

C-645

Doct# 665942
Book 2662 Page 823

Doct# 665942 Fees: \$66.00
§1702688 10-330P in Pages 1
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PARKER COUNTY, TEXAS

THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT). THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.A.C. RULES AND REGULATIONS.

FLOODPLAIN NOTE:

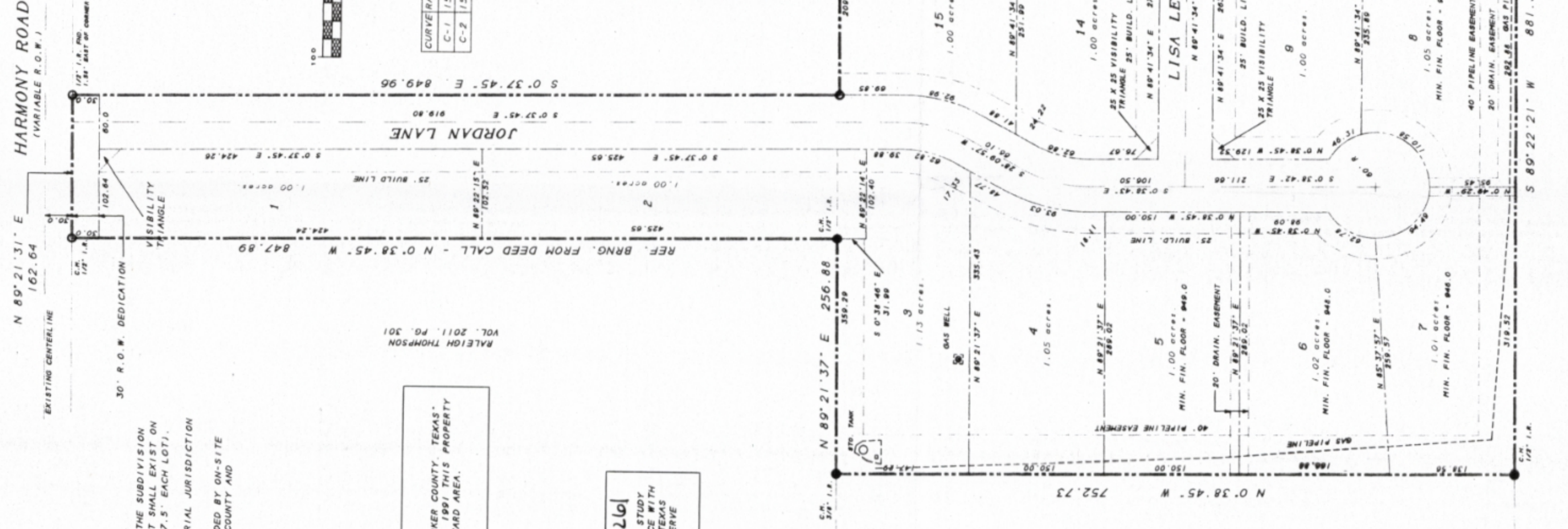
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1999 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

NOTE: Volume 2599 Page 1261

THE RESULTS OF A WATER AVAILABILITY STUDY PERFORMED ON THIS TRACT IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY, TEXAS INDICATES ADEQUATE GROUNDWATER TO SERVE THE SUBDIVISION.



VISIBILITY TRIANGLE EASEMENT (TYPICAL ALL INTERSECTIONS)



SCALE: 1" = 100'



CENTERLINE CURVE DATA

CURVE/RADIUS	LENGTH/TANGENT	BEARING	DELTA
C-1	155.00/77.90	39.79	77.06 S 13°46'03" W 26°47'32"
C-2	155.00/77.90	39.79	77.06 S 13°46'03" W 26°47'32"

J. M. BRADLEY SURVEY
ABSTRACT NO. 118
PARKER COUNTY, TEXAS

GREG & KRISTI SMITH
VOL. 2271 PG. 1126

WILLIAM & TERRY TERRY
VOL. 2141 PG. 1025

JACK & CAROL SULLIVAN
VOL. 1608 PG. 411

RIVERSONG CORP.
VOL. 2444 PG. 214

KAY GOUGE
VOL. 2256 PG. 1925

MELISSA BUCHANAN
VOL. 1420 PG. 1232

KNOW ALL MEN BY THESE PRESENTS I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN OCTOBER, 2007 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

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



OWNER/DEVELOPER
RAY FRENCH LAND CO-LTD
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FORT WORTH, TEXAS 76108
817-991-8956

RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LAKE
MINERAL WELLS, TEXAS
940-325-4613
FAX 940-325-4028

ACCT. NO: 14026
SCH. DIST: WJE
CITY: CO
MAP NO.: G17

FINAL PLAT
LOTS 1 THROUGH 15
JORDAN OAKS
BEING 18.38 ACRES OUT OF
THE J. M. BRADLEY SURVEY
ABSTRACT NO. 118
PARKER COUNTY, TEXAS

SHEET 1 OF 2