

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,  
DATED SEPTEMBER 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP  
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS  
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER  
PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS  
BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION  
AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,  
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE  
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER  
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF  
PARKER COUNTY

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS  
SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE  
SURFACE ESTATE OF SUCH PROPERTY, SAVE AND  
EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER  
SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY  
RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT  
IS THE PURPOSE AND INTENT OF THIS RESERVATION  
THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0  
ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH  
THE RULES AND REGULATIONS OF THE UPPER TRINITY  
GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY  
SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY  
TRANSFER OF A LOT SHALL INCLUDE SUCH  
GROUNDWATER RIGHTS TO THE ADJOINING STREET OR  
ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE  
IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT  
A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE  
OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A  
WATER WELL ON THE LOT UNDER THE RULES OF THE  
DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS  
ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY  
TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER  
RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET  
THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT  
OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN  
NINETY (90) DAYS OF SUCH TRANSFER.

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