THE STATE OF TEXAS
COUNTY OF PARKER

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APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 27th DAY OF AUGUST, 1996.

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY, TEXAS

I, JEANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF __________, 1998, AT O'CLOCK ____ M., AND ONLY RECORDED THE DAY OF __________, 1998, AT O'CLOCK ____ M., IN THE RECORDS OF SAID COUNTY IN PLAT CABINET _____, PAGE _____.


JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY, TEXAS

PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF FOOTING, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., MAY BE HEREINAFTER PLACED OR CONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT. THE EASEMENT SHALL REMAIN IN EFFECT UNTIL SHOULDER OR GRADE IS INCREASED BY DENATURED ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

PROPOSED LAND USE IS SINGLE FAMILY.
WATER AND SEWER TO BE PROVIDED BY NELL AND SEPTIC TANK
A 10 FEET WIDE STRIP SHALL BE RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR A PERPETUAL UTILITY EASEMENT.

+ SHORROW EASEMENT IN VOLUME 281, PAGE 263, OPPOSITE, NOW OWNED BY SOMNAY PIPELINE CORPORATION, AND OPERATED BY ARCO PIPELINE COMPANY, 15000 J. F. KENNEDY BLVD., SUITE 300, HOUSTON, TEXAS 77032.

0 -- PROPOSED MAXIMUM FINISHED FLOOR ELEVATION
ALL FINISH FLOOR ELEVATIONS SHOWN ARE A MAXIMUM OF 2 FEET ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION.

0 DENOTES 1/2" STEEL ROD UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 1996, AND THAT THE PLAT MEASURES ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREIN.

MELANIE ATKINSON
PATRICIA & LARRY WILSHIRE

GARY L. TOMLIN

PLAT RECORDED IN CABINET SLIDE ______ DATE ______

LOCATION MAP
SCALE: 1" = 2 MILES

OWNER
S.S.S. TENANCY IN COMMON
2901 STANLEY AVENUE
FORT WORTH, TEXAS 76110
817-921-3081

REVISED PLAT
TRACTS 18R - 22R

HIGHLAND RANCH ESTATES
PHASE 1

JULY, 1998

BEING A REVISION OF TRACTS 18 - 24
HIGHLAND RANCH ESTATES, PHASE 1
AN ADDITION TO PARKER COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 315
PLAT RECORDS, PARKER COUNTY, TEXAS

SHEET 1 OF 2

Grant Engineering
Engineers Surveyors Planners
3244 Hampwill Fort Worth, Texas 76110 817-922-3131