

PC C378

Doc# 587555
Book 2413 Page 50

LAND USE	SINGLE FAMILY
TOTAL AREA	52.894 ACRES
UNITS	17
DENSITY	0.32 UNITS PER ACRE
MINIMUM LOT SIZE	1.97 ACRES
TOTAL STREET LENGTH	4,446 FEET

FINAL PLAT
LOTS 23 - 27
& LOTS 37 - 48
BLOCK 1

HIGHLAND RANCH ESTATES PHASE 2

DECEMBER, 2005

**BEING 52.894 ACRES OUT OF THE
J. H. DANIEL SURVEY, ABSTRACT NO. 2377
PARKER COUNTY, TEXAS**

PRELIMINARY PLAT APPROVED BY THE PLAN COMMISSION OF THE CITY
OF FORT WORTH UNDER FILE NO. PP-05-088 ON NOV. 18, 2005

GEORGE SUMMER SURVEY
ABST. NO. 1253

FRED McFARLAND
VOLUME 168, PAGE 177
60' ROAD REST-OF-WAY
DEDICATED BY CAR. B. SLIDE 605

J. H. DANIEL SURVEY
ABST. NO. 2377

WELDON M. WALKER
VOLUME 348, PAGE 581



LT1-2-587555-1

MELANIE ATKINSON
TRINITY HERITAGE
AGRICULTURAL
GROUP, INC.

PATRICIA & LARRY WILSHIRE

GARY L. TOMLIN



LT2-2413-50-1

ACCT. NO: 13415
SCH. DIST: AL
CITY: CO
MAP NO.: M-20

FLOODPLAIN / DRAINAGEWAY RESTRICTION AND MAINTENANCE NOTE

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN ELEVATION.

THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAY. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSATISFACTORY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE PREVENTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSS-SECTION EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

ETJ FLOODPLAIN RESTRICTION NOTE

IN THE ETJ, NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN.

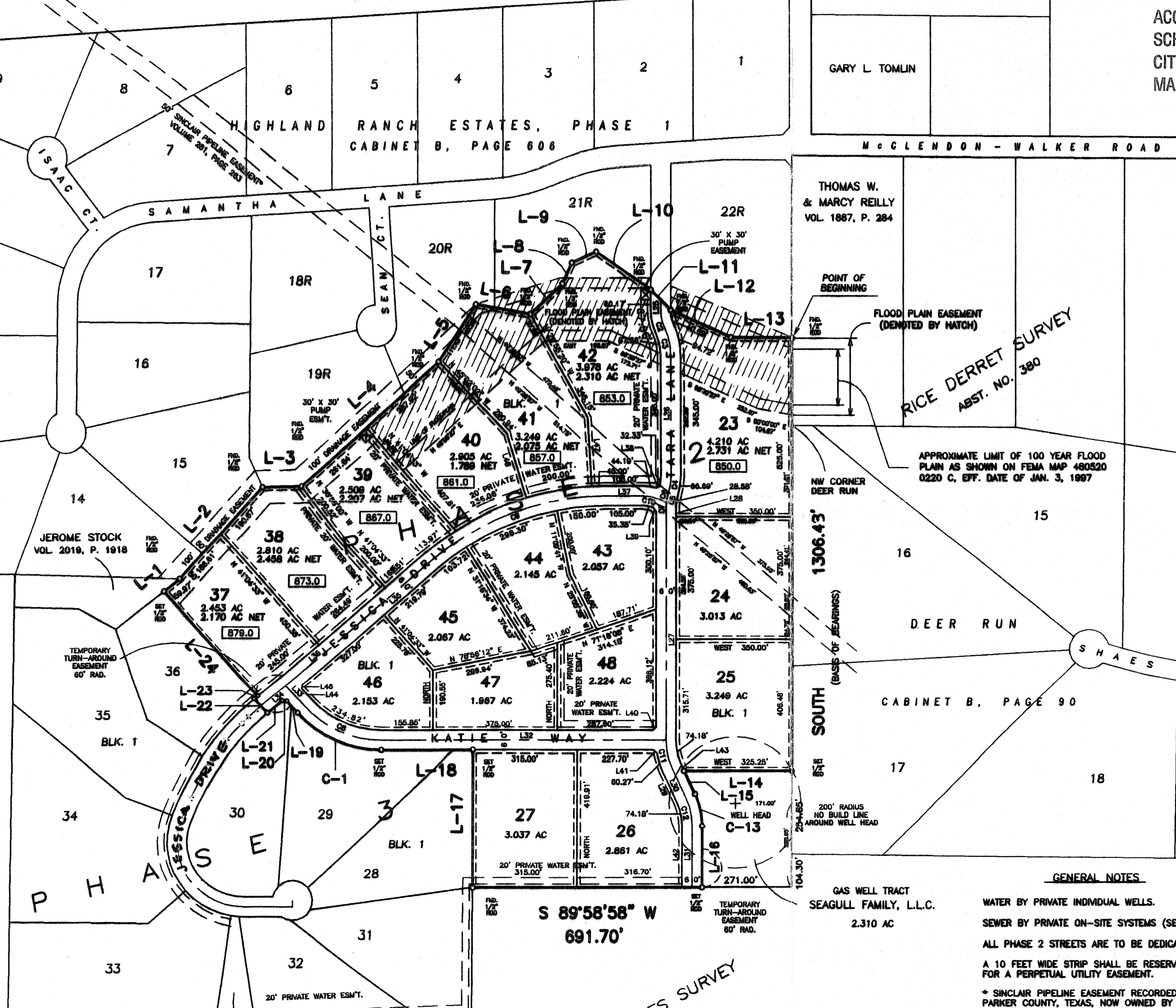
LINE	LENGTH	BEARING
L-1	59.97	N 51°51'28" E
L-2	377.78	N 41°30'11" E
L-3	116.71	N 85°38'43" E
L-4	248.57	N 48°58'27" E
L-5	199.51	N 32°21'45" E
L-6	171.74	N 20°16'29" E
L-7	139.74	N 9°20'21" E
L-8	85.98	N 25°12'48" E
L-9	80.02	N 68°45'43" E
L-10	197.03	S 56°24'48" E
L-11	84.97	S 44°35'08" E
L-12	196.74	S 66°30'27" E
L-13	184.57	EAST
L-14	308.25	WEST
L-15	77.38	S 28°00'00" E
L-16	181.70	SOUTH
L-17	420.00	NORTH
L-18	275.75	WEST
L-19	48.88	N 41°04'33" W
L-20	14.14	N 85°04'33" W
L-21	58.38	S 48°58'27" W
L-22	80.00	N 41°04'33" W
L-23	14.17	N 48°58'27" E
L-24	428.84	N 41°04'33" W
L-25	30.59	SOUTH
L-26	345.00	SOUTH
L-27	724.70	SOUTH
L-28	31.98	SOUTH
L-29	88.25	N 25°00'00" W
L-30	88.25	S 25°00'00" E
L-31	191.71	SOUTH
L-32	858.45	EAST
L-33	88.88	N 41°04'33" W
L-34	89.38	N 48°58'27" E
L-35	120.00	N 48°58'27" E
L-36	588.17	N 48°58'27" E
L-37	108.00	EAST
L-38	13.97	S 59°57'28" W
L-39	16.57	S 39°21'33" E
L-40	14.14	S 45°00'00" W
L-41	15.18	S 49°22'13" E
L-42	191.75	SOUTH
L-43	20.87	S 25°00'00" E
L-44	48.88	N 41°04'33" W
L-45	14.14	N 03°55'27" E
L-46	200.00	N 16°42'46" W
L-47	200.00	N 03°08'23" W

CURVE	RADIUS	DELTA	LENGTH
C-1	335.00	48°58'27"	288.08
C-2	120.00	28°58'36"	84.13
C-3	180.00	28°58'36"	81.19
C-4	20.00	18°11'28"	97.11
C-5	20.00	18°11'28"	97.11
C-6	20.00	04°48'36"	28.04
C-7	308.00	48°58'27"	280.44
C-8	800.00	41°04'33"	573.33
C-9	150.00	29°59'48"	78.23
C-10	150.00	29°59'48"	78.23
C-11	200.00	29°00'00"	87.27
C-12	200.00	29°00'00"	87.27
C-13	230.00	25°00'00"	100.38

LOUIS MEYENBERG SURVEY
ABST. NO. 917

120' THOROUGHFARE AS SHOWN ON MTP

FRED McFARLAND
VOLUME 168, PAGE 177



THOMAS W. & MARCY REILLY
VOL. 1867, P. 284

POINT OF BEGINNING
FLOOD PLAIN EASEMENT
(DENOTED BY MATCH)

RICE DERRET SURVEY
ABST. NO. 380

APPROXIMATE LIMIT OF 100 YEAR FLOOD
PLAIN AS SHOWN ON FEMA MAP 480520
0220 C. EFF. DATE OF JAN. 3, 1997

NW CORNER
DEER RUN

1306.43'
SOUTH
(BASED ON MEASUREMENTS)

DEER RUN

CABINET B, PAGE 90

SHAESTURN

GAS WELL TRACT
SEAGULL FAMILY, L.L.C.
2.310 AC

GENERAL NOTES

- WATER BY PRIVATE INDIVIDUAL WELLS.
- SEWER BY PRIVATE ON-SITE SYSTEMS (SEPTIC TANKS).
- ALL PHASE 2 STREETS ARE TO BE DEDICATED TO THE PUBLIC AND 60 FEET WIDE.
- A 10 FEET WIDE STRIP SHALL BE RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR A PERPETUAL UTILITY EASEMENT.
- * SINCLAIR PIPELINE EASEMENT RECORDED IN VOLUME 281, PAGE 263, DEED RECORDS, PARKER COUNTY, TEXAS, NOW OWNED BY SEAWAY PIPELINE COMPANY AND OPERATED BY ARCO PIPE LINE COMPANY, 15600 J. F. KENNEDY BLVD., SUITE 300, HOUSTON TEXAS.
- 860.0 DENOTES MINIMUM FINISHED FLOOR ELEVATION.
- ALL FLOOR ELEVATIONS SET A MINIMUM OF 2 FEET ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION.
- 0 DENOTES SET 1/2" ROD UNLESS OTHERWISE NOTED.
- ALL REFERENCES HEREIN TO THE DEED RECORDS OF PARKER COUNTY, TEXAS REFER TO THE DEED RECORDS, REAL RECORDS OR OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, AS APPROPRIATE.

WHERE THE 20 FEET WIDE PRIVATE WATER EASEMENT ABUTS THE STREET OR THE PERIMETER OF THE PROPERTY, THE FIRST 10 FEET OF LOT DEPTH IS RESERVED FOR PUBLIC UTILITIES, AND THE NEXT 20 FEET IS RESERVED FOR THE PRIVATE WATER EASEMENT. ALONG THE SIDE LINES OF LOTS 38, 39, 44, 47 AND 48, AND THE REAR LINE OF LOT 47, THE FULL 20 FEET OF THE PRIVATE WATER EASEMENT IS LOCATED ALL ON SAID LOTS. THE FIRST 10 FEET OF THE PRIVATE WATER EASEMENT ABUTTING THE SIDE LOT LINE OF SAID LOTS IS ALSO A PUBLIC UTILITY EASEMENT. THE OWNERS OF THE PRIVATE WATER EASEMENT ARE THE OWNERS OF THE INDIVIDUAL LOTS CROSSED BY SAID EASEMENT. MAINTENANCE OF THE PRIVATE WATER EASEMENT IS BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION.

PIPELINE RATING IS 50 PSI.
NET LOT ACREAGE REFERS TO AREA NET OF DRAINAGE AND FLOODPLAIN EASEMENTS.

TEMPORARY TURN-AROUND EASEMENT AT LOTS 29, 30, 36 AND 37 SHALL BE EXTINGUISHED UPON THE PLATTING OF PHASE 3 AND THE CONSTRUCTION OF THE EXTENSIONS OF JESSICA DRIVE. TEMPORARY TURN-AROUND EASEMENT AT THE GAS WELL TRACT SHALL BE EXTINGUISHED UPON THE SOUTHERLY EXTENSION OF TARA LANE INTO THE ADJACENT PROPERTY.

S. L. CROW SURVEY
ABST. NO. 2555

FRED McFARLAND
VOLUME 100, PAGE 39

JAMES R. KELLEY, ET AL
VOLUME 1446, PAGE 785

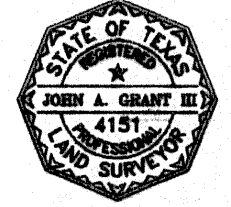
PLAT RECORDED IN
CABINET _____
SLIDE _____
DATE _____

SURVEYOR
GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110
817-923-3131 VOICE
817-923-4141 FAX

OWNER
SEAGULL, LTD.
BY SEAGULL FAMILY, L.L.C.
JEFFREY I. SIEGEL, MANAGER
2901 STANLEY AVENUE
FORT WORTH, TEXAS 76110
817-921-3081

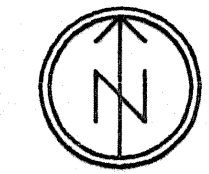
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 2005, AND THAT THE LOT CORNERS WILL BE SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

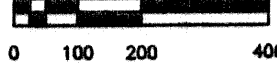


Grant Engineering

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3244 Hemphill Fort Worth, Texas 76110 817-923-3131



SCALE: 1" = 200'



120' THOROUGHFARE AS SHOWN ON MTP