

POINT OF BEGINNING  
S 25°25'53" E  
100.00'



GRAPHIC SCALE: 1 IN = 200 FT  
200 0 200 400

Δ = 05°38'39"  
R = 1869.75'  
T = 92.17'  
L = 184.19'  
CB = N 17°40'27" W  
C = 184.11'

I & G.N. RAILROAD  
ABSTRACT NUMBER 1998

Δ = 11°18'35"  
R = 1233.73'  
T = 122.16'  
L = 243.53'  
CB = N 24°33'53" W  
C = 243.14'

LAND USE DATA:  
TOTAL LAND AREA --- 32.320 ACRES  
R-O-W DEDICATION --- 2,713.85 L.F.  
TOTAL LOTS --- 29  
EST. POPULATION --- 100  
MIN. LOT SIZE --- 1,000 ACRES  
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
  2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
  3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
  4. ALL FRONT BUILDING LINES WILL BE 30 FEET. ALL SIDE YARD BUILDING LINES WILL BE 25 FEET. ALL REAR BUILDING LINES WILL BE 25 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE 30 FEET.

CITY OF WILLOW PARK, TEXAS  
CITY PLAN COMMISSION

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

APPROVED by the Commissioners of Parker County, Texas on this the 24 day of September 1998.

Ben Long  
County Judge

Charlie Dosta  
Commissioner Precinct #3

Mark Wubb  
Commissioner Precinct #2

Rena Peden  
Commissioner Precinct #4

- NOTES:
1. DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE EAST LINE OF McDAVID ESTATES PHASE IV ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 118, P.R.P.C.T.
  2. ALL SUBSURFACE DISPOSAL SYSTEMS SHALL MEET T.N.R.C.C. STANDARDS.
  3. 1/2" IRON PINS SET AT ALL PROPERTY CORNERS.
  4. THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
  5. THE PAVING, GRADING AND DRAINAGE IMPROVEMENTS SHOWN ON THIS FINAL PLAT DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY PARKER COUNTY.
  6. LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.



FINAL PLAT  
LOTS 10-38, BLOCK 2,  
McDAVID ESTATES  
PHASE VI

BEING 36.320 ACRES OF LAND IN THE  
I & G.N. RAILROAD SURVEY, ABSTRACT NUMBER 1998  
PARKER COUNTY, TEXAS

PREPARED JULY 10, 1998

**LandCon Inc.**  
Engineers · Surveyors · Planners  
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0903  
P.O. Box 50047, Fort Worth, Texas, 76155-0047  
(817) 335-5065 FAX (817) 335-5067

OWNER  
BRADFORD G. McDAVID &  
WILLIAM R. McDAVID  
1713 McDAVID COURT  
ALEDO, TEXAS, 76008

- NOTE:  
ANY CONSTRUCTION WITHIN A REGULATED FLOOD PLAIN MUST BE PERMITTED THROUGH THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR
- NOTE:  
WATER SERVICE TO BE INDIVIDUAL PRIVATE WATER WELLS ON EACH LOT.
- NOTE:  
ALL SEPTIC SYSTEMS ARE TO BE AEROBIC.
- NOTE:  
NO PORTION OF THE SUBJECT TRACT IS WITHIN THE EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL NO. 480520 0225C, EFFECTIVE DATE JAN 3, 1997

345782  
Plot Cabinet B-335

STATE OF TEXAS  
I hereby certify that this instrument was filed on this date and that the instrument was duly recorded in the public records of this county and that the same is a true and correct copy of the original as shown to me by the person presenting it for recording.

SEP 24 1998

RECEIVED AND FILED FOR RECORD  
10:50 AM  
SEP 24 1998

Jeanne Erumson, Co. Clerk  
PARKER COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE COLOR OR SHADE OR USE OF THE COLOR OR SHADE OF ANY INSTRUMENT OR INSTRUMENTS MADE UNDER FEDERAL LAW.