STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE: Selling a portion of this addition by metes and bounds is in violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: BY PRIVATE WELLS
WASTEWATER: BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS

REMAINDER
MELVIN PFEIFER
DOC# 201709070

LOT 4
5.00 ACRES

LOT 3
5.00 ACRES

LOT 2
5.00 ACRES

LOT 1
5.00 ACRES

J. EASTWOOD SURVEY
ABSTRACT 2487

LONE STAR RD.

ROBERT E. IKARD SURVEY
ABSTRACT 753

LOT 1 THROUGH 4
ADDITION ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
Being 21.434 Acres situated in and being a portion of the
J. Eastwood Survey, Abstract No. 2487
Parker County, Texas

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.

David Herbin, Jr.
Registered Professional Land Surveyor, No. 0074
JULY, 2017

ORDER/DEVELOPER:
Melvin Pfeifer
817-813-7131
3221 Addition Dr.
Hudson Oaks, TX 76057

This plat represents property which has been plotted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 251.002.
Surveyor is advised to question the seller as to the groundwater availability.

1/4 SHEET RED (REDUCED SIZE)
1/4 SHEET RED (RESIZED 70% "TOP")

1/4" = 100' GRAPHIC SCALE - FEET

SHEET ONE OF TWO

21111