



**LAND USE DATA:**  
 TOTAL LAND AREA --- 27.259 ACRES  
 R-O-W DEDICATION --- 2,044.55 L.F.  
 TOTAL LOTS --- 20  
 EST. POPULATION --- 70  
 MIN. LOT SIZE --- 1.000 ACRES  
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. UTILITY & DRAINAGE EASEMENTS WILL BE 15.0' ON ALL FRONT LOT LINES, UNLESS NOTED OTHERWISE.
  - ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
  - ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
  - ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE:  
 SIDE YARDS - 15.0'  
 FRONT YARDS - 40.0'

**NOTE:**  
 CONTROL BEARINGS DETERMINED FROM REFERENCE IN PLAT RECORDED IN CABINET B, PG. 012, D.R.P.C.T. MCDAVID ESTATES PH. 2

376583  
 PCB 429

RECEIVED AND FILED FOR RECORD  
 9:15 O'Clock  
 NOV 19 1999

Joane Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER  
 I, County Clerk, do hereby certify that this instrument was filed on the date and time stamped herein by me and the date recorded in the volume and page of the public records of Parker County as indicated herein by me.

SARAH CONNELLEY  
 VOL. 1849 PG. 1198  
 D.R.P.C.T.

**TOWN OF ANNETTA NORTH, TEXAS BOARD OF ALDERMAN**  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL  
 PLAT APPROVED DATE: 11/8/99  
 BY: Edward K. Hensley  
 BY: [Signature]

APPROVED by the Commissioners of Parker County, Texas on this the 16th day of NOV 19 1999  
 County Judge  
 Commissioner Precinct #1  
 Commissioner Precinct #2  
 Commissioner Precinct #3  
 Commissioner Precinct #4

- NOTES:**
- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND TNRCC RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY.
  - WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
  - 1/2" IRON PINS SET AT ALL PROPERTY CORNERS.
  - 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.
  - THE PAVING, GRADING AND DRAINAGE IMPROVEMENTS SHOWN ON THIS FINAL PLAT DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY PARKER COUNTY.
  - LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

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 JANUARY, 3, 1997.

ANY CONSTRUCTION WITHIN A REGULATED FLOOD PLAIN MUST BE PERMITTED THROUGH THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR.

**OWNER:**  
 BRADFORD G. MCDAVID &  
 WILLIAM R. MCDAVID  
 1713 MCDAVID CT.  
 ALEDO, TEXAS 76008  
 (817) 596-3623



**FINAL PLAT**  
**LOTS 1-20, BLOCK 1**  
**McDAVID SOUTH**  
 BEING 27.259 ACRES OF LAND IN THE I & G.N. SURVEY, ABSTRACT NUMBER A-1998 ANNETTA NORTH & PARKER COUNTY, TEXAS

PREPARED OCTOBER 20, 1999

**LandCon Inc.**  
 Engineers • Surveyors • Planners  
 2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-8803  
 P.O. Box 100247, Fort Worth, Texas, 76185-0247  
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