

D-305

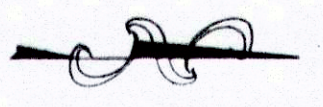
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0033. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

DOMESTIC WATER SERVICE SHALL BE PROVIDED BY PARKER COUNTY WATER SUPPLY CORP.

FLOOD NOTE  
 ACCORDING TO FEMA F.I.R.M. NO. 443020303E DATED 08/11/09, FLOOD HAZARD ZONES DO NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

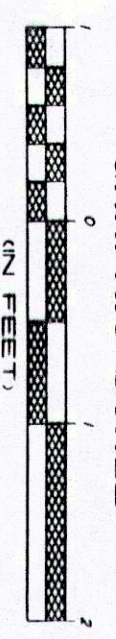
THIS PROPERTY IS NOT LOCATED WITHIN THE EXTERMINATORIAL JURISDICTION OF ANY TOWN OR CITY.

EASEMENTS  
 THERE SHALL EXIST A 15 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES, A 15 FOOT ADJOINING LOT LINES CENTERED ON THE LOT LINE (17.5 FEET ON EACH LOT).

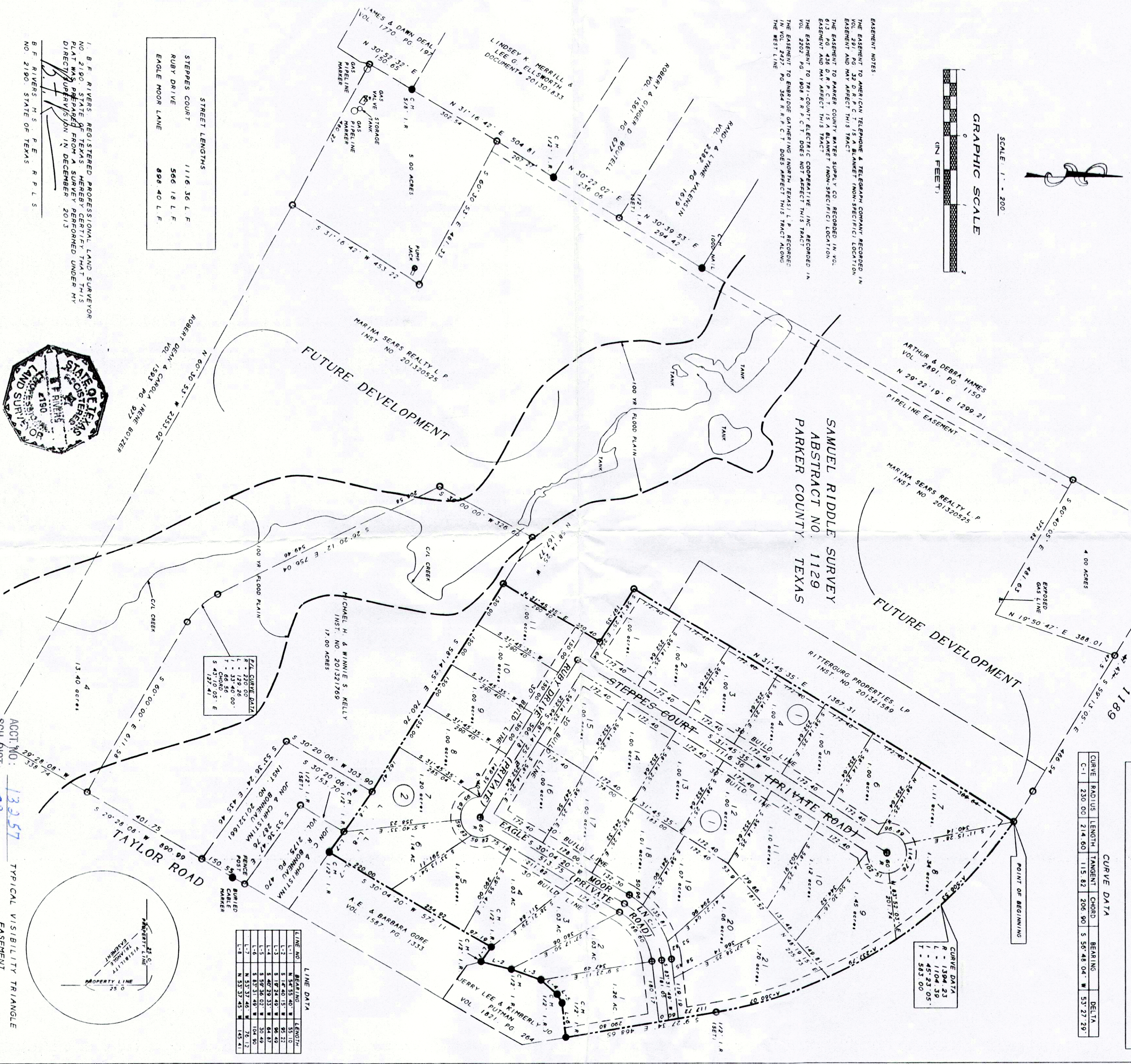


SCALE: 1" = 200'

GRAPHIC SCALE  
 (IN FEET)



EASEMENT NOTES  
 THE EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY RECORDED IN EASEMENT AND MAY AFFECT THIS TRACT.  
 THE EASEMENT TO PARKER COUNTY WATER SUPPLY CO. RECORDED IN VOL. 2202 PG. 1808 R.P.C.1 DOES NOT AFFECT THIS TRACT.  
 THE EASEMENT TO TRU COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 2202 PG. 1808 R.P.C.1 DOES NOT AFFECT THIS TRACT.  
 THE EASEMENT TO ENBRIDGE GATHERING (NORTH TEXAS) L.P. RECORDED IN VOL. 2427 PG. 384 R.P.C.1 DOES AFFECT THIS TRACT ALONG THE WEST LINE.



STREET LENGTHS

|                 |              |
|-----------------|--------------|
| STEPPEES COURT  | 1116.36 L.F. |
| RUBY DRIVE      | 566.18 L.F.  |
| EAGLE MOOR LANE | 898.40 L.F.  |

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN DECEMBER 2013.

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



OWNERS  
 MARINA SEARS REALTY, LP  
 280 BIRD BLVD.  
 WEATHERFORD, TEXAS 76086  
 (817)-938-8812

DEVELOPER  
 DAN & MARCH CHOATE  
 280 BIRD BLVD.  
 ABILENE, TEXAS 79601  
 (817)-938-8812

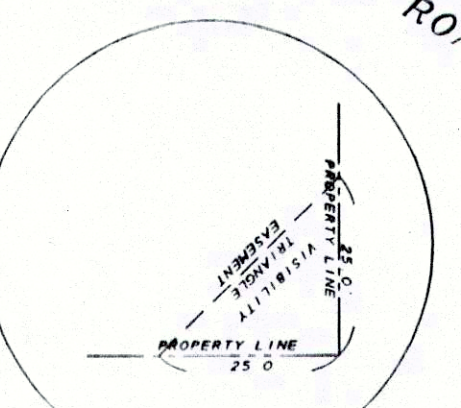
OWNER  
 WILLIAM F. & ARLENE ECKERT  
 12 W. NICOLAUS AVE  
 KILSPELL, MONTANA 59901

DEVELOPER  
 MARINA SEARS REALTY, LP  
 280 BIRD BLVD.  
 WEATHERFORD, TEXAS 76086  
 (817)-938-8812

RIVERS & ASSOCIATES  
 CONSULTING ENGINEERS  
 139 CROWLEY LANE  
 MINERAL WELLS, TEXAS 76067  
 CELL: 940-359-4804

ACCT. NO.: 13257  
 SCH. DIST.: DR  
 FENCE CORNER: NONE  
 MAP NO.: E-14

TYPICAL VISIBILITY TRIANGLE EASEMENT



LINE DATA

| LINE NO. | BEARING         | LENGTH |
|----------|-----------------|--------|
| L-1      | S 16° 40' 15" W | 95.21  |
| L-2      | S 16° 40' 15" W | 90.49  |
| L-3      | S 16° 24' 40" W | 90.49  |
| L-4      | S 16° 24' 40" W | 64.87  |
| L-5      | S 16° 24' 40" W | 50.40  |
| L-6      | S 16° 24' 40" W | 50.40  |
| L-7      | N 83° 37' 46" W | 72.12  |
| L-8      | N 83° 37' 46" W | 145.41 |

CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | CHORD  | BEARING         | DELTA       |
|-------|--------|--------|---------|--------|-----------------|-------------|
| C-1   | 230.00 | 214.60 | 115.83  | 208.90 | S 56° 48' 04" W | 53° 27' 29" |

CURVE DATA

|   |               |
|---|---------------|
| R | = 1394.23     |
| L | = 1104.39     |
| T | = 45° 23' 05" |
| C | = 583.00      |