

D-482

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH BENEFIT OF GROUNDWATER CERTIFICATION AS PRESERIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 202.0032. TEST DETERMINED THAT ADEQUATE GROUNDWATER FLOW IS MAINTAINED AND RECORDED IN THE REAL RECORDS AS DOCUMENT NUMBER 201507455.

FLOOD NOTE:  
ACCORDING TO FEHA F.L.R.M. NO. 483620075E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

EASEMENTS:  
THERE SHALL EXIST A 20 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY & DRAINAGE EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

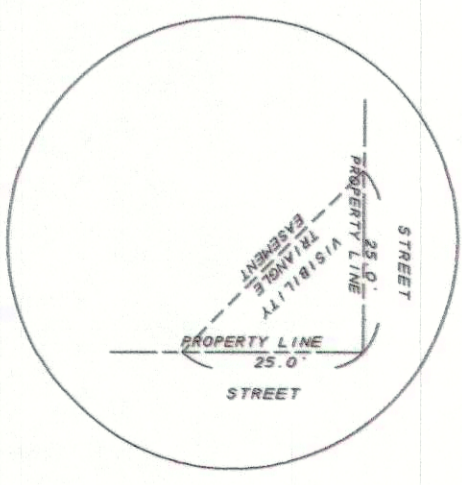
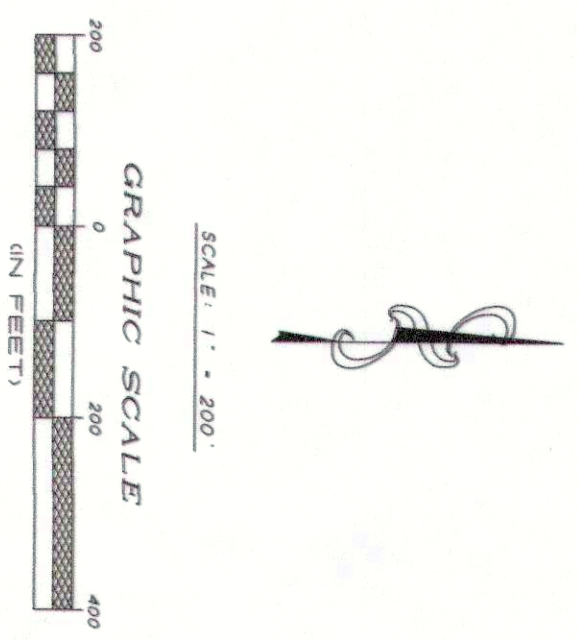
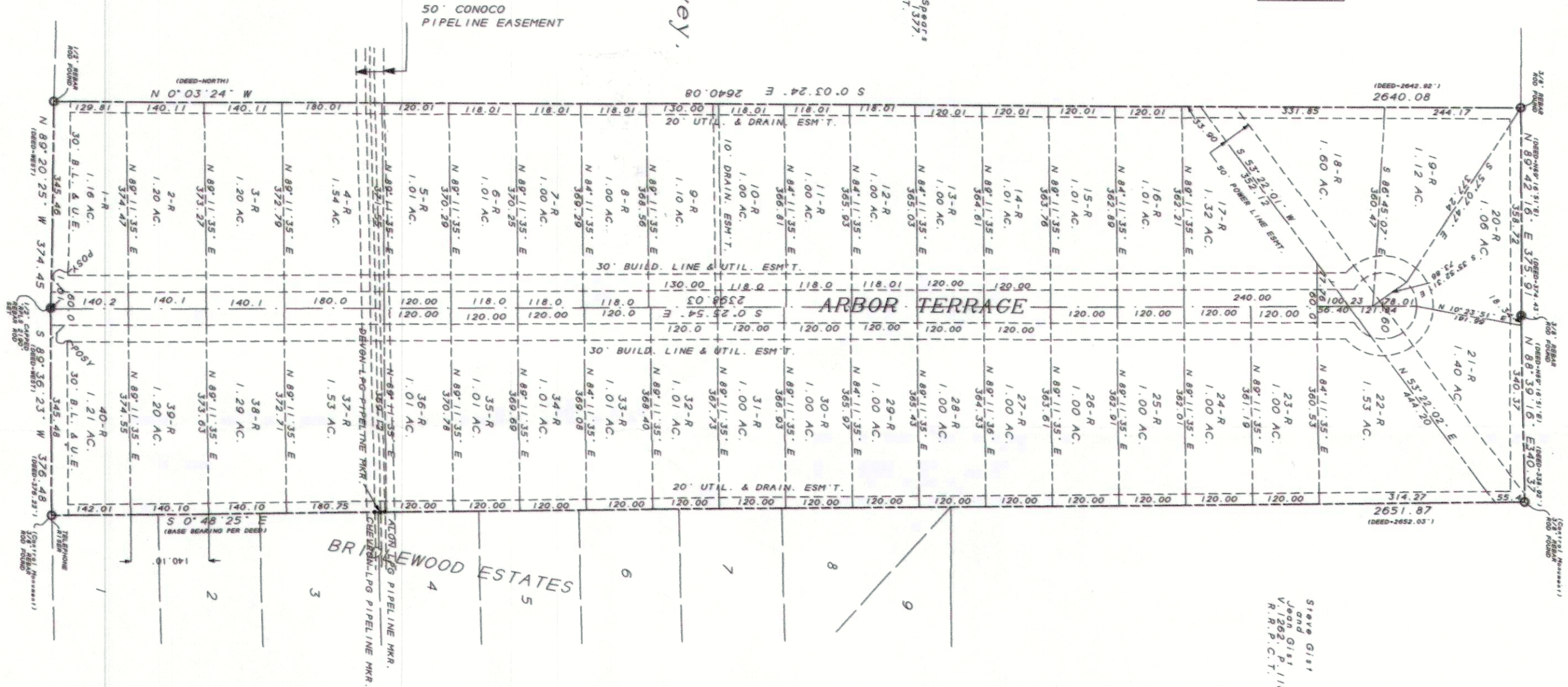
THE 60 FOOT ROAD EASEMENT SHOWN HEREON HAS BEEN GRANTED TO PARKER COUNTY AS RIGHT-OF-WAY FOR 'ARBOR TERRACE'.

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

STREET LENGTHS  
SPRING VALLEY RD. 2389.44 L.F.

Grindstone Survey  
V. 2009, P. 118  
O.R.P.C.T.

Sarah Harbert Survey,  
Abstract # 686,  
Parker County,  
Texas



TYPICAL VISIBILITY TRIANGLE EASEMENT (POSSY)



B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 2190, PRACTICING IN TEXAS, HEREBY CERTIFY THAT THIS  
PLAT AND REVISION THEREON IS A SURVEY PERFORMED UNDER MY  
DIRECT SUPERVISION ON AUGUST 11, 2014.

B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS

OWNER  
MAY FRENCH LAND CO., LTD  
316 MEMORIAL HILL ROAD  
FORT WORTH, TEXAS 76108  
(817)-991-8956

DEVELOPER  
MAY FRENCH LAND CO., LTD  
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CONSULTING ENGINEERS  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-8613  
CELL 940-859-4804

REPLAT OF  
ARBORS OF BROCK  
BEING 40 LOTS AND BEING  
44.56 ACRES OUT OF  
THE SARAH HARBERT SURVEY, ABSTRACT NO. 686  
PARKER COUNTY, TEXAS  
AUG., 2015