

PC-B-640

GENERAL NOTES

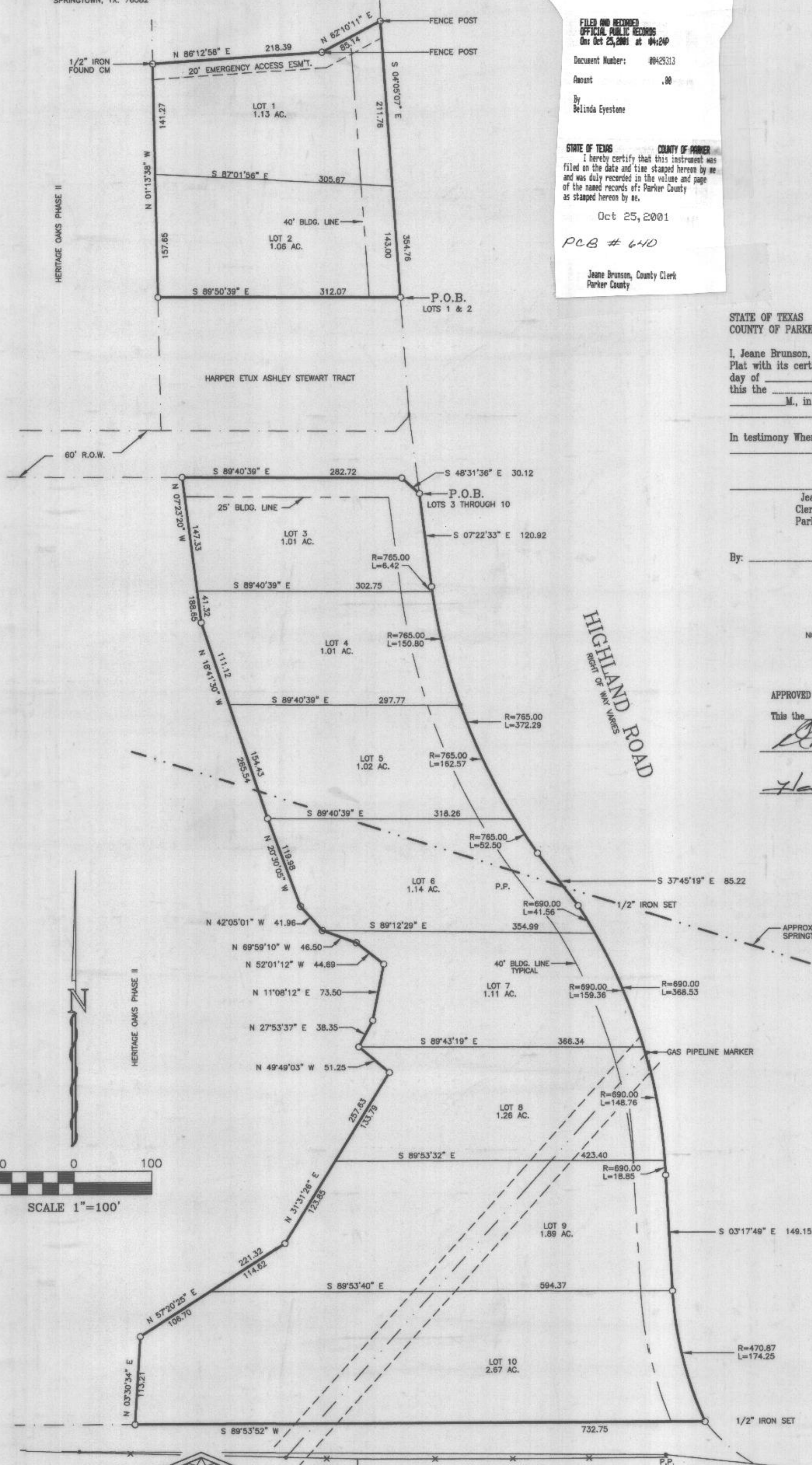
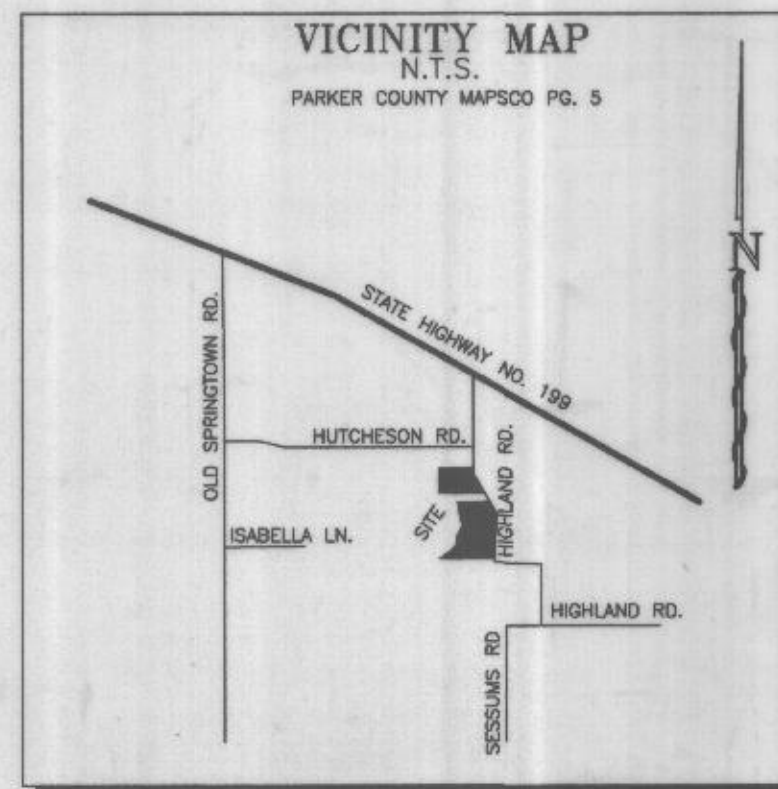
NOTE: ALL CORNERS ARE 1/2" IRONS CAPPED RFLS#2023, UNLESS OTHERWISE NOTED.
 NOTE: 10' UTILITY EASEMENT ALONG ALL LOT LINES.
 NOTE: 15' UTILITY EASEMENT ALONG EXISTING COUNTY ROADS.
 NOTE: 40' FRONT BLDG. LINE ALONG THE FRONT OF ALL LOTS.
 NOTE: 25' SIDE BLDG. LINE ON ALL CORNER LOTS.
 NOTE: 15' SIDE BLDG. LINES.
 NOTE: 1.01 ACRE MINIMUM
 NOTE: 10 LOTS RESIDENTIAL
 NOTE: ONSITE SEWAGE PER T.A.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480520075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

OWNER/DEVELOPER: VSI PROPERTIES INC.
 P.O. BOX 876
 SPRINGTOWN, TX. 76082

VOL. 1757, PG. 385, D.R.P.C.T.

Doc 00429313 Bk OR Vol 1964 Pg 1557
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Oct 25, 2001 at 04:24P
 Document Number: 00429313
 Amount .00
 By Belinda Eyestone
 STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.
 Oct 25, 2001
 PCB # 640
 Jeane Brunson, County Clerk
 Parker County



STATE OF TEXAS
 COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2001 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2001 at _____ o'clock _____ M., in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2001.

Jeane Brunson
 Clerk, County Court
 Parker County, Texas

By: _____
 Deputy

NOTE: A PORTION OF SUBJECT PROPERTY LIES WITHIN THE CITY OF SPRINGTOWN'S ETJ.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 11TH day of OCTOBER, 2001.

[Signature]
 Commissioner

[Signature]
 Commissioner

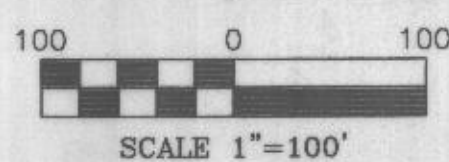
[Signature]
 Commissioner

[Signature]
 Commissioner

ABSENT
 County Judge

CITY OF SPRINGTOWN
 CITY COUNCIL
September 20, 2001
 APPROVAL DATE
[Signature]
 MAYOR
[Signature]
 SECRETARY

FINAL PLAT
 SHOWING
 LOTS 1 THROUGH 10
 HERITAGE OAKS PHASE I
 AN ADDITION TO PARKER COUNTY, TEXAS
 AND BEING 13.28 ACRES OUT OF THE
 J. LEONARD SURVEY, ABSTRACT NO. 808
 PARKER COUNTY, TEXAS.



DKB &
 ASSOCIATES, LLC
 323 HWY. NO. 199 E.
 SPRINGTOWN, TEXAS, 76082
 220-5888 FAX: 220-2678
 JSR 01263-1-11



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
[Signature]
 17/SEPT/2001

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