
GENERAL NOTES

1. ALL STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
2. ALL PRIVATE STREET EASEMENT INTERSECTION RADIS ARE 25 FEET AND THE CUL-DE-SAC RADIUS IS 80 FEET.
3. UTILITY EASEMENTS, UNLESS OTHERWISE SPECIFIED, ARE 10 FEET ON EACH SIDE OF EACH LOT LINE.
4. NO INDIVIDUAL PRIVATE DRIVEWAYS ARE TO OPEN ONTO AIRPORT ROAD.
5. A. ALL SIDE AND REAR MINIMUM SETBACKS ARE 25 FEET UNLESS OTHERWISE NOTED.

GROSS AREA OF PLANTED BOUNDARY

9.5430 Acres

LOCATION MAP

SITUATED in Parker County, Texas, and being a tract of land in the A. R. JACKSON SURVEY. Abstract No. 767, lying being a portion of that certain tract conveyed to Charles R. Lewis by deed recorded in Volume 1659, Page 555, of the Parker County Deed Records, and said portion being more fully described as follows:

BEGINNING at a 55'-0" iron rod with "RP6S 1490" cap set in the northwesterly line of Airport Road (various width right-of-way) and a southerly line of said Lewis tract, said point being 105.5 feet North 7.5 degrees, 12 minutes, 55 seconds West (base being along this line from Lewis deed), 232.58 feet North 87 degrees, 29 minutes, 30 seconds West, and 40.74 feet North 85 degrees, 12 minutes, 39 seconds West from a 55'-0" iron rod with "RP6S 1490" cap found in place for the southwest corner of that certain 14.00 acre tract conveyed by said Lewis to Samuel P. and Sharron G. Craig by deed recorded in Volume 1659, Page 1483, of said Deed Records;

THENCE with said northeasterly line of Airport Road and southerly line of said Lewis tract, the following courses and distances:

North 65 degrees, 13 minutes, 45 seconds West, 153.33 feet; South 89 degrees, 46 minutes, 23 seconds West, 197.60 feet; and

North 87 degrees, 24 minutes, 55 seconds West, 448.93 feet to a 55'-0" iron rod with "RP6S 1490" cap set for corner;

THENCE North, 363.72 feet to a 55'-0" iron rod with "RP6S 1490" cap set for corner;

THENCE East, 232.17 feet to a 55'-0" iron rod with "RP6S 1490" cap set for corner;

THENCE South, 45.00 feet to a 55'-0" iron rod with "RP6S 1490" cap set for corner;

THENCE West, 542.60 feet to a 55'-0" iron rod with "RP6S 1490" cap set for corner;

THENCE South, 533.48 feet to the PLACE OF BEGINNING, containing 9.5430 acres.

DOES HEREBY ADOPT THE PLAT HEREBY SET FORTH, TO BE KNOWN AS MUIR CREEK ESTATES PHASE I, Parker County, Texas, and does hereby dedicate to the public use of the public easements and rights-of-way herein designated.

FURTHER, I hereby certify that this subdivision does not lie within the Extra-Territorial Jurisdiction of any City or Town.