

VICINITY MAP (NOT TO SCALE)

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	308.00'	148.20'	232°13'S	148.18'	N 13°02'28"E
C-2	308.00'	293.12'	46°31'04"	286.44'	N 18°53'51"W
C-3	143.00'	107.98'	42°39'30"	105.48'	N 18°49'38"W
C-4	353.25'	207.29'	33°37'19"	204.33'	N 12°28'59"W
C-5	398.25'	288.47'	42°32'30"	289.71'	N 7°06'52"E
C-6	308.00'	203.85'	37°33'08"	199.97'	N 20°28'39"E

TANGENT TABLE

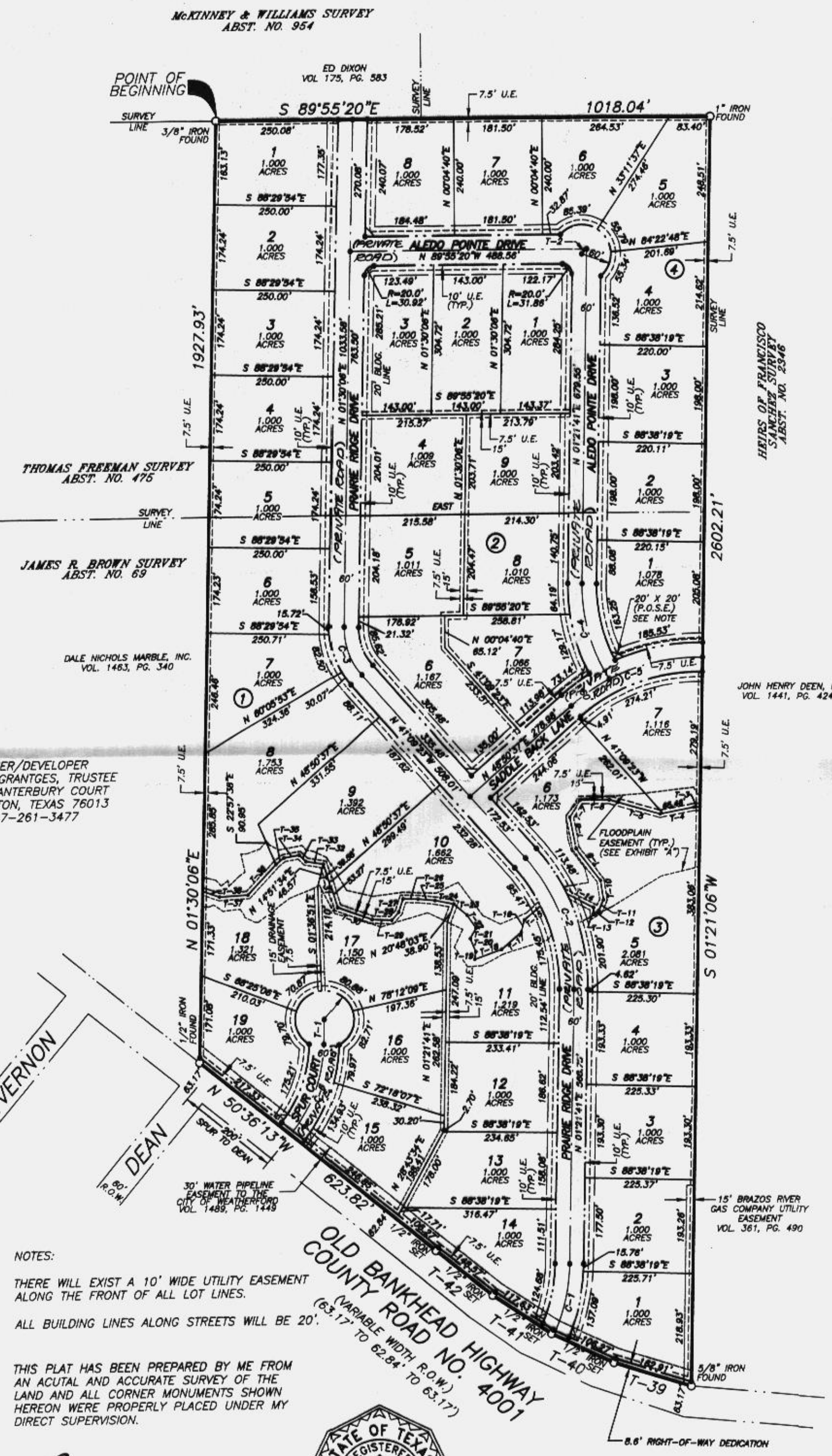
COURSE	BEARING	DISTANCE
T-1	N 01°30'06"E	91.98'
T-2	S 45°43'10"W	14.30'
T-3	S 78°41'39"W	12.48'
T-4	N 74°11'54"W	108.97'
T-5	N 89°40'42"W	58.25'
T-6	S 53°04'52"W	42.38'
T-7	S 10°56'13"E	86.05'
T-8	S 37°18'00"E	84.29'
T-9	S 23°43'44"W	23.57'
T-10	S 80°36'41"W	12.87'
T-11	N 00°20'18"E	12.33'
T-12	N 65°30'05"E	62.57'
T-13	S 50°08'08"W	43.88'
T-14	S 14°36'41"W	25.25'
T-15	S 49°10'11"W	54.32'
T-16	S 71°33'34"W	58.82'
T-17	N 09°40'18"E	15.10'
T-18	N 22°03'34"W	29.71'
T-19	N 29°58'14"E	24.29'
T-20	S 34°23'04"W	32.83'
T-21	N 50°05'31"W	33.48'
T-22	N 78°40'04"W	39.44'
T-23	N 84°30'39"W	35.14'
T-24	N 88°37'52"W	32.87'
T-25	S 18°20'10"W	28.44'
T-26	S 41°35'22"W	21.97'
T-27	N 87°22'42"W	40.71'
T-28	N 89°54'41"W	75.35'
T-29	N 18°38'13"W	92.85'
T-30	N 80°40'44"W	36.33'
T-31	N 45°32'38"W	19.25'
T-32	S 80°47'34"W	31.97'
T-33	S 51°28'11"W	21.15'
T-34	S 42°50'57"W	85.17'
T-35	S 88°33'58"W	58.87'
T-36	N 70°13'45"W	38.85'
T-37	N 23°08'45"W	165.89'
T-38	N 85°18'45"W	142.80'
T-39	N 96°31'31"W	143.88'
T-40	N 51°19'24"W	149.04'

NEAT ACREAGE FLOODPLAIN EASEMENT LOTS

LOCATION	GROSS ACRES	NET ACRES	FINISH FLOOR ELEVATION
BLOCK 1			
LOT 8	1.753	1.594	906.50'
LOT 9	1.392	1.320	906.50'
LOT 10	1.662	1.262	911.00'
LOT 11	1.383	1.010	911.00'
LOT 17	1.184	1.000	906.50'
LOT 18	1.292	1.000	906.50'
BLOCK 3			
LOT 5	2.130	1.120	915.80'
LOT 6	1.173	1.000	915.80'
LOT 7	1.116	1.025	921.00'



200 0 200 400 600
GRAPHIC SCALE - FEET
MIZELL LAND SURVEYING, INC.
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-6199 FAX: 817-441-6805



NOTES:
THERE WILL EXIST A 10' WIDE UTILITY EASEMENT ALONG THE FRONT OF ALL LOT LINES.
ALL BUILDING LINES ALONG STREETS WILL BE 20'.

THIS PLAT HAS BEEN PREPARED BY ME FROM AN ACUTAL AND ACCURATE SURVEY OF THE LAND AND ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
JULY 29, 2002



- NOTES:
- ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0225 C EFFECTIVE DATE JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
 - BEARINGS CORRELATED TO DEED CALL ALONG WEST LINE OF SITE, N 01°30'06" ACCORDING TO DEED RECORDED IN VOLUME 2018, PAGE 312, REAL RECORDS, PARKER COUNTY, TEXAS.
 - THERE WILL EXIST A 10' WIDE UTILITY EASEMENT ALONG THE FRONT OF ALL LOT LINES.
 - ALL BUILDING LINES ALONG STREETS WILL BE 20'.
 - 1/2" IRONS WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE, AND INTERSECTIONS AFTER THE COMPLETION OF ROADS.

FLOODPLAIN RESTRICTION

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 party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

SITE DRAINAGE

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A SITE GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by or adjacent to the drainageways. 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 adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary 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 defined. 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 crossing each lot is contained within the floodplain easement line as shown on the plat.

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)
NO STRUCTURE, OBJECT, OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A P.O.S.E. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.
ON NON-RESIDENTIAL ZONED LOTS, A SINGLE POLE SIGN OF NOT GREATER THAN 1 FT. (12") IN DIAMETER MAY BE ALLOWED WITHIN A P.O.S.E. EASEMENT, PROVIDED A VERTICAL UNOBSTRUCTED CLEARANCE OF 11 FT. IS MAINTAINED BETWEEN THE ADJACENT FINISHED GROUND LINE OF THE POLE TO THE UNDERSIDE OF THE SIGN.

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

SIDEWALKS
SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DIRECT ACCESS FROM SINGLE FAMILY RESIDENTIAL DRIVES ARE PROHIBITED ALONG BANKHEAD HIGHWAY.

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PCB-795

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON APR 23 2003 AT 11:24
Document Number: 00477675
Sheet: 58.00
By: Fayette Neely

Final Plat
Lots 1 through 19, Block 1
Lots 1 through 9, Block 2
Lots 1 through 7, Block 3
and
Lots 1 through 8, Block 4
PRAIRIE RIDGE ADDITION
Parker County, Texas

Being 54.250 Acres Situated In The
THOMAS FREEMAN SURVEY - ABST. NO. 475
And The
JAMES R. BROWN SURVEY - ABST. NO. 69
Parker County, Texas

ACCT. NO: 16340
SCH. DIST: AL
CITY: CO
MAP NO: M-17
ALL OF: 20475-001-000-00
20069-001-001-00

43 Lots
B 795

FILE # _____ DATE _____ THIS PLAT FILED IN CABINET B SLIDE 795 DATE

4147A