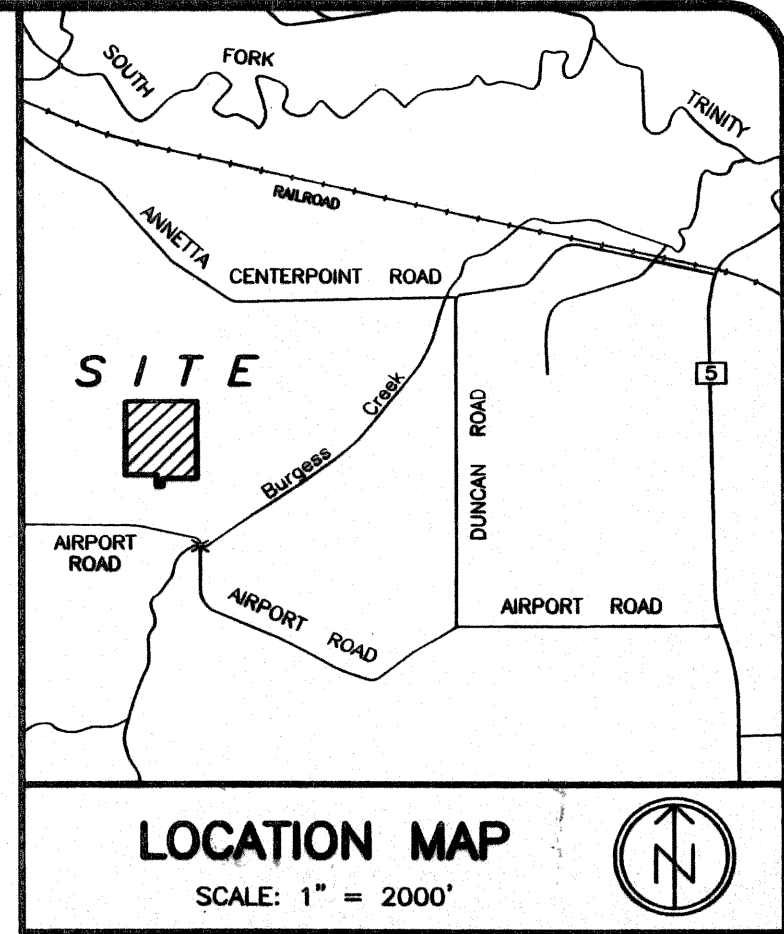


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C-1	420.00'	118.64'	16°11'06"
C-2	480.00'	135.59'	16°11'06"
C-3	55.00'	86.46'	90°04'17"

AREA OF STREETS
53,023 SF
1.217 AC.

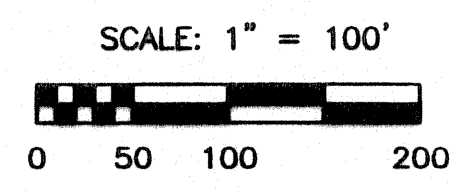
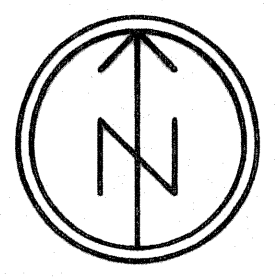


OWNER:
CLASSIQUE CUSTOM HOMES, INC.
P. O. BOX 1236
WEATHERFORD, TEXAS 76086
817-714-8075

SURVEYOR:
GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4111 FAX

GENERAL PLAT NOTES

- UNLESS OTHERWISE SHOWN, ALL STREETS SHOWN HEREON (LOT 7H) ARE 60 FEET WIDE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE TRACT SHOWN HEREON AS THE "CRAIG" TRACT, AS WELL AS LOTS 1 THROUGH 6 SHALL HAVE PERPETUAL ACCESS TO THE PRIVATE STREET (LOT 7H), AND TO THAT PORTION OF SAID CRAIG TRACT CONNECTING LOT 7H TO AIRPORT ROAD, WHICH IS ALSO DESIGNATED AS AN EMERGENCY ACCESS EASEMENT, UTILITY EASEMENT AND DRAINAGE EASEMENT. THE TOWN OF ANNETTA IS NOT RESPONSIBLE FOR ANY MAINTENANCE OF SCOUT TRAIL. LOT 8H IS NOT FOR RESIDENTIAL DWELLING BUT ONLY AS A COMMON, OPEN SPACE AREA FOR THE USE OF THE HOMEOWNERS ASSOCIATION, AND TO BE OWNED BY THE HOMEOWNERS ASSOCIATION. THE CURRENT AND FUTURE OWNERS OF THE CRAIG TRACT WILL BE MEMBERS OF THE HOMEOWNERS ASSOCIATION.
- STREETS TO BE 2 COURSE PENETRATION (AS PER COUNTY SPECS), 22 FEET WIDE ON A 6" COMPACTED BASE.
- WATER BY INDIVIDUAL WELLS.
- SEWER BY ON-SITE SEPTIC SYSTEMS.
- ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
- WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 150 FEET.
- ALL FRONT AND SIDE STREET BUILDING LINES ARE 30 FEET.
- THERE SHALL BE A 10 FEET WIDE UTILITY EASEMENT ALONG ALL STREET FRONTAGES, A 20 FEET WIDE UTILITY EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES (10 FEET WIDE ON EACH LOT), AND A 10 FEET WIDE UTILITY EASEMENT ALONG ALL REAR LOT LINES. THESE EASEMENTS ARE NOT SHOWN ON THE PLAT DUE TO SCALE LIMITATIONS.
- THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ANNETTA.
- PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY 480520, PANEL 0205-C, BEARING A REVISION DATE OF JANUARY 3, 1997.



WESTERN TRADE SHOWS
VOL. 1734, PG. 1252

882 DENOTES MINIMUM FINISH FLOOR ELEVATION

FINAL PLAT
LOTS 1 - 6, 7H & 8H
APACHE FLATS
15.011 ACRES OUT OF THE
A. R. JACKSON SURVEY ABSTRACT NO. 767
PARKER COUNTY, TEXAS

DECEMBER, 2005
6 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 PRIVATE STREET LOT

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

PLAT RECORDED IN
SLIDE _____
DATE _____

ACCT. NO.: 10143
SCH. DIST.: AL
CITY: CO
MAP NO.: J-17
ALL OF: 20167-002-001-00
20167-002-002-00

