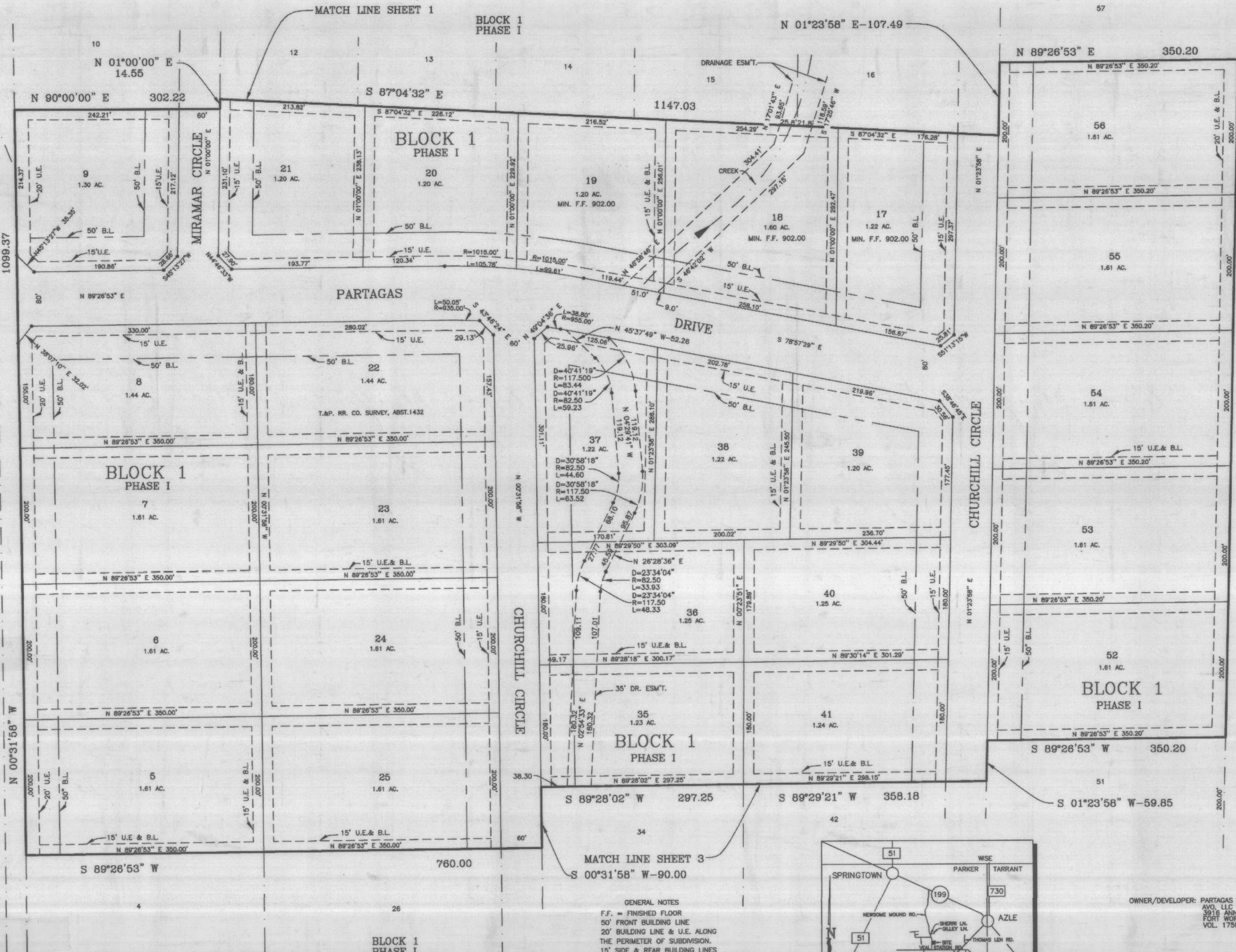


100 0 100

SCALE: 1"=100'

NEWSOM MOUND ROAD

APPROX. C/L NEWSOM MOUND ROAD



Doc 00455774 Bk DR Vol 2037 Pg 146

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Aug 23, 2002 at 04:41P

Document Number: 00455774

Event: .00

By: Monica Castro

pc B728

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 of Parker County
as stamped hereon by me.

Aug 29, 2002

Jeanne Brunson, County Clerk
Parker County



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Doug Burt

21/DEC/1998
REVISED 25/APRIL/2002

LandCon Inc.
Engineers · Surveyors · Planners

2501 Parkview Dr., Suite 200, Fort Worth, Texas, 76102-5909
P.O. Box 102247, Fort Worth, Texas, 76105-0247
(817) 335-5065 FAX (817) 335-5067

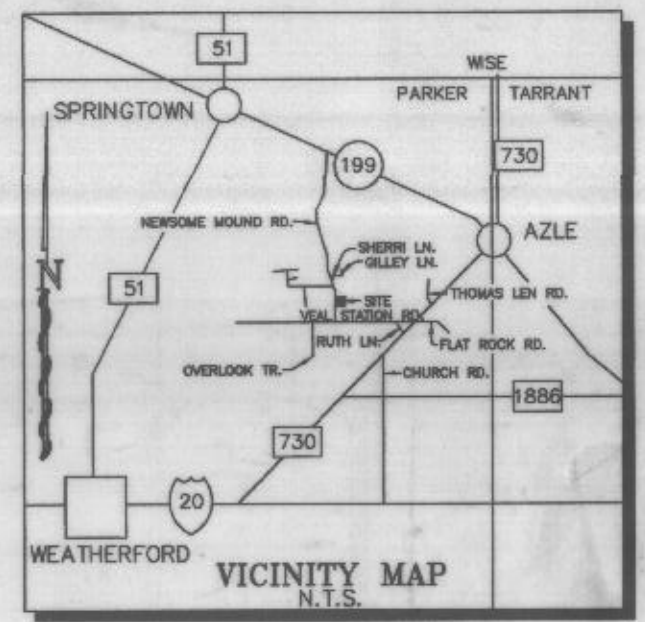
GENERAL NOTES

F.F. = FINISHED FLOOR
50' FRONT BUILDING LINE
20' BUILDING LINE & U.E. ALONG THE PERIMETER OF SUBDIVISION.
15' SIDE & REAR BUILDING LINES
15' UTILITY EASEMENT INSIDE ALL LOT LINES

ALL LOTS ON NEWSOM MOUND ROAD SHALL HAVE CIRCULAR DRIVEWAYS 5/8" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED

113.14 TOTAL ACRES
1.00 ACRE MINIMUM
68 LOTS RESIDENTIAL
8030 LINEAR FEET OF ROAD

WATER SUPPLY PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT
ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS



OWNER/DEVELOPER: PARTAGAS PROPERTIES, LTD.
AVO, LLC GENERAL PARTNER
3916 MAIN ARBOR CT
FORT WORTH, TEXAS 76109
VOL. 1750, PG. 938, D.R.P.C.T.

FINAL PLAT

LOTS 1-68, BLOCK 1
PARTAGAS ADDITION
PHASE I

AN ADDITION TO PARKER COUNTY,
TEXAS AND BEING 113.14 ACRES
OUT OF THE
T.&P. RR. SURVEY, ABST. 1432,
PARKER COUNTY, TEXAS.

SHEET 2 OF 4

FRANK COTTING
VOL. 167, PG. 26, D.R.P.C.T.
(NOT PLATTED)

pc B728