

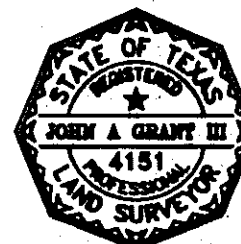
GENERAL PLAT NOTES

WATER BY INDIVIDUAL WELLS.
SEWER BY ON-SITE SEPTIC SYSTEMS.
ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS. WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 150 FEET.
A 10 FEET WIDE UTILITY EASEMENT EXISTS ALONG ALL STREET FRONTAGES. A 10 FEET WIDE UTILITY EASEMENT SHALL BE CENTERED ON ALL COMMON SIDE LOT LINES (5 FEET WIDE ON EACH LOT). THESE EASEMENTS ARE NOT SHOWN ON THE PLAT DUE TO SCALE LIMITATIONS. THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY 480520, PANEL 0125-C, BEARING A REVISION DATE OF JANUARY 3, 1997.

JAMES A. MADDOX &
LINDA D. MADDOX
VOLUME 1574, PAGE 1153

Doc# 702338
Book 2686 Page 1784

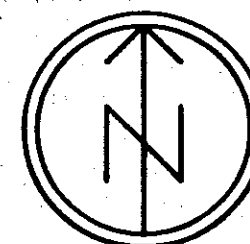
R = 5,779.70'
L = 800.73'
Δ = 0756'16"
LC = S 39°13'23" E
800.09'



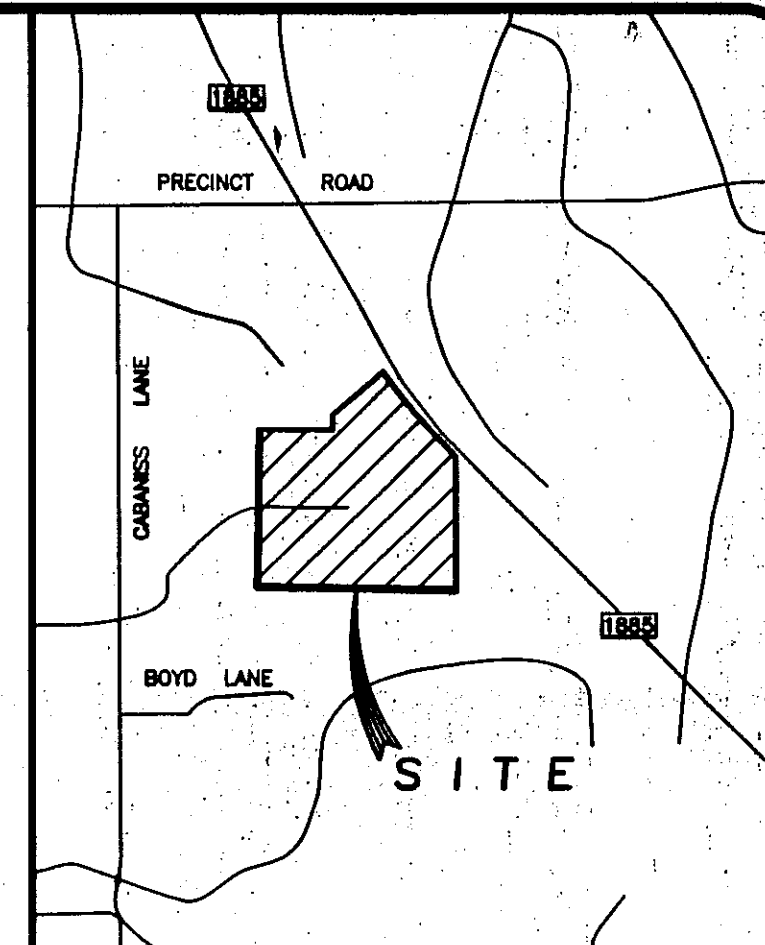
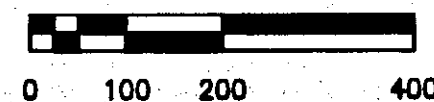
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2008, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III 1-9-09
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151



SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 2000'

OWNER:

PEASTER CREEK RANCH LP
113 DENNIS JUNCTION RD.
WEATHERFORD, TEXAS 76088
817-228-0807

SURVEYOR:

GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4111 FAX

PLAT RECORDED IN

PLAT CABINET C

SLIDE 767

DATE 1-20-09

FINAL PLAT

LOTS 1 - 5

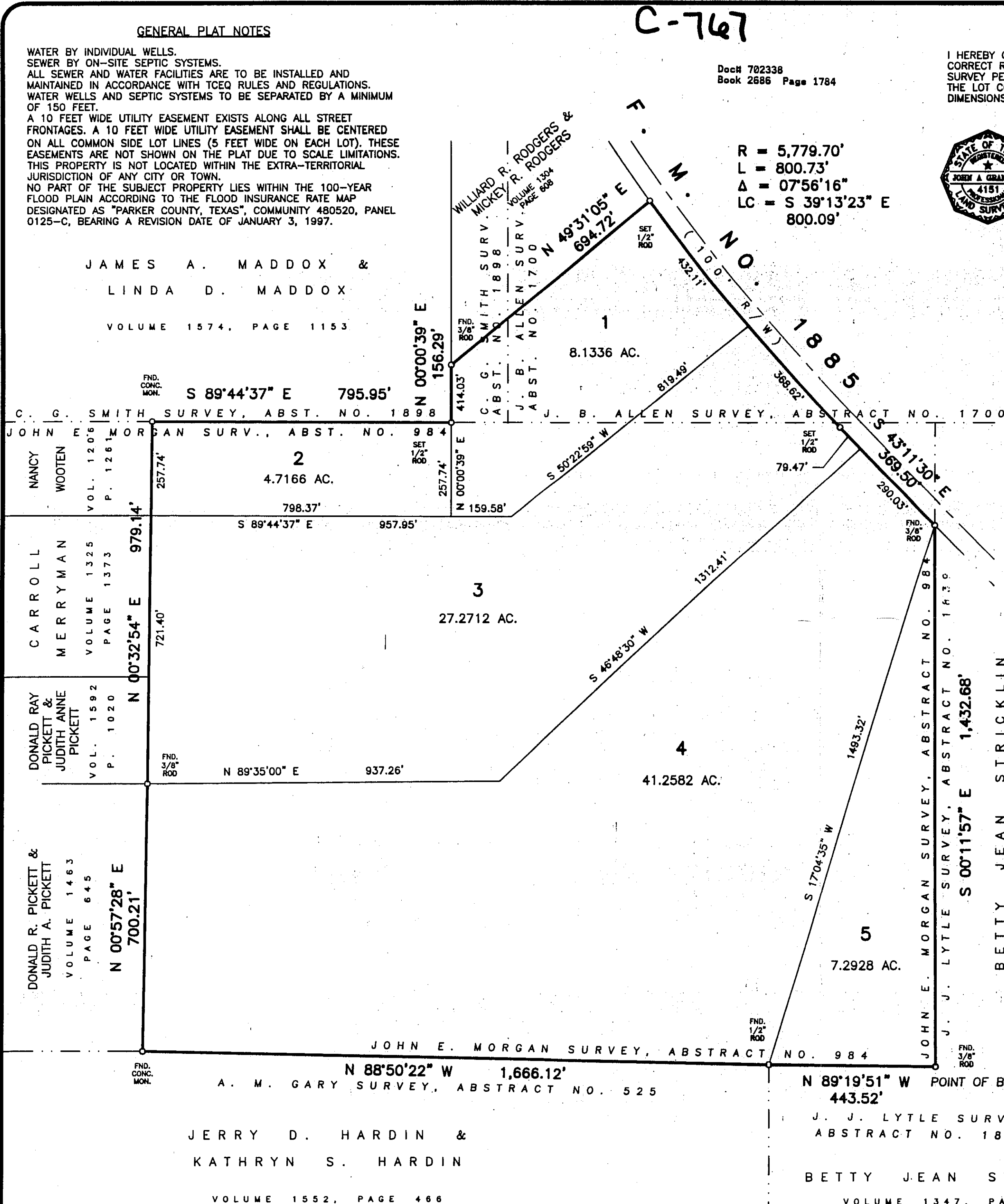
PEASTER CREEK RANCH

88.6724 ACRES OUT OF THE
JOHN F. MORGAN SURVEY, ABSTRACT NO. 984
J. B. ALLEN SURVEY, ABSTRACT NO. 1700
AND THE
C. G. SMITH SURVEY, ABSTRACT NO. 1898
PARKER COUNTY, TEXAS

NOVEMBER, 2008
5 RESIDENTIAL LOTS

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131



ACCT. NO: 16190
SCH. DIST: PE
CITY: CO
MAP NO: E110