201925062 PLAT Total Pages: SITE Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES NTS utilities/gas lines before digging, trenching, excavation There shall be provided at the intersections of all public or building. streets, visibility triangles as required by County Statutes. Owners/Developers: Frank & Cynthia Ann Scheffler NOTE: We do hereby waiver all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in Contact: 817-991-7345 250 Lakeview Ct NOTICE: Selling a portion of this addition by metes and bounds Weatherford, TX 76088 is a violation of county regulations and state law, and is subject to And Charles & Casie Scheffler fines and other penalties. And Mondoe and Lisa Davis LINEAR FEET OF ROADS: NO NEW ROADS WATER: INDIVIDUAL PRIVATE WELL THE STATE OF TEXAS COUNTY OF PARKER NOTE: ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS The owner of the land shown on this plat and whose ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0275 E EFFECTIVE DATE: SEPTEMBER 26, 2008
PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements "This plat represents property which has been platted without a Groundwater A. E. ROBERTSON SURVEY and public places thereon shown for the purpose and N 76°44'21"E 176.99' Certification as prescribed in the Texas ZONE "A": NO BASE FLOOD ELEVATION DETERMINED ABSTRACT No. 1117 Local Government Code, Section 232.0032. ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA Buyer is advised to question the seller as to the groundwater availability." NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83 T2D9 ZONE "A" **TODD A. PHILLIPS** S 00°53'06"W DOC# 201507690 P 100-YEAR FLOOD LINE ZONE "X" 13R S 07°27'41"W 28.37 ACRES N 89°21'22"E 448.58' POB THE STATE OF TEXAS REMAINDER COUNTY OF PARKER FRANK H. SCHEFFLER VOLUME 1433, PAGE 60 I, The bold Sold, being the dedicatory and owner of the attached plat of said subdivision, do THE STATE OF TEXAS COUNTY OF PARKER 13 S 36°31'39"E hereby certify that is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. 66.55' 30' ACCESS EASEMENT VOLUME 1433, PAGE 6 T & P RR COMPANY SURVEY SECTION 105, ABSTRACT No. 1474 ZONE "X" David Harlan, Ja Texas Registered Professional Land Surveyor, No. 2074 S 33°07'43"W 122.90 IRF N 86°40'54"E 361.84" XRC RANCH DOC# 201916430 September 2019 IRS N 23*57'52"E N 86°05'35"E S 01°57'13"W & P RR COMPANY ABSTRACT No. 941 259.69 N 20°45'34"W 79.56' IRS 213.61 N 00*39'46"E 13R2 MONDOE DAVIS THE STATE OF TEXAS DAVID HARLAN, JR **5.76 ACRES** COUNTY OF PARKER N 24*06'35"E ZONE "A" APPROVED by the Commissioners Court of Parker County, Texas, S 11°24'08"W CHARLES J. SCHEFFLER VOLUME 2699, PAGE 1654 172.73 _ day of __ ZONE "X N 11*14'06"W 85°20'50"W Pat Deen, County Judge 90.90 S 51°45'11"W 145.19' Д N 86°02'38"W racobaco 254.56 10 X Craig Peadock George Conley S 86°26'02"W Commissioner Precinct #1 Commissioner Precinct #2 4.32 ACRES 83.29 (188096 AF) LAKE ZONE "A" Larry Walden Steve Dugan Commissioner Precinct #4 Commissioner Precinct #3 14240.002 013.20 14240.002.013.40 ZONE "A" TIM FARMER DOC# 201722045 -DGE LOTS 13R, 13R1 AND 13R2, BLOCK 2 S 18°52'49"W ZONE "X" LAGO LINDO, SECTION TWO ZONE "X" AN ADDITION IN PARKER COUNTY, TEXAS L=123.55' R=50.0' N 71°22'05"W 94.43' Being 38.44 acres situated in and being all of Lot 13 Block 2 and a portion of Lots 3 and 11, Block 2 POINT ON LINE 1/2" IRON ROD UNLESS NOTED 1/2" IRON ROD (HARLAN, 2074 "CAP") Lago Lindo, Section Two SCALE: 1" = 200'an addition in Parker County, Texas HARWELL LAKE ROAD HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 600 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM# 10088500 Slide 3 81 GRAPHIC SCALE - FEET SHEET ONE OF TWO Cabinet/Instrument#