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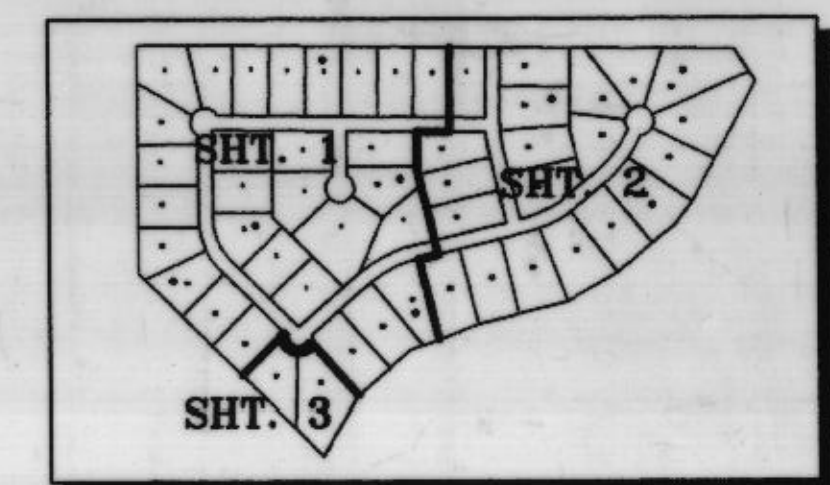
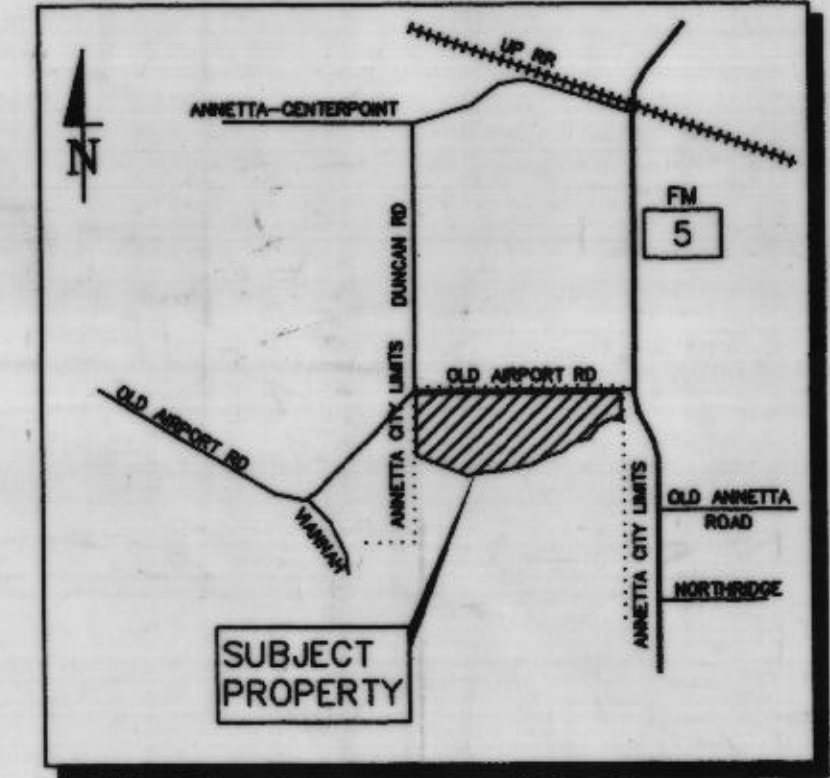
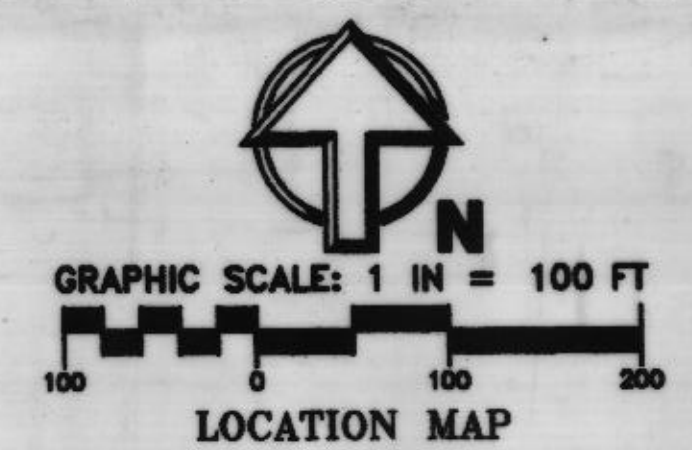
CHARTER OF PARKER COUNTY, TEXAS, provides that this instrument as filed is a true and correct copy of the original as recorded in the public records of Parker County, Texas, and that the same is a true and correct copy of the original as recorded in the public records of Parker County, Texas, as stated herein by me.

Aug 22, 2001

Jane Brown, County Clerk  
Parker County

**OLD AIRPORT ROAD**  
60' RIGHT-OF-WAY

B-622



**LAND USE DATA:**

TOTAL LAND AREA	65.780 ACRES
R-O-W DEDICATION	5,150.55 L.F.
TOTAL LOTS	51
EST. POPULATION	180
MIN. LOT SIZE	1,000 ACRES
PROPOSED LAND USE	RESIDENTIAL

- GENERAL NOTES:**
- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. UTILITY & DRAINAGE EASEMENTS WILL BE 15.0' ON ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
  - 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 30.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET.

**FINAL PLAT**

**LOTS 1-37, BLOCK 1**  
**LOTS 1-14, BLOCK 2**  
**McDAVID SOUTHWEST**

BEING 65.780 ACRES OF LAND SITUATED IN THE  
J.W. TRUE SURVEY, ABSTRACT NUMBER 1560  
PARKER COUNTY, TEXAS

PREPARED JULY 3, 2001, 2001

**LandCon Inc.**  
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-6803  
P.O. Box 100247, Fort Worth, Texas, 76185-0247  
(817) 355-5085 FAX (817) 355-5087

SHEET ONE OF FOUR

- NOTES:**
- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND THRCO 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.

**OWNERS:**

BRAD McDAVID PROPERTIES, INC.  
1713 McDAVID COURT  
ALEDO, TEXAS 76008  
817.994.7918

ROBERT D. MUIR AND MARGARET A. MUIR  
c/o BRAD McDAVID PROPERTIES, INC.  
1713 McDAVID COURT  
ALEDO, TEXAS 76008  
817.994.7918

ROBERT S. MUIR  
BOOK 221, PAGE 249  
D.R.P.C.T.

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BOOK 221, PAGE 249  
D.R.P.C.T.



WILLIAM JESSE TAYLOR & WENDY SUE TAYLOR  
BOOK 1431, PAGE 907  
D.R.P.C.T.

LOT 1  
CHAPMAN HILLS ESTATES  
CAB. A, SLIDE 162  
P.R.P.C.T.

LOT 2  
CHAPMAN HILLS ESTATES  
CAB. A, SLIDE 162  
P.R.P.C.T.

J.W. TRUE SURVEY,  
ABSTRACT NUMBER 1560

