

C-177

**SURVEYOR'S CERTIFICATION:**

This is to certify that I, EDDIE L. CHEATHAM, of CHEATHAM & ASSOCIATES, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made by me or under my direction and supervision.



Registered Professional Land Surveyor No. 2346  
Address: 1250 E. Copeland Road Suite 900  
Arlington, Texas 76011

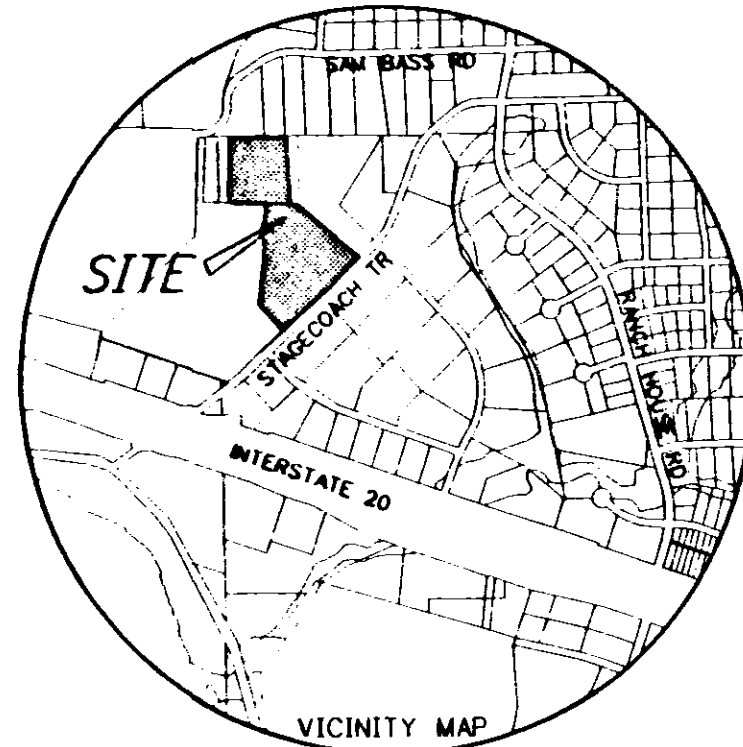
DATE 8/13/04

**EROSION CONTROL EASEMENT:**

Lot 18, Lot 19, and Lot 20 are subject to an erosion control easement. No Structure shall be erected, no excavation, no fill, no retaining walls, no change to the existing land surface or vegetation shall be allowed without the express consent and approval of the City of Willow Park, through its appropriate representative. Additional vegetation plantings which demonstrably reduce erosion or impede runoff from this slope requires no notification or approval. Noticeable deterioration of the slope shall be remedied by the Lot owner. Slope deterioration which is not remedied by the lot owner shall be remedied by the City of Willow Park and costs of repair shall be recovered from the Lot owner.

LOT 34 - Non Residential Lot  
PRIVATE ACCESS EASEMENT  
WATER, SEWER, AND DRAINAGE EASEMENT  
EMERGENCY VEHICLE ACCESS EASEMENT  
(PAVEMENT AND LOT MAINTENANCE TO BE PROVIDED BY PROPERTY OWNERS ASSOCIATION)

NOTE:  
LOT 15 - Non Residential Lot  
OPEN SPACE AND DRAINAGE EASEMENT  
(MAINTENANCE OF OPEN SPACE, AND DRAINAGE DETENTION/RETENTION FACILITIES BY PROPERTY OWNERS ASSOCIATION)



TERRY LEE SKAGGS  
AND WIFE  
VALERIE ANN SKAGGS  
V. 1641. P. 532  
R.R.P.C.T.

P.O.B.

**ENGINEER/SURVEYOR**

CHEATHAM & ASSOCIATES  
1250 E. COPELAND ROAD SUITE 900  
ARLINGTON, TEXAS 76011  
(817) 548-0696  
FAX (817) 265-8532  
CONTACT: Gordon Johns

**OWNER/DEVELOPER**

CROWN POINT PROPERTIES, L.P.  
3220 W. SOUTHLAKE BOULEVARD, SUITE C  
SOUTHLAKE, TEXAS 76092  
(817)  
CONTACT: WAYNE LEE

The City of Willow Park, Texas hereby accepts as "green space" the trees and the land described as Lot 15 - Non Residential Lot.

APPROVED BY THE CITY OF WILLOW PARK  
PLANNING AND ZONING COMMISSION

*[Signature]*  
CHAIRMAN

8-17-04  
DATE

APPROVED BY THE CITY OF WILLOW PARK  
CITY COUNCIL

*[Signature]*  
CITY SECRETARY

8-17-04  
DATE

*[Signature]*  
CITY SECRETARY

8/17/04  
DATE

THIS PLAT WAS FILED IN CABINET SLIDE ON DATE

FILED AND RETURNED  
OFFICIAL PUBLIC RECORDS  
ON: 04 05 2004 AT 09:45

Y CLERK

ACCT. NO.:  
SCH. DIST.:  
CITY:  
MAP NO.:

**FINAL PLAT**  
LOTS 1 THRU 34, BLOCK A  
**SADDLE RIDGE ESTATES**

AN ADDITION TO THE CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

BEING 17.770 ACRES SITUATED IN THE  
G.G. TEETER SURVEY, ABSTRACT NO. 486  
PARKER COUNTY, TEXAS

THIRTY TWO RESIDENTIAL LOTS  
TWO - PROPERTY OWNERS ASSOCIATION LOTS

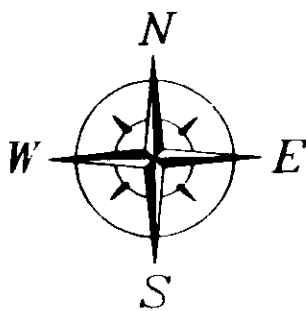
AUGUST, 2004 PAGE 1 of 2

BEARINGS BASIS - S49°29'20"E  
ALONG A NORTHEAST LINE OF SITE  
ALL INTERIOR LOT CORNERS - 5/8" IRON PIN SET

**FLOOD STATEMENT:**

This property is located in Zone 'X' (Areas determined to be outside the 500 year floodplain) as shown on FEMA Flood Insurance Administration Rate Map, Community-Panel Number 481164 0005 B, Dated Jan. 3, 1997. This statement does not imply that the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LOT No.	MINIMUM FINISHED FLOOR ELEVATIONS
1	897 FT.
2	897.5 FT.
8	912.5 FT.
10	898 FT.
11	899.5 FT.
12	904.5 FT.
13	895 FT.
14	886.5 FT.
17	897 FT.



(IN FEET)  
1 inch = 100 ft.

