

OWNER:
 CLASSIQUE CUSTOM HOMES, INC.
 P. O. BOX 1236
 WEATHERFORD, TEXAS 76086
 817-714-8075

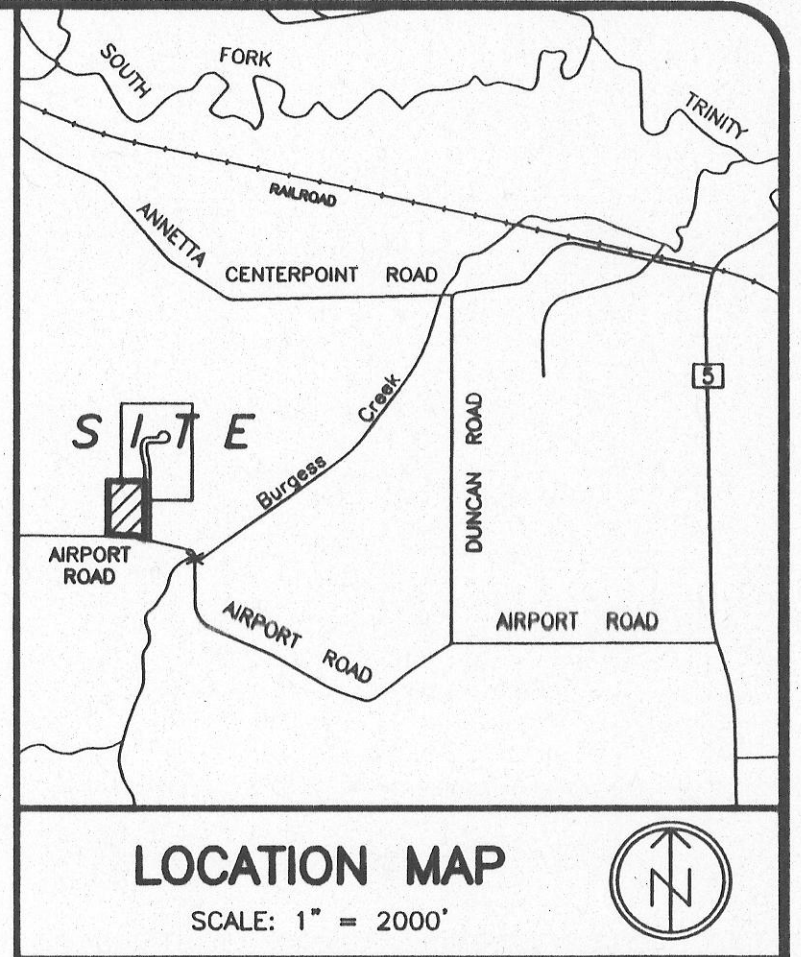
SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110
 817-923-3131 VOICE
 817-923-4111 FAX

ETJ STATEMENT Doc# 679125
 Book 2634 Page 81

STATE OF TEXAS
 COUNTY OF PARKER

I HEREBY CERTIFY THAT NO PART OF THIS PLAT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN. I HEREBY SET MY SIGNATURE THIS

6 DAY OF May, 2008.
Sid Whitener
 SID WHITENER, SECRETARY
 CLASSIQUE CUSTOM HOMES, INC.



GENERAL PLAT NOTES

1. THE PRIVATE STREET SHOWN HEREON (SCOUT TRAIL) AND DESIGNATED AS LOT 7HR IS 60 FEET WIDE, AND IS THE MAINTENANCE OBLIGATION OF THE HOMEOWNERS ASSOCIATION. THE TRACT SHOWN HEREON AS THE "WILSON" TRACT, AS WELL AS LOTS 1 THROUGH 6 AND 8R SHALL HAVE PERPETUAL ACCESS TO THE PRIVATE STREET, WHICH IS ALSO DESIGNATED AS EMERGENCY ACCESS EASEMENT, UTILITY EASEMENT AND DRAINAGE EASEMENT. THE CURRENT AND FUTURE OWNERS OF THE WILSON TRACT WILL BE MEMBERS OF THE HOMEOWNERS ASSOCIATION.
2. STREETS TO BE 2 COURSE PENETRATION (AS PER COUNTY SPECS), 22 FEET WIDE ON A 6" COMPACTED BASE.
3. WATER BY INDIVIDUAL WELLS.
4. SEWER BY ON-SITE SEPTIC SYSTEMS.
5. ALL SEWER AND WATER FACILITIES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
6. WATER WELLS AND SEPTIC SYSTEMS TO BE SEPARATED BY A MINIMUM OF 100 FEET.
7. ALL FRONT AND SIDE STREET BUILDING LINES ARE 30 FEET.
8. THERE SHALL BE A 10 FEET WIDE UTILITY EASEMENT ALONG ALL STREET FRONTAGES, A 20 FEET WIDE UTILITY EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES (10 FEET WIDE ON EACH LOT), AND A 10 FEET WIDE UTILITY EASEMENT ALONG ALL REAR LOT LINES. THESE EASEMENTS ARE NOT SHOWN ON THE PLAT DUE TO SCALE LIMITATIONS.
9. PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS OR THE MAINTENANCE OF STREETS.
10. NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.
11. NO PORTION 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 0205-C, BEARING A REVISION DATE OF JANUARY 3, 1997.
12. NO NEW STREETS, PUBLIC OR PRIVATE, ARE BEING CREATED BY THIS PLAT.

FINAL PLAT
LOTS 9, 10 & 11
APACHE FLATS
PHASE 2

5.000 ACRES OUT OF THE
 A. R. JACKSON SURVEY ABSTRACT NO. 767
 PARKER COUNTY, TEXAS

BEING A PORTION OF THAT TRACT RECORDED IN
 VOLUME 2199, PAGE 407
 DEED RECORDS, PARKER COUNTY, TEXAS

ACCT. NO: 10143
 SCH. DIST: AL
 CITY: _____
 MAP NO.: Jc17

APRIL, 2008
 3 RESIDENTIAL LOTS

PLAT RECORDED IN
 PLAT CABINET _____
 SLIDE _____
 DATE _____

Grant Engineering, Inc.

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