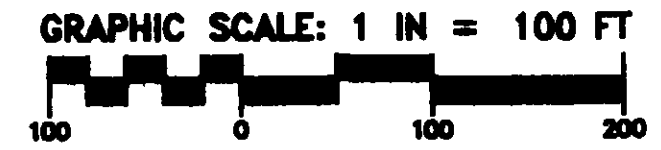
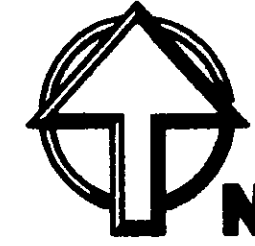
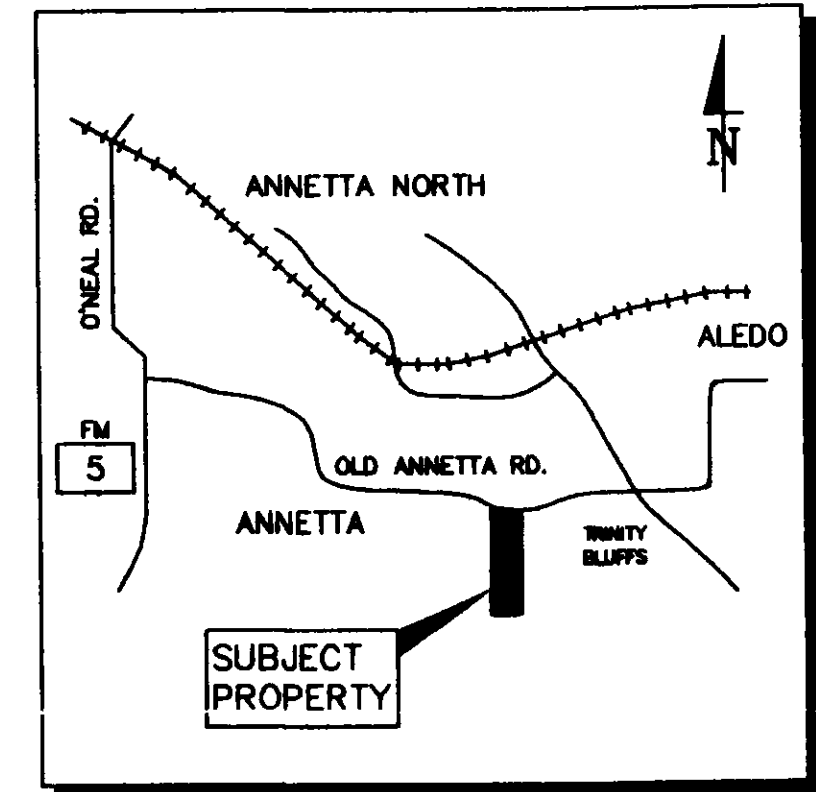


Plat cab "C" - Slide 20



LOCATION MAP



ACCT. NO.: 14976
 SCH. DIST.: ΔL
 CITY: Co
 MAP NO.: 118

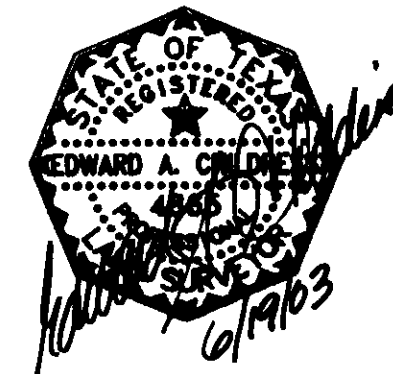
FINAL PLAT

LOTS 1-23, BLOCK 1
 McDAVID TERRACE

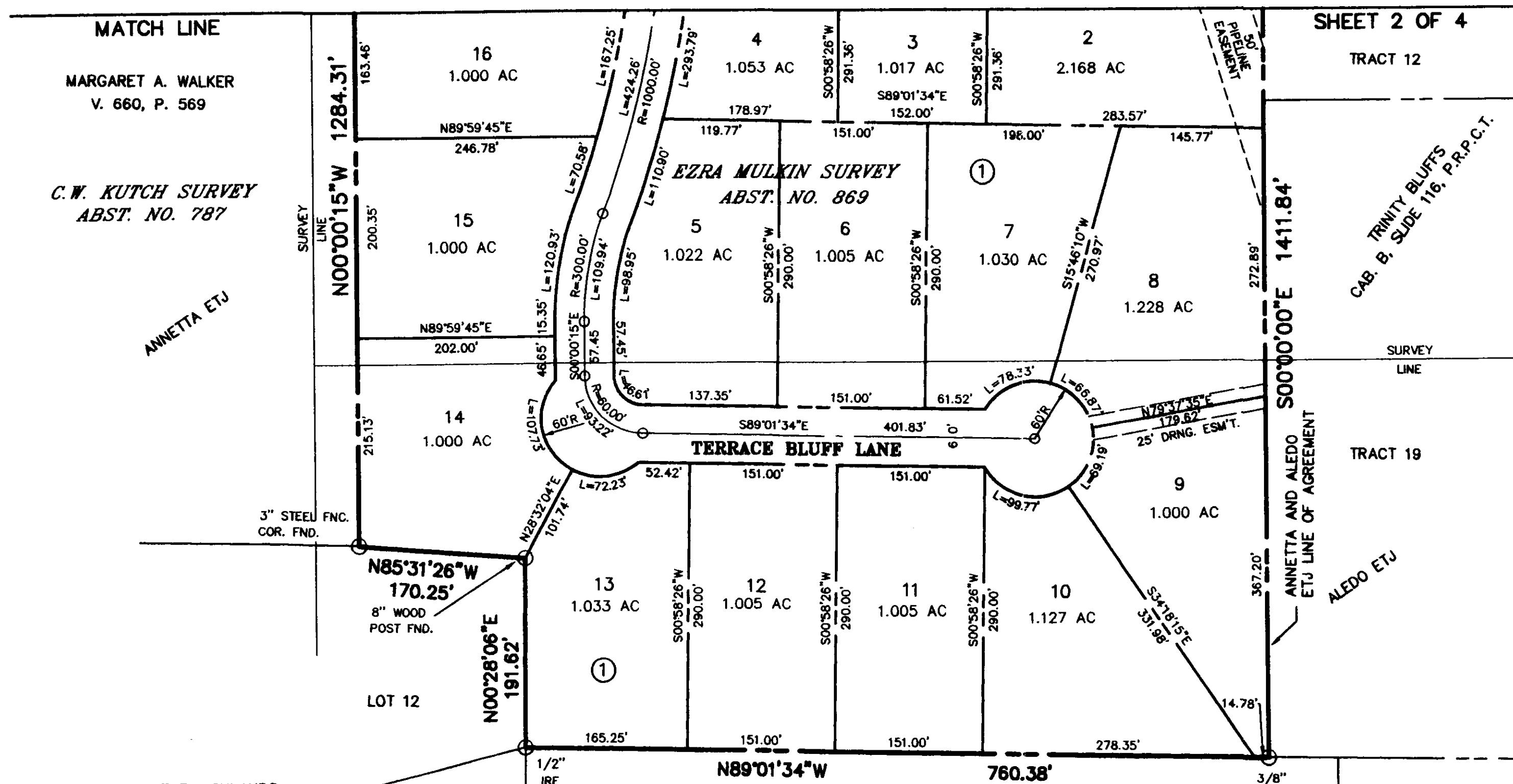
BEING 32.027 ACRES OF LAND IN THE
 J.M. SPEARMAN SURVEY, ABSTRACT NUMBER 1168,
 EZRA MULKIN SURVEY, ABSTRACT NUMBER 869 & THE
 J.P. COLE SURVEY, ABSTRACT NUMBER 2483
 PARKER COUNTY, TEXAS

PREPARED MAY 15, 2003

LandCon
 Engineers • Planners • Surveyors
 2001 Parkview Dr., Suite 200, Fort Worth, Texas, 76106-8808
 P.O. Box 10247, Fort Worth, Texas, 76188-0247
 (817) 385-0285 FAX (817) 385-8007



OWNER:
 BRAD McDAVID LAND COMPANY, LTD.
 1713 McDAVID COURT
 ALEDO, TEXAS 76008
 817.994.7918



NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND TNRC RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY.
- WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- THE PAVING, GRADING AND DRAINAGE IMPROVEMENTS SHOWN ON THIS FINAL PLAT DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY PARKER COUNTY.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE WESTERLY LINE OF TRINITY BLUFFS ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 116, PLAT RECORDS, PARKER COUNTY, TEXAS. BEARING IS N 00°00'00" E.

FILED FROM RELAYED
 OFFICIAL PUBLIC RECORDS
 On Jun 25, 2003 at 10:05A
 Document Number: 08484348
 Amount: \$6.00
 By Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was
 filed on the date and time stamped hereon by me
 and was duly recorded in the volume and page
 of the named records at: Parker County
 as stamped hereon by me.

Jun 25, 2003

JENNE MUNDON, COUNTY CLERK
 PARKER COUNTY

LAND USE DATA:

TOTAL LAND AREA --- 32.018 ACRES
 R-O-W DEDICATION --- 3,805.05 L.F.
 TOTAL LOTS --- 23
 EST. POPULATION --- 81
 MIN. LOT SIZE --- 1.000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES. 15.0' DRAINAGE & UTILITY EASEMENTS ON ALL FRONT LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 80.0' RADIUS.
- ALL FRONT BUILDING LINES WILL BE 30.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET.
- ALL ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH PARKER COUNTY STANDARDS.
- PROPERTY LOCATED IN PARKER COUNTY, TEXAS WITHIN TOWN OF ANNETTA ETJ LIMITS.