SURVEYOR: MIZELL LAND SURVEYING, INC.
117 JOHN STREET
ALEDO, TEXAS 76008
817.441.6199

OWNER: STOCKMAN GROUP LLC
113 MCKINZIE LANE
WEATHERFORD, TEXAS 76087
817.371.6776

SD Engineering, Inc.
Site Development Engineering
PO Box 1387, Aledo, TX 76008
(817) 441-6086 Fax (817) 441-6085
www.sdengineering.com

LAND USE DATA
TOTAL LAND AREA --- 21,871 ACRES
R-O-W DEDICATION --- 1,370.00 LF
TOTAL LOTS --- 19 (LOT 24H IS PRIVATE STREET)
EST. POPULATION --- 67 PEOPLE
MIN. LOT SIZE --- 1,000 ACRES
PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES
1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.
2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS HAVE A MINIMUM OF 80.0' RADIUS.
4. ALL FRONT BUILDING LINES WILL BE 30.0 FEET.
5. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET.
6. ALL ROAD LINES WILL BE 10.0 FEET.
7. ALL LOTS ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

NOTES
1. SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PARKER COUNTY HEALTH DEPARTMENT AND ADEQUATE RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AERobic TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY.
2. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
3. "T" IRON PINS SHALL BE SET W/CAP STAMPED "MIZELL RIPS 1997" AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
5. LOTS ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.
6. DIRECT ACCESS OF RESIDENTIAL/DUPLEX DRIVES ON TO ARTERIALS (FM 1187) IS PROHIBITED.

LEGAL DESCRIPTION:
BEING 21.871 ACRES OF LAND SITUATED IN THE WILLIAM A. THORP SURVEY, ABSTRACT NUMBER 1331 PARKER COUNTY, TEXAS

PREPARED NOVEMBER 5, 2004
FP-04-168
SHT 1 OF 3
REF FP-04-085