

CURVE DETAIL

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING
C1	50.00'	78.94'	S 44°58'59" E -70.71'

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL PROPERTY CORNERS ARE CAPPED 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

25' BUILDING LINE ALONG ALL ROADS.

10' BUILDING LINE ALONG SIDE & REAR LOT LINES.

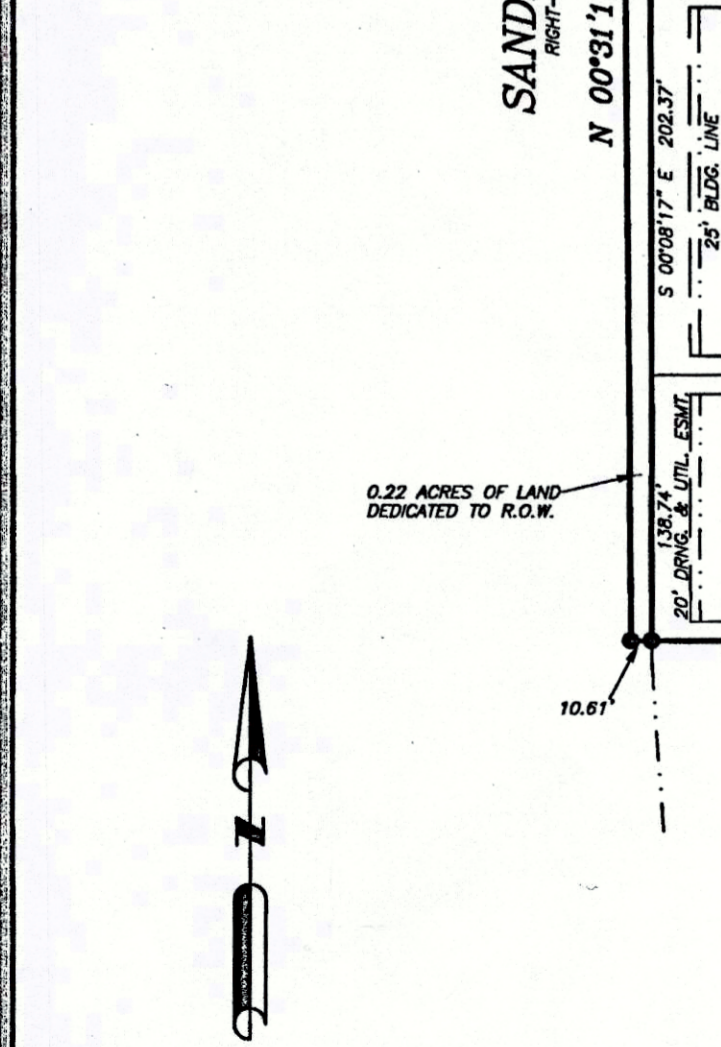
20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

0.22 ACRES TO BE DEDICATED FOR RIGHT OF WAY IN SANDLIN LANE.

27 RESIDENTIAL LOTS.

ETTA LANE = 1418.83 L.F.
DILLARD ROAD = 755.20 L.F.



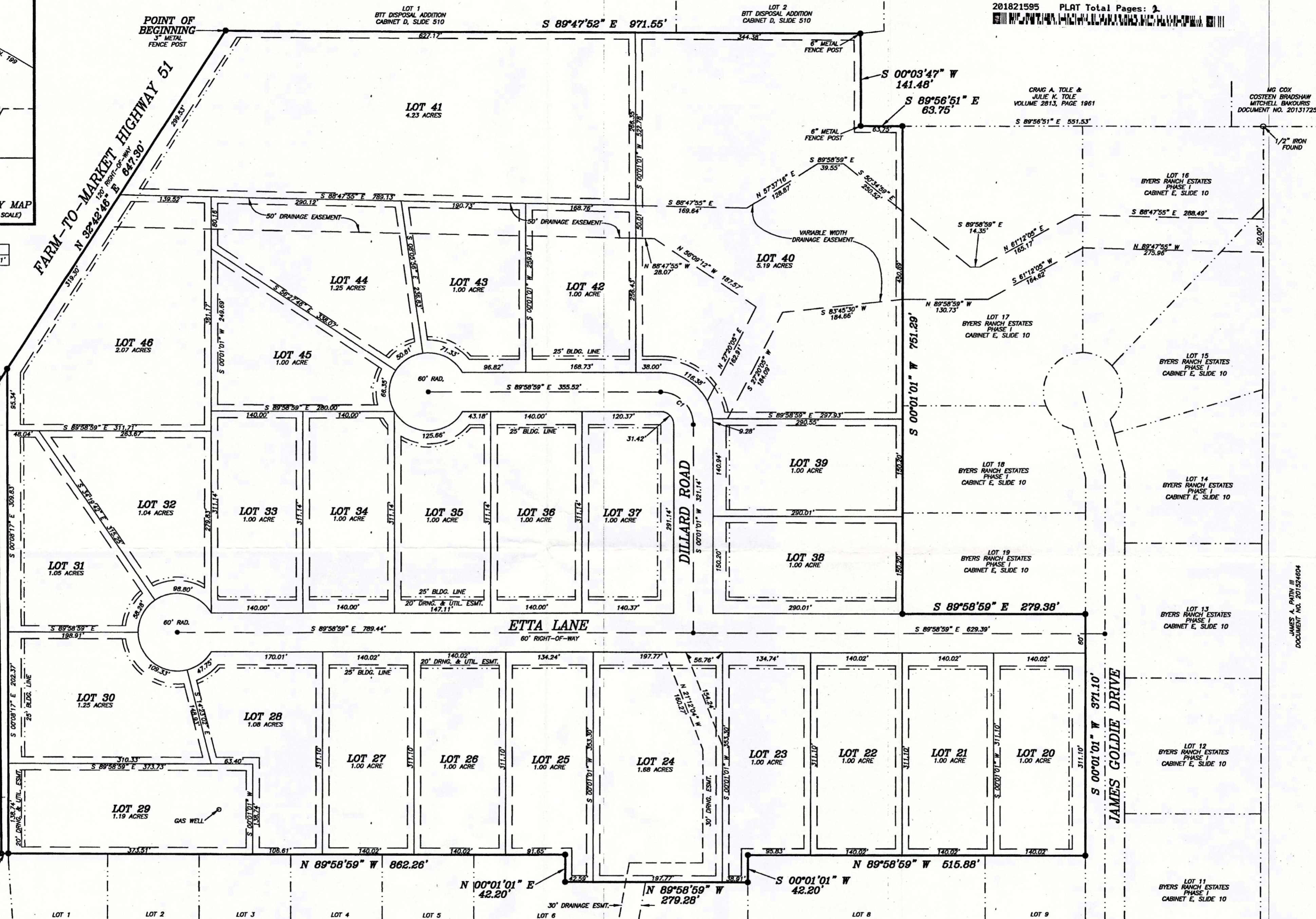
SCALE 1" = 100'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RS# 017-584-9027
nrbsurveying@yahoo.com
FIRM NO. 10186800



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JULY 09, 2018



21329.001.000.00

E143

OWNER/DEVELOPER
TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082

ACCT. NO.: 10876
SCH. DIST.: SP
CITY: J-7
MAP NO.:

FINAL PLAT
Showing Lots 20 THRU 46
BYERS RANCH ESTATES, PHASE II
40.44 acres of land situated in the
ROBERT M. THROCKMORTON SURVEY, ABSTRACT NO. 1329 and the I&G.N. R.R. CO. SURVEY, ABSTRACT NO. 1982,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

MG COX
COSTEEN BRADSHAW
MITCHELL BAKOURIS
DOCUMENT NO. 201317258

JAMES A. PATIN III
DOCUMENT NO. 201824604