

D205060970
A-9988 144

D205060970
A-9988 271

State of Texas }
Tarrant County }

DEDICATION
HILLS OF LAKE COUNTRY

Whereas being the owner of 25.60 acres of land situated in the G.S. Rall Survey, Abstract Number 1869, Tarrant County, Texas, being a portion of a tract of land conveyed to Hills of Lake Country, L.P. by deed recorded in Volume 15994, Page 213, Deed Records, Tarrant County, Texas, said 25.60 acres being more particularly described as follows:

BEGINNING at a 1/2" iron pin found, at southerly line of Lake Country Drive (84' R.O.W.) and the Southeast corner of a tract of land conveyed to MD and DJ Management Company by deed records in, Volume 13406, Page 211, D.R.T.C.T.;

THENCE North 00 degrees 11 minutes 48 seconds East, a distance of 413.81 feet to a 1/2" iron pin found at the Southeast corner of a tract of land conveyed to Lake Country Estates In, Trustee of E-Systems, Inc. By Deed Volume 6047, Page 43 D.R.T.C.T.; said pin also being on the southerly line of a tract of land conveyed to Hills of Lake Country, L.P. tract by Deed, Volume 15994, Page 213;

THENCE South 89 degrees 36 minutes 03 seconds East, along the southerly line of said Hills of Lake Country, L.P. Tract on the west line of a tract of land, a distance of 1489.35 feet to a 1/2" iron pin found, said pin also being the Northwest corner of a Tract of land Conveyed to Paul Krause & wife Aimee Krause by Deed Volume 11626, Page 984, D.R.T.C.T.;

THENCE South 00 degrees 00 minutes 00 seconds East, along the west line of said Krause tract, a distance of 1277.61, to a 1/2" iron pin on the northerly right-of-way line of said Lake Country Drive;

THENCE North 44 degrees 00 minutes 00 seconds West, a distance of 388.32 feet to a 1/2" iron pin found for the beginning of a curve to the left with a radius of 1176.62 feet, with a chord bearing North 56 degrees 15 minutes 00 seconds West, with a Chord Length of 499.30 feet;

THENCE along said curve and said right-of-way line through a central angle of 24 degrees 29 minutes 59 seconds for an arc length of 503.12 feet to a 1/2" iron pin found;

Dedication
Hills of Lake Country
Page 2

THENCE North 68 degrees 30 minutes 00 seconds West, continuing along said right-of-way line, a distance of 866.09 feet to the POINT OF BEGINNING and containing 25.60 acres of land.

Do hereby dedicate same to be known as Lots 1 through 43, Block 1 AND Lots 1 through 29, Block 2, AND Lots 1 through 6, Block 3, HILLS OF LAKE COUNTRY, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public the rights-of-ways and easements as shown on the plat.

Executed this the 32nd day of FEBRUARY 2005.

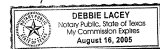
[Signature]
Hills of Lake Country, L.P.

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for the said County, and State, on this day personally appeared Yvonne D. GUYTON of Hills of Lake Country, L.P. and known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me in and for the purposed and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, the 32nd day of February A.D. 2005.

[Signature]
Notary Public



My Commission expires the 17th day of August 2005.

Unofficial Copy

D205060970
A-9988 347

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

TAX MAP PRICE
Tax Assessor-Collector



TAX CERTIFICATE FOR ACCOUNT: 00005688995
AD NUMBER: 41899 1
CERTIFICATE NO.: 8838616
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

DATE: 2/20/05
FEE: \$10.00
PROPERTY DESCRIPTION
RALL, GEORGE COURNEY
A1889 TR 1
0007400 LAKE COUNTRY DR
95303 ACRES
PROPERTY OWNER
HILLS OF LAKE COUNTRY LP
3901 AIRPORT FWY STE 200
BEDFORD TX 76021

REQUESTED BY
HILLS OF LAKE COUNTRY LP
3901 AIRPORT FWY STE 200
BEDFORD TX 76021

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector show the tax, interest, and other statutory fees that have been assessed and are now due on the taxing entities and for the year set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or on the date which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property is subject to or receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF FORT WORTH	0.00
2004	EAGLE MOUNTAIN/SAGINAW ISD	0.00
2004	JPS HEALTH NETWORK	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
2004	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO: HILLS OF LAKE COUNTRY LP
ACCOUNT NUMBER: 00005688995
TOTAL CERTIFIED TAX: \$0.00
BY: *Don Medina* TARRANT COUNTY TAX OFFICE
BY: *Betsy A. Price* TARRANT COUNTY TAX OFFICE

Nonofficial Copy

D205060970
A-9988 447

CABINET A SLIDE 9988
Hills of Lake Country
Ft. Worth



CITY OF FORT WORTH
1000 THROCKMORTON ST
FT WORTH TX 76102
Submitter: CITY OF FT WORTH PLANNING & DEVELOPMENT

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 03/04/2005 01:51 PM
Instrument #: D205060970
PLAT A 5 PGS \$67.00



D205060970

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

D205060970

PLAT BY LAKE COUNTRY, L.P.
3901 ARBOR BLVD., STE 200
FORT WORTH, TX 76101

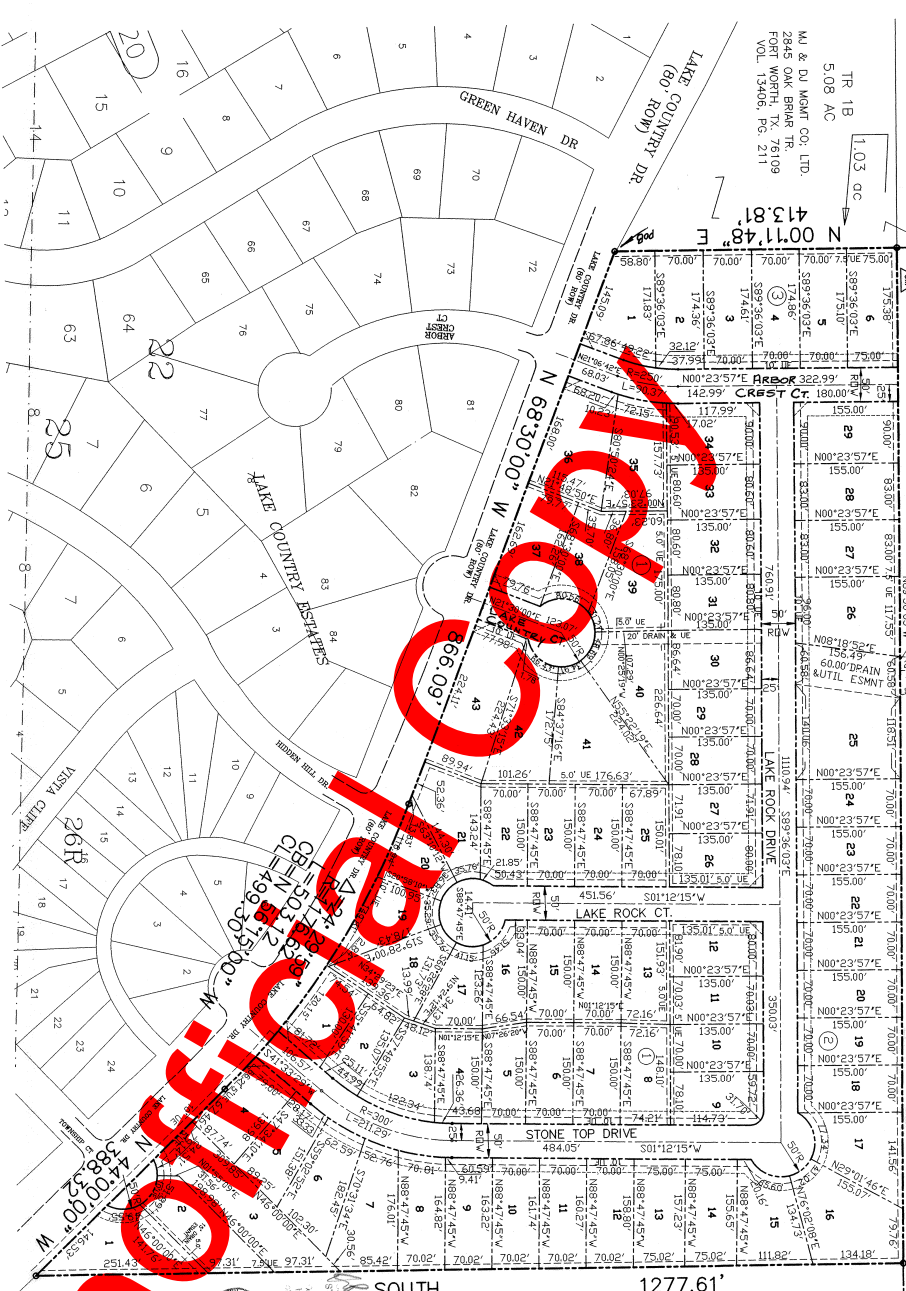
LAKE COUNTRY ESTATES IN,
TO
TRUSTEE OF E-SYSTEMS, INC.,
POOL TRUST
VOL. 6047, PG. 343

HILLS OF LAKE COUNTRY, L.P.
3901 ARBOR BLVD., STE 200
FORT WORTH, TX 76101
VOL. 1994, PAGE 213
D.R.I.C.T.

S 89°36'03" E 1489.35'

1489.35'

39.608 @
TR 1F
PAUL KRUSE & WIFE ANNE KRUSE
621 OREGON DR 304
VOL. 1168, PAGE 584
D.R.I.C.T.



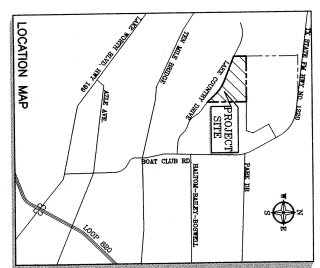
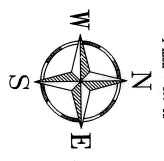
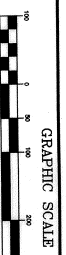
UTILITY EASEMENTS

PUBLIC OPEN SPACE RESTRICTION (G.O.S.)

ANY PUBLIC FRANKISED UTILITY INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OPERATION OR REPAIR OF SUCH UTILITY. THE EASEMENT SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND REPAIR OF SUCH UTILITY. THE EASEMENT SHALL NOT BE WAIVED AND THE NECESSITY AT ANY TIME OF PROCEEDING THE PERMISSION OF ANYONE.

ON NON-RESIDENTIAL ZONED LOTS, A SINGLE POLE SIGN OF NOT GREATER THAN 1 FT. (25) IN DIAMETER MAY BE ALLOWED WITHIN A PUBLIC EASEMENT, PROVIDED IT HAS BEEN THE ADJACENT FINISHED GROUND LINE OF THE PILE TO THE UNDERSIDE OF THE SIGN.

BUILDING LINE NOTE:
ALL BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH.



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
PLAT APPROVED DATE: 3-4-05
BY: *John A. Sullivan*
SECRETARY
BY: *John S. Stachfield*
CHAIRMAN

- NOTE
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS
 - BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.
 - 20' x 20' POLE AT STREET INTERSECTION
 - CONTRIBUTED MONUMENT
 - REFERENCE BEARING PER DEED RECORDED IN VOL. 1422, PG. 1329, D.R.I.C.T.
 - NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION. BASED UPON THE DEDUCTIBLE DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTE WATER SYSTEM.
 - 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 THE DEDUCTIBLE DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTE WATER SYSTEM.
 - TOTAL NUMBER OF LOTS - 78
 - TYPICAL LOT SIZE - 70' x 150'
 - 10' UTILITY EASEMENT ALONG DE FRONT OF LOTS.
 - DIRECT ACCESS FROM SINGLE/DUPEX RESIDENTIAL DRIVES INTO DRIVEWAYS IS PROHIBITED.

NOTICE OF PUBLIC HEARING
I, *John S. Stachfield*, County Clerk, County of Tarrant, Texas, do hereby certify that the subdivision map filed on this date is a true and correct copy of the original map on file in the office of the County Clerk, County of Tarrant, Texas, and that the same is subject to the provisions of the Subdivision Map Act, Chapter 205, Texas Government Code, and the rules and regulations of the County Clerk, County of Tarrant, Texas, and that the same is subject to the provisions of the Subdivision Map Act, Chapter 205, Texas Government Code, and the rules and regulations of the County Clerk, County of Tarrant, Texas.



DATE: *January 21, 2005*

FINAL PLAT
FOR
HILLS OF LAKE COUNTRY
LOTS 1-43, BLOCK 1
LOTS 1-29, BLOCK 2
LOTS 1-6, BLOCK 3

BUILDING LINE NOTE:
ALL BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH.

SIDEWALK NOTE:
SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.

BEING 25.80 ACRES SITUATED IN THE G.S. RALL SURVEY ABST. NO. 1869 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DECEMBER 2004

OWNER:
LAKE COUNTRY, L.P.
3901 ARBOR BLVD., SUITE 200
FORT WORTH, TEXAS 76101
ATTN: DAVID KEENER

REGISTERED PROFESSIONAL LAND SURVEYOR
C/O ROBERT DORNER
DALLAS, TEXAS 75243
(972) 531-9721

DATE: *January 21, 2005*

PLAT FILED IN CASE # *04* SUITE *9988* DATE
GORDON S. SWIFT
CONSULTING ENGINEER, INC.
900 MONROE ST. SUITE 404, FORT WORTH, TEXAS 76102-5392
(817) 335-6464