L. B. INDUSTRIAL ADDITION
BEING 44.112 ACRES OUT OF THE McKinney AND WILLIAMS SURVEY
ABSTRACT NO. 955
PARKER COUNTY, TEXAS
OCTOBER, 2003
6 NON-RESIDENTIAL LOTS

WATER SERVICE BY PRIVATE WELL ON EACH LOT.
SEWER BY INDIVIDUAL SEPTIC TANKS.
WATER WELLS AND SEPTIC TANKS ARE TO BE A MINIMUM OF 100 FEET APART.
NOTES: If water well is enclosed in cement to the water strata or to a depth of 100 feet, the distance between the water well and the septic tank may be reduced to 50 feet.
ALL EXC fussions SHOWN ARE UTILITY EXC fussions, 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES.
THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN
ACCORDING TO THE FEMA MAP WITH THE FOLLOWING DESIGNATION:
ZONE X - COMMUNITY AMENITY PANEL COVERAGE ELEVATION DATE: 8-03-97
TOPOGRAPHY SHOWN HEREON TAKEN FROM THE USGS QUAD MAP "ALEDO, TEX.
THIS PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, BUT IS EXEMPT FROM DEVELOPMENT REGULATIONS DUE TO THE MINIMUM LOT SIZE BEING IN EXCESS OF 5 ACRES.

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

OWNER:
LONGLEY RESOURCES, LP
225 JAKES TRAIL
ALEDO, TEXAS 76008
817-632-0724

PLAT RECORDED IN PLAT CABINET SLIDE DATE

STATE OF TEXAS
I certify that I am the person shown on the seal or stamp affixed to this map, and that this plat is true and correct, and is made for the purpose shown. This plat was reviewed and found true and correct by the surveyor shown. Nothing has been done to alter the plat since it was recorded by the county clerk.

John A. Grant, III
Registered Professional Land Surveyor 4151

Grant Engineering
Engineers
Surveys
Planners
3244 Hemphill
Fort Worth, Texas 76110
817-923-3131

Sheet 1 of 2