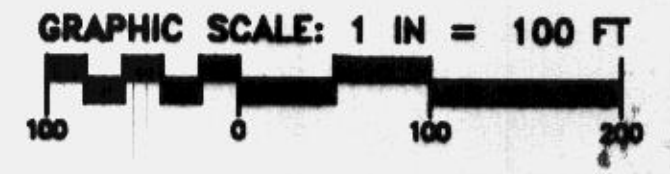


Plat Cab C - Slide 20

SHEET 1 OF 4

TRACT 1

TRINITY BLUFFS
CAB. B, SLIDE 116, P.R.P.C.T.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jun 25, 2003 at 10:16:54

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Revol: 5.00

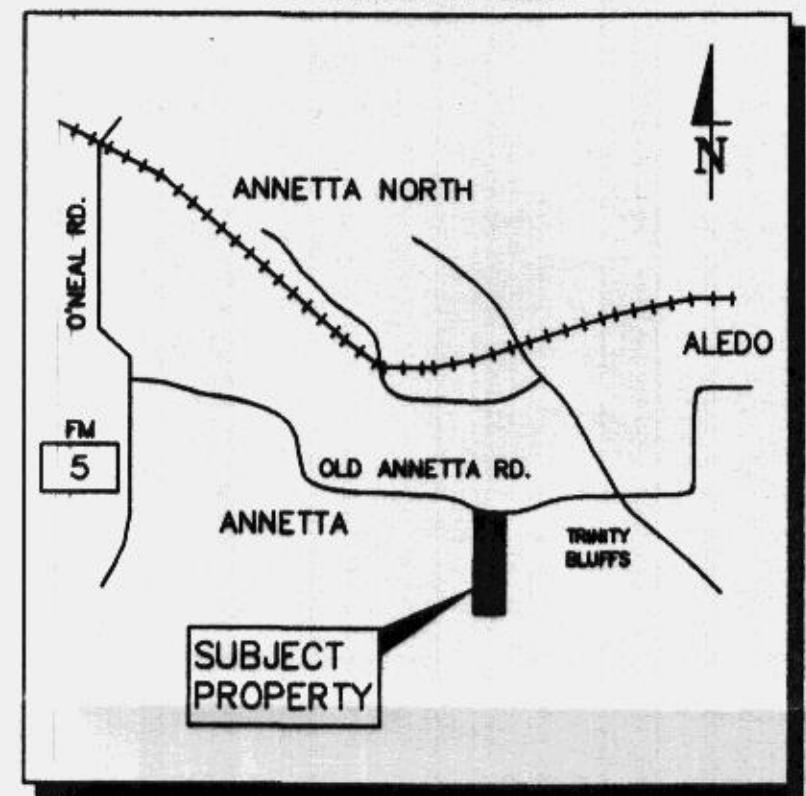
By Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped herein by me.

Jun 25, 2003

JEROME BROWN, COUNTY CLERK
PARKER COUNTY

LOCATION MAP



ACCT. NO.: _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____

FINAL PLAT

LOTS 1-23, BLOCK 1 McDAVID TERRACE

BEING 32.027 ACRES OF LAND IN THE
J.M. SPEARMAN SURVEY, ABSTRACT NUMBER 1168,
EZRA MULKIN SURVEY, ABSTRACT NUMBER 869 & THE
J.P. COLE SURVEY, ABSTRACT NUMBER 2483
PARKER COUNTY, TEXAS

PREPARED MAY 15, 2003



SHEET 2 OF 4

SHEET 3 OF 4

TRACT 12

MATCH LINE

EZRA MULKIN SURVEY
ABST. NO. 869

20.097 AC

11.170 AC

$\Delta = 16^{\circ}04'01''$
 $R = 530.00'$
 $L = 148.62'$
 $LC = N07^{\circ}17'22''W$
 $148.14'$

$\Delta = 16^{\circ}04'01''$
 $R = 470.00'$
 $L = 131.80'$
 $LC = S07^{\circ}17'22''E$
 $131.37'$

NOTE:
APPROXIMATE 100 YR. TRINITY RIVER FLOODPLAIN
PER FEMA MAP FOR PARKER COUNTY, TEXAS
UNINCORPORATED AREAS, PANEL NO. 480520 0215C,
DATED JAN. 3, 1997.

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

J.M. SPEARMAN SURVEY
ABST. NO. 1168

ANNETTA ETJ

MARGARET A. WALKER
V. 660, P. 569

SURVEY
LINE

SURVEY
LINE

SURVEY
LINE

SURVEY
LINE

C.W. KUTCH SURVEY
ABST. NO. 787

MATCH LINE

LAND USE DATA:
TOTAL LAND AREA --- 32.018 ACRES
R-O-W DEDICATION --- 3,805.05 L.F.
TOTAL LOTS --- 23
EST. POPULATION --- 81
MIN. LOT SIZE --- 1,000 ACRES
PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES. 15.0' DRAINAGE & UTILITY EASEMENTS ON ALL FRONT LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
- ALL FRONT BUILDING LINES WILL BE 30.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET.
- ALL ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH PARKER COUNTY STANDARDS.
- PROPERTY LOCATED IN PARKER COUNTY, TEXAS WITHIN TOWN OF ANNETTA ETJ LIMITS.

NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND TNRC RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY.
- WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS.
- 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.
- THE PAVING, GRADING AND DRAINAGE IMPROVEMENTS SHOWN ON THIS FINAL PLAT DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY PARKER COUNTY.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE WESTERLY LINE OF TRINITY BLUFFS ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 116, PLAT RECORDS, PARKER COUNTY, TEXAS. BEARING IS N 00°00'00" E.

OWNER:

BRAD McDAVID LAND COMPANY, LTD.
1713 McDAVID COURT
ALEDO, TEXAS 76008
817.994.7918

