

GENERAL NOTES:

- The entire 161.78 acres lies within Parker County, Texas (City of Fort Worth ETJ).
- All proposed streets within this development are 60' right-of-way rural section with no sidewalks.
- All streets and drainage easements within this development are private.
- Deer Glade Homeowners Association shall be responsible for the maintenance of all private HOA access lots, private open space lots, and private streets within the development.
- Individual lot owners shall be responsible for the maintenance of any private drainage easement or private floodplain easement traversing across their lots.
- For all residential lots in Deer Glade, all automatic irrigation systems served by residential water wells shall be limited to 7,500 square feet of area watered for each 2 acre lot. This limitation shall only apply to automatic irrigation systems. There shall be no limits imposed on hand watering or garden hose watering. See Declaration of Covenants, Conditions and Restrictions for additional information regarding auto irrigation.
- Water will be provided by private water wells.
- Sanitary sewer will be provided by private septic systems.
- Lots 5 - 9, Block 1A denotes Deer Glade Homeowner Association private vehicular access, private landscaping, public utilities, private storm drain and emergency access easement. No building permit shall be issued for Lots 5 - 9, Block 1A.
- Standard building setback lines shall be as follows (except where amended in the Deer Glade covenants, conditions and restrictions):
Front Yard = 30' Min.
Side Yard = 20' and 25' (please refer to deed restrictions)
Rear Yard = 25'
- No structure shall be constructed over an abandoned gas well.
- According to the FEMA Flood Insurance Rate Maps for Parker County, Texas, Incorporated Areas, Panel 325 of 575, Map Number 48367C0325E, Map Revised Dated: 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.
- Reference City of Fort Worth Flood Study Number FSR-19-104.
- All floodplain areas will be within a platted floodplain easement.
- 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.
- Builders shall be responsible for establishing all finished floor elevations based on the guidelines noted above and shall insure there is positive drainage away from and around all structures.
- $R_{0.4}^4$ Denotes ultimate 100-year flood water surface elevation.

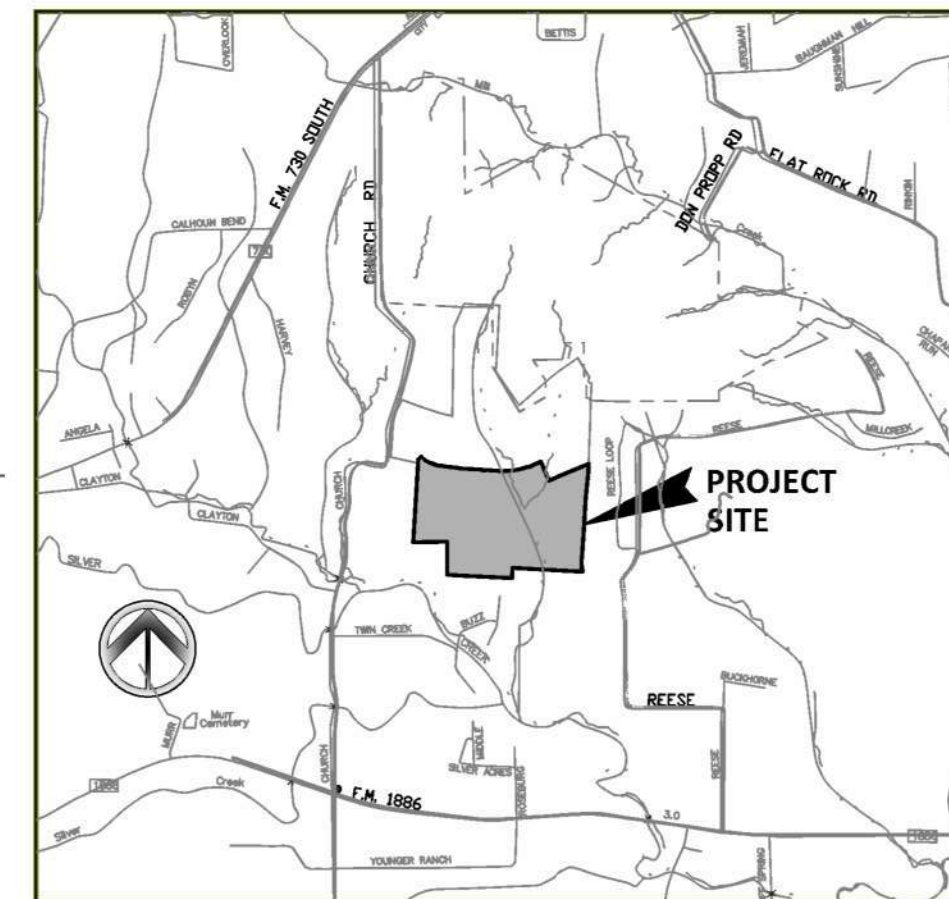
GROUNDWATER AVAILABILITY

Buyers should be aware that a groundwater availability study was prepared for the adjacent Deer Ridge Estates Phases 4-8. A waiver of an additional study for Deer Glade was granted by the Parker county Commissioners Court. The Deer Ridge groundwater study is filed of record in Book 2920, Page 1295 Deed Records of Parker County, Texas.

Two aquifer formations are available for water wells in Deer Glade. The Paluxy formation is the more shallow and most used in this area of Parker County. The Trinity formation is deeper and a more dependable formation due to significantly less demand in the area.

DISCLAIMER

Buyers should be aware that this plan is for marketing purposes only, no guarantees apply. Refer to final plat for easement widths and locations, minimum finished floor elevations, driveway culvert size requirements, etc.



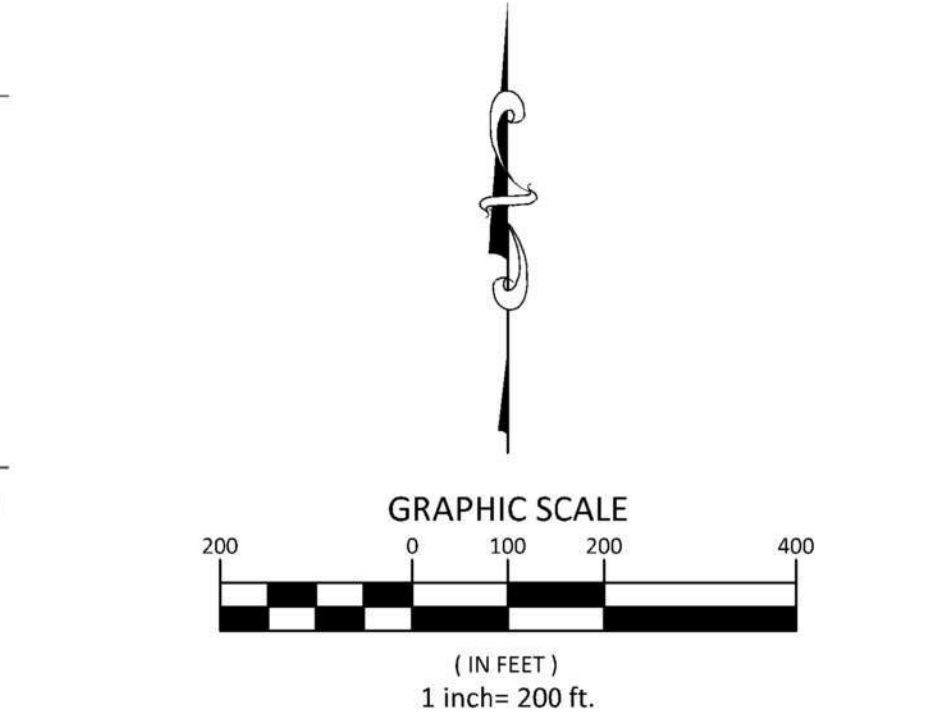
VICINITY MAP
Not To Scale

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

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

LEGEND:

DENOTES AREAS WITH HEAVY CONCENTRATION OF TREES PER AERIAL PHOTOGRAPH. THERE HAS BEEN NO TREE SURVEY OF THE 161.78 ACRES TO DATE



Sales Map 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 5 - 9, Block 1A

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

69 Single Family Lots
161.78 Acres
Final Revision
August 12, 2020

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