

PC C 379



J. H. DANIEL SURVEY
ABST. NO. 2377

WELDON M. WALKER
VOLUME 348, PAGE 681



MELANIE ATKINSON
TRINITY HERITAGE
AGRICULTURAL
GROUP, INC.

PATRICIA & LARRY WILSHIRE

GARY L. TOMLIN

LAND USE	SINGLE FAMILY
TOTAL AREA	32.971 ACRES
UNITS	9
DENSITY	0.27 UNITS PER ACRE
MINIMUM LOT SIZE	2.25 ACRES
TOTAL STREET LENGTH	957 FEET

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

FINAL PLAT
LOTS 28 - 36, BLOCK 1
LOT 1, BLOCK 4
HIGHLAND RANCH ESTATES
PHASE 3
DECEMBER, 2005

BEING 32.971 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 180, PAGE 177

LOUIS MEYENBERG SURVEY
ABST. NO. 917

120' THOROUGHFARE AS SHOWN ON MTP

FRED McFARLAND
VOLUME 180, PAGE 177

N 00°52'29" E 1289.57'

S 88°12'00" W 626.52'

S 88°12'00" W 652.15'

S 00°32'08" W 378.70'

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SCALE: 1" = 200'

FRED McFARLAND
VOLUME 100, PAGE 39

PLAT RECORDED IN
CABINET _____
SLIDE _____
DATE _____

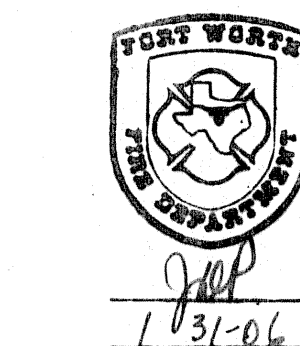
JAMES R. KELLEY, ET AL
VOLUME 1446, PAGE 785

P. B. JONES SURVEY
ABST. NO. 764

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

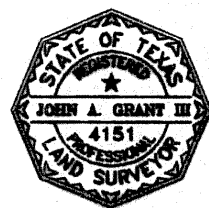
GENERAL NOTES.

- WATER BY PRIVATE INDIVIDUAL WELLS.
- SEWER BY PRIVATE ON-SITE SYSTEMS (SEPTIC TANKS).
- ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED AND ARE 60 FEET WIDE.
- A 10 FEET WIDE STRIP SHALL BE RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR A PERPETUAL UTILITY EASEMENT.
- 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. 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 MESA HOMEOWNERS ASSOCIATION.
- THE RESIDENCES CONSTRUCTED ON LOTS 28 AND 29 SHALL FRONT ON THE JESSICA DRIVE CUL-DE-SAC.
- THE RESIDENCE CONSTRUCTED ON LOT 30 SHALL FRONT ON THE EAST-WEST PORTION OF JESSICA DRIVE.
- PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE MESA HOMEOWNERS ASSOCIATION.
- NET LOT ACREAGE REFERS TO AREA NET OF DRAINAGE AND FLOODPLAIN EASEMENTS.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN ON THE FEMA MAP 480520 0220 C, BEARING AN EFFECTIVE DATE OF JANUARY 3, 1997.



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
2801 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
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151
1-18-06

Grant Engineering
Engineers Surveyors Planners
3244 Hemphill Fort Worth, Texas 76110 817-923-3131

SHEET 2 OF 2