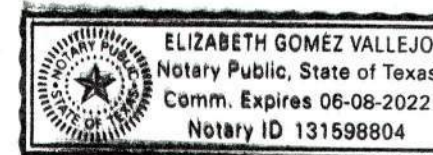
COUNTY OF TARRANT }

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Dunaway, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said James R. Dunaway, a person duly authorized to execute the foregoing instrument, and that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 16th day of September, 2019.

*Elizabeth Vallejo*  
Notary Public, State of Texas

*Elizabeth Vallejo*  
Printed Name  
06-08-2022  
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 January, 2019.

*Susan L. Stewart*  
Susan L. Stewart, R.P.L.S.  
Registered Professional Land Surveyor Texas  
Registration No. 5495

9.16.19  
Date of Plat Signing



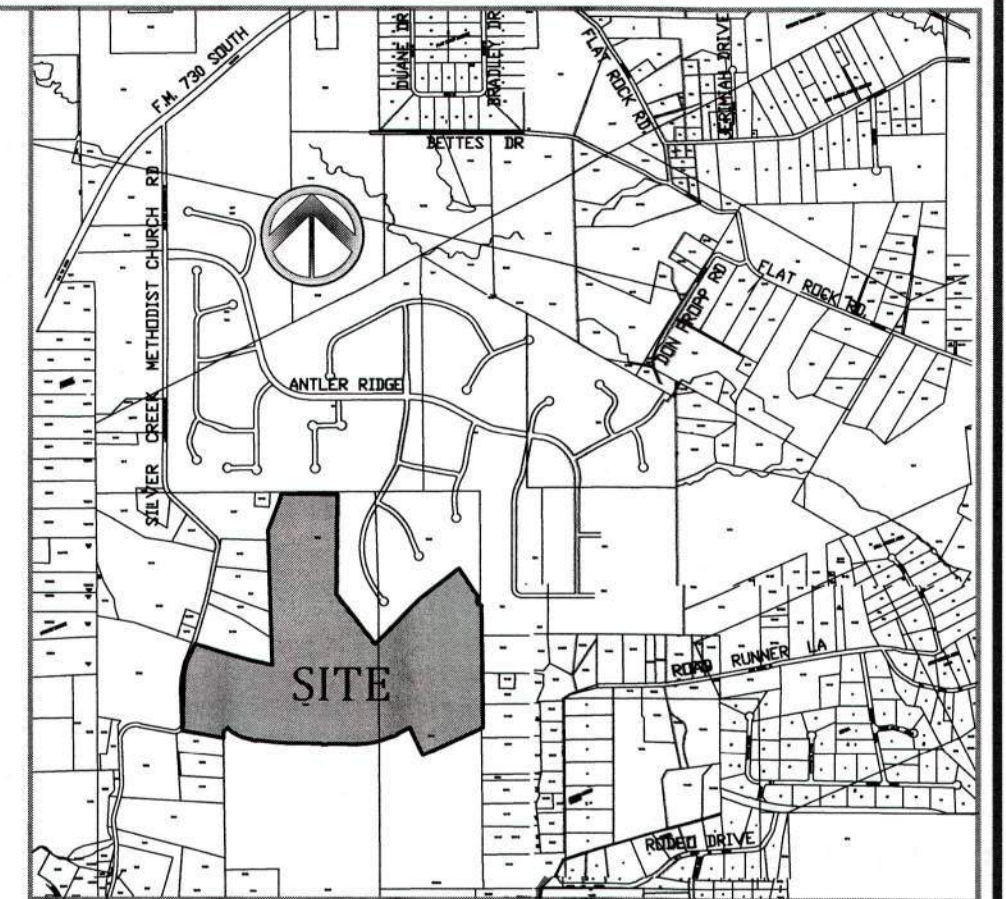
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201924604  
09/18/2019 09:34 AM  
Fee: 32.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

The sole purpose of this amended plat is to correct a scrivener error in the title block. The abstract number for the William Elliott Survey was noted as 2382 and corrected to 2383.



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:

FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TX 76104  
(817)-335-3625

SURVEYOR:

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

Amended Plat of  
Deer Glade  
(Phase 1)

Lots 1 - 17, Block 1  
Lots 1 - 38, Block 2  
Lots 1 - 11, Block 3  
Lots 1 - 5, Block 6  
and  
Lots 1X - 4X, Block 1A



*Lt. G.R. Mays*  
9/17/2019

An Addition to Parker County, Texas, (City of Fort Worth ETJ) situated in the L.M. Rodarmel Survey, Abstract No. 1108 and the William Elliott Survey, Abstract No. 2383

71 Lots 181.635 Acres

This plat was prepared in April 2019  
by Dunaway Associates, L.P.

Ref. Case No. PP-18-070



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

E 377