LOTS 1-23, BLOCK 1  
McDAVID TERRACE

BEING 32.027 ACRES OF LAND IN THE  
J.M. SPEARMAN SURVEY, ABSTRACT NUMBER 1168,  
ERZA MULKN SURVEY, ABSTRACT NUMBER 869 & THE  
J.P. COLE SURVEY, ABSTRACT NUMBER 2483  
PARKER COUNTY, TEXAS

PREPARED MAY 15, 2003

OWNER:  
BRAD MCDAVID LAND COMPANY, LTD.  
1713 McDavid Court  
Aledo, Texas 76008  
817.994.7918

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1. Hardscape elements will be 5% inside all side and rear lot lines. 1/2% drainage & utility easements on all front lot lines unless noted otherwise.  
2. All interior streets have a minimum of 60' width.  
3. All access roads have a minimum 60' width.  
4. All front building lines will be 30.0 feet.  
5. All rear building lines will be 30.0 feet.  
6. All roads to be constructed in accordance with Parker County standards.  
7. Property located in Parker county, Texas within Town of Annetta E.U. limits.

GENERAL NOTES:

NOTES:

1. Sanitary sewer service will be provided by individual, disposal, system designed and installed in accordance with Parker County Health Dept. and TCEQ rules and regulations. All lots will be required to install a septic system as a part of the on-site sewage facility.  
2. Water service to be provided by individual wells.  
3. 1/2" Iron pipe set at all property corners.  
4. The maintenance of driveways and/or drainages 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 plat do not constitute acceptance of same for maintenance purposes by Parker County.  
6. Lots used are proposed to be residential with a single family residence allowed on each lot.