

PC C-72

FINAL PLAT

LOTS 1-6, BLOCK 1

L. B. INDUSTRIAL ADDITION

BEING 44.112 ACRES OUT OF THE
MCKINNEY AND WILLIAMS SURVEY
ABSTRACT NO. 955
PARKER COUNTY, TEXAS

ACCT. NO: 14235
SCH. DIST: AL
CITY: CO
MAP NO: L-16
ALL OF: 20955-002-008-00

OCTOBER, 2003
6 NON-RESIDENTIAL LOTS

NOTES

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.
HOWEVER, IF WATER WELL IS ENCASED 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 EASEMENTS SHOWN ARE UTILITY EASEMENTS, 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES.
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP WITH THE FOLLOWING DESIGNATION:
ZONE X COMMUNITY 480520 PANEL 0205-C & 0225-C EFF. DATE 1-03-97
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.

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Nov 26, 2003 at 10:23A

Document Number: 00501193
Amount: \$6.00

By Patricia Nelson

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.
Nov 26, 2003

JERRE DRANECA, COUNTY CLERK
PARKER COUNTY

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2002, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

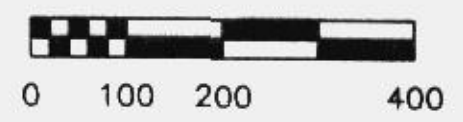


John A. Grant III 11-03-03

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151



SCALE: 1" = 200'



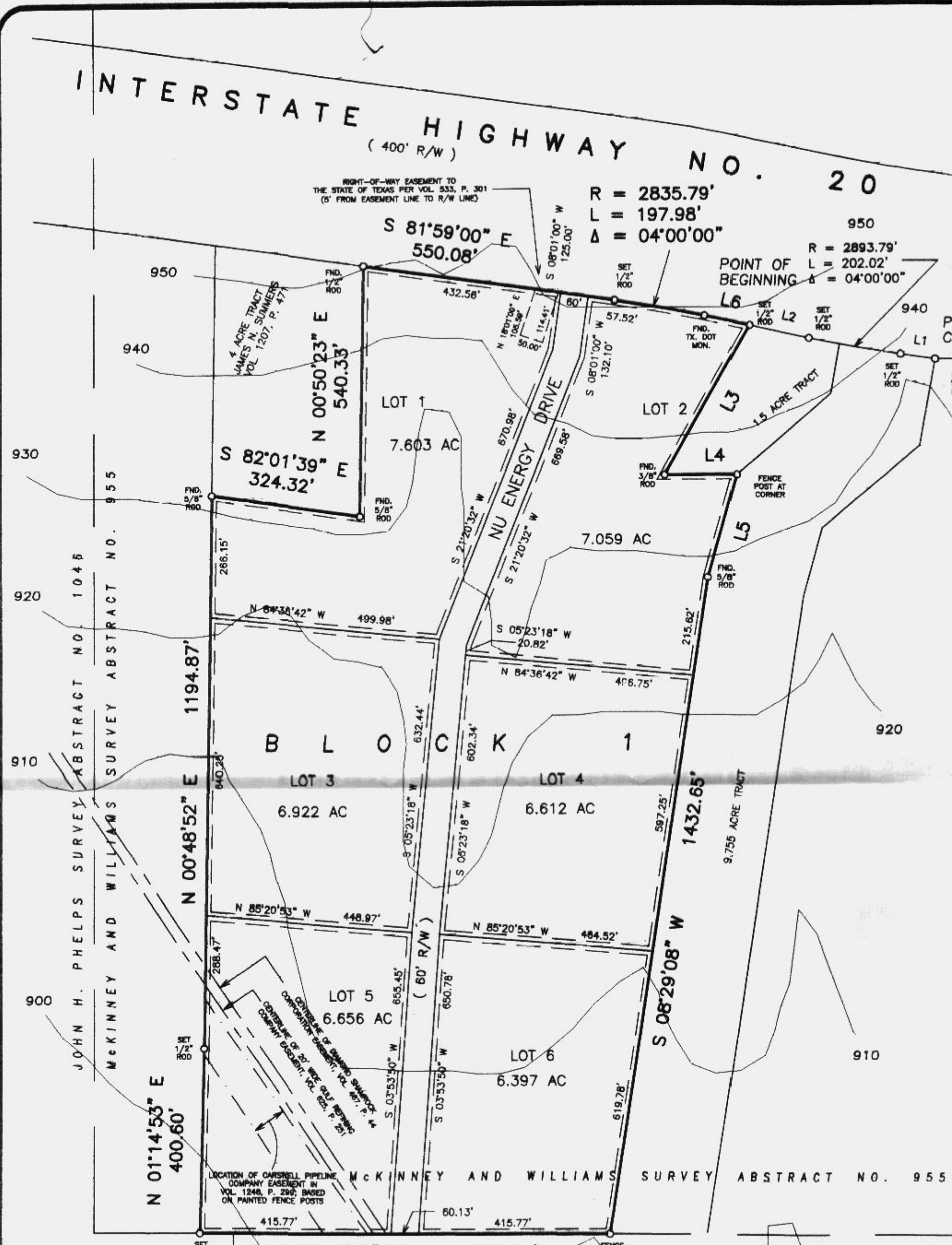
SURVEYOR:

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
817-832-0724

PLAT RECORDED IN
PLAT CABINET _____
SLIDE _____
DATE _____



ELIZA OXER SURV.
ABSTRACT NO. 1031

ELIZA OXER SURV.
ABSTRACT NO. 1031
T. FREEMAN SURV.
ABSTRACT NO. 475

THOMAS FREEMAN SURVEY ABSTRACT NO. 475

LOT	ACRES
1	7.803
2	7.059
3	6.922
4	6.612
5	6.656
6	6.397

LINE NO.	BEARING	DIST.
L1	N 81°59'00" W	76.03'
L2	N 77°59'00" W	131.49'
L3	S 29°31'22" W	368.02'
L4	N 89°54'49" E	154.87'
L5	S 15°13'55" W	233.10'
L6	S 77°59'00" E	98.50'

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