

PC C341

Doc# 577640
Book 2389 Page 1359

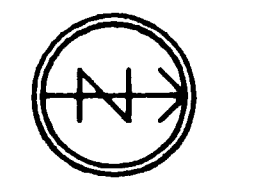
ACCT. NO: 17303
SCH. DIST: AL
CITY: CC
MAP NO: L-17

FINAL PLAT

LOTS 1 - 30

SHADOW CREEK RANCH PHASE II

BEING 59.896 ACRES OUT OF THE
JAMES R. BROWN SURVEY ABSTRACT NO. 69 AND
ELIZA OXER SURVEY ABSTRACT NO. 1031
PARKER COUNTY, TEXAS



SCALE: 1" = 150'
0 50 100 200



SEPTEMBER, 2006
38 RESIDENTIAL LOTS
& 1 RESTRICTED (NO-BUILD) LOT

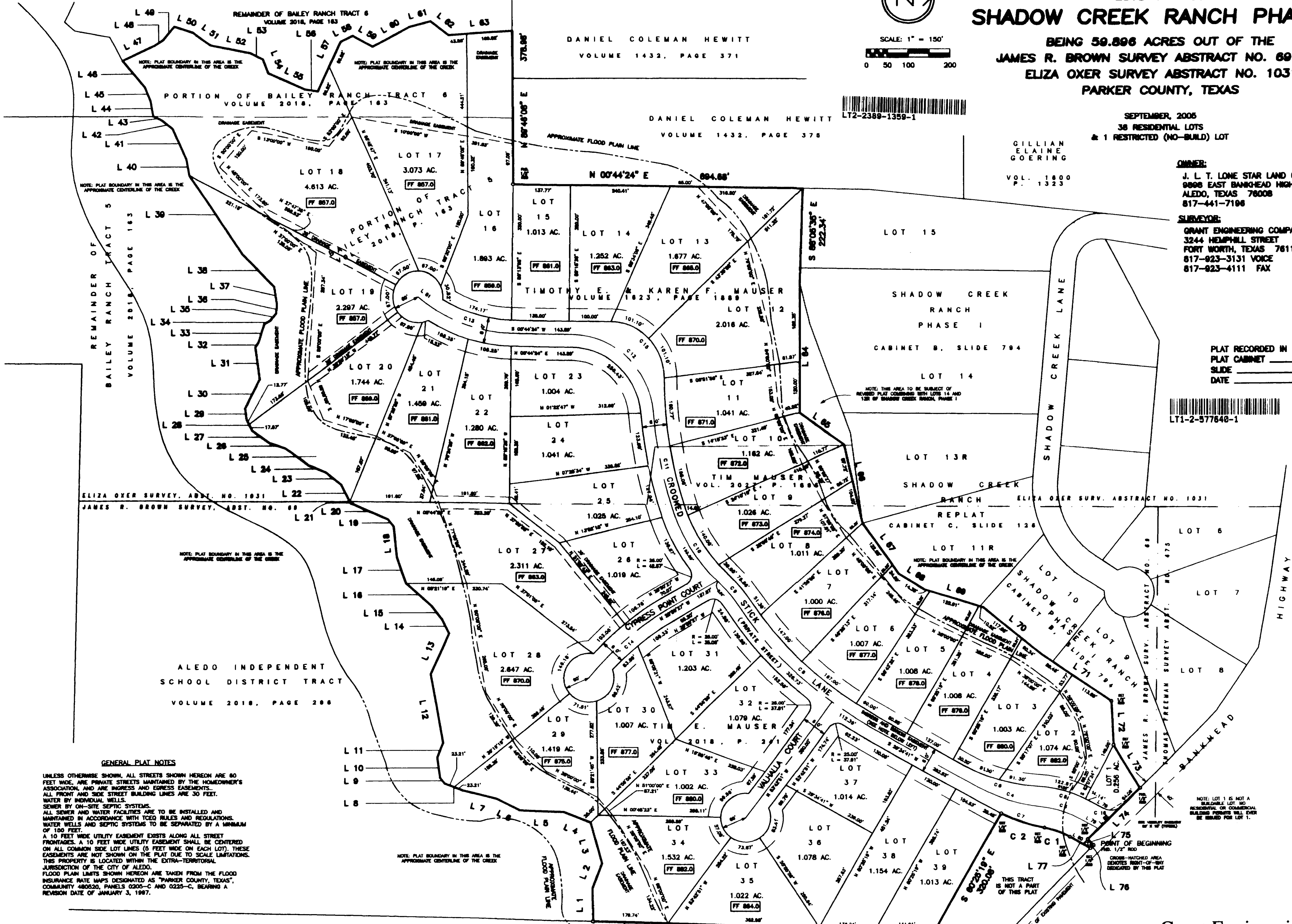
GILLIAN
ELAINE
GOERING

VOL. 1800
P. 1323

OWNER:
J. L. T. LONE STAR LAND COMPANY, INC.
9908 EAST BANKHEAD HIGHWAY
ALEDO, TEXAS 78008
817-441-7198

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 _____
SLIDE _____
DATE _____



GENERAL PLAT NOTES
UNLESS OTHERWISE SHOWN, ALL STREETS SHOWN HEREON ARE 60 FEET WIDE, ARE PRIVATE STREETS MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AND ARE INGRESS AND EGRESS EASEMENTS. ALL FRONT AND SIDE STREET BUILDING LINES ARE 30 FEET. 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 100 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 LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ALEDO. FLOOD PLAIN LIMITS SHOWN HEREON ARE TAKEN FROM THE FLOOD INSURANCE RATE MAPS DESIGNATED AS "PARKER COUNTY, TEXAS", COMMUNITY AREAS, PANELS 0205-C AND 0225-C, BEARING A REVISION DATE OF JANUARY 3, 1997.

NOTE: LOT 1 IS NOT A BUILDABLE LOT. NO RESIDENTIAL OR COMMERCIAL BUILDING PERMITS WILL EVER BE ISSUED FOR LOT 1.

POINT OF BEGINNING
1/2" ROD
CROSS-HATCHED AREA
INDICATES POINT-OF-BEGINNING
DETERMINED BY THIS PLAT

LOT 11-R
MID-PARK BUSINESS COMMUNITY CABINET A, SLIDE 627

LOT 20-R
MID-PARK BUSINESS COMMUNITY CABINET B, SLIDE 21

Grant Engineering

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