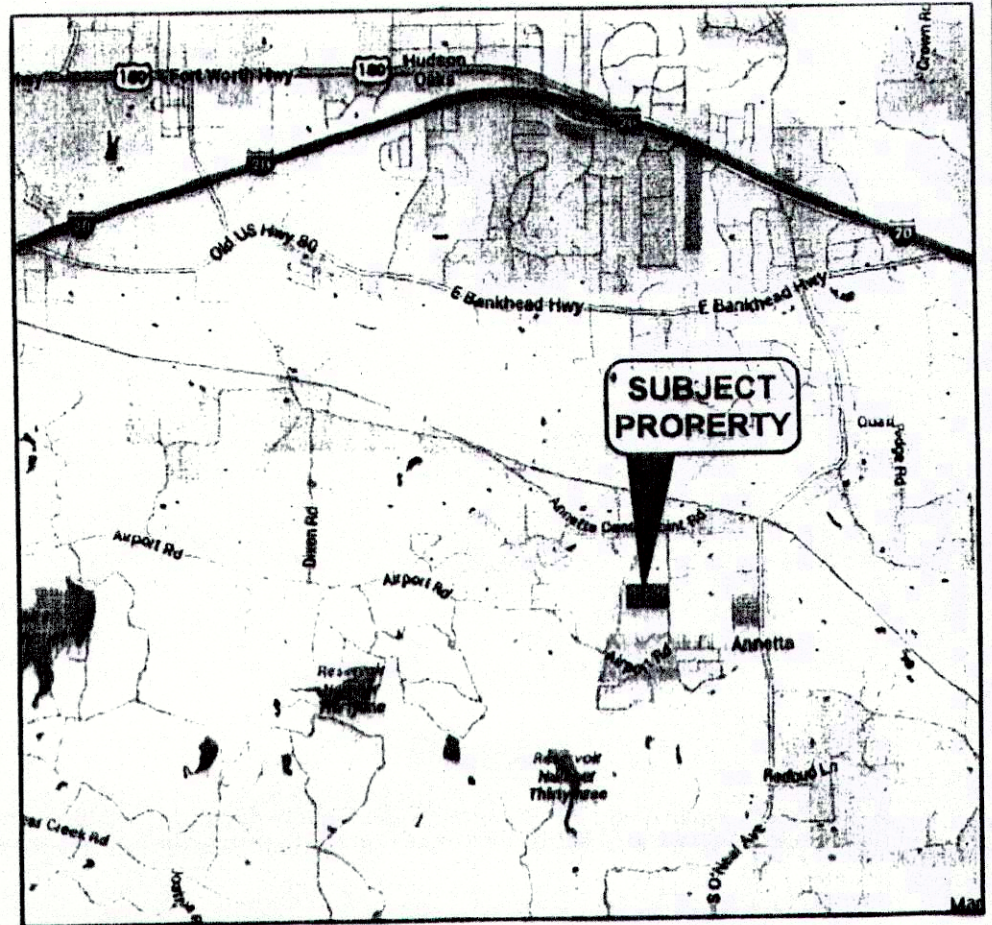


**C.C. HARDWICK SURVEY
ABST. NO. 675**

**JAMES WILLIAMS
SURVEY
ABST. NO. 1606**



GRAPHIC SCALE: 1 IN = 100 FT.



RICHARD H. SISSON
VOL. 1772, PG. 918,
D.R.P.C.T.

RICHARD F. & JANET K.
McCONNELL
VOL. 1716, PG. 357,
D.R.P.C.T.

APPROXIMATE LIMIT
OF FLOODWAY
F.I.R.M. NO. 48367C0425E

APPROXIMATE LIMIT
OF FLOODPLAIN
F.I.R.M. NO. 48367C0425E, EFFECTIVE
DATE SEPTEMBER 6, 2008

FLOOD STUDY DETERMINED FROM
BAIRD, HAMPTON AND BROWN STUDY
MARCH 2016

JOHN & LILLIE
WATERS
VOL. 597, PG. 110,
D.R.P.C.T.

JAMES LEE AND NANCY
JADA JOHNSON
VOL. 1357, PG. 576,
D.R.P.C.T.

JAMES LEE AND NANCY
JADA JOHNSON
VOL. 1357, PG. 576,
D.R.P.C.T.

DAYTON C. SHERIDAN, III
VOL. 1442, PG. 1687,
D.R.P.C.T.

FRED JAMES BANE, JR.
CLERK INST. NO. 201419274,
D.R.P.C.T.

201506785 PLAT Total Pages: 1

Note: The purpose of this Corrected Plat is to amend the
Minimum Finish Floor Elevations shown on Lots 4, 5, and 6.

ACCT. NO: 17085
SCH. DIST: AL
CITY: R-17
MAP NO.:

CORRECTED
FINAL PLAT

LOTS 1-11, BLOCK 1,
ROSEMEADE ADDITION

BEING 25.882 ACRES OF LAND IN THE
C.C. HARDWICK SURVEY, ABSTRACT NUMBER 675,
TOWN OF ANNETTA, PARKER COUNTY, TEXAS

PREPARED FEBRUARY 2015

CivilSolutions Inc
Engineers Surveyors Planners
P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax
Texas Registered Engineering Firm F-7997
Texas Licensed Surveying Firm 100062-00

- General Plat Notes**
- All streets shown are 60 feet wide public streets.
 - Water provided by individual water wells complying with T.C.E.Q. regulations.
 - On-site sanitary sewer facilities shall be installed and maintained in accordance with Parker County Rules and Regulations.
 - All front building lines are 40 feet.
 - Side lot line drainage easements as shown are 20 feet wide (10.0 feet wide on each side of the lot line), unless otherwise noted on the plat.
 - No lot shall be developed by its owner that will create drainage problems for any adjacent lot. Each lot shall receive drainage and convey drainage across its boundaries to conform generally with natural drainage courses.
 - Minimum lot size is 2 acres.
 - There is a 20 foot wide easement on all side lot lines (10 feet wide on each side of the lot lines) for oncor electric service.
 - A portion of the subject property lies within a 100 year flood plain according to Flood Insurance Rate Map 48367C0425E, revised date of Sept. 28, 2008.
 - Limits of flood plain and minimum finish floor elevations are based on the "Flood Study of Burgess Creek for Waterway Ranch, Parker County, Texas" by Baird, Hampton and Brown, Inc. dated February 2016.
 - This plat lies within the corporate limits of the Town of Annetta.

NOTE: Original Plat Recorded March 20, 2015 as Document
Number 201805314 (Cabinet D, Slide 394) of the Parker County
Official Public Records.

D-401

STREET NAME TABLE		
STREET NAME	STREET TYPE/SUFFIX	LENGTH
ROSEMEADE	COURT	953.05

The Town Council of the Town of Annetta, Texas
voted affirmatively on this 19 day of March,
2015, to approve of this plat for filing of record.

Mayor, Town of Annetta
ATTEST: *[Signature]*

SURVEYOR:
WHITFIELD-HALL SURVEYORS, INC.
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2996 fax
TX REG. SURVEYOR FIRM NO. 101385-00

OWNER/DEVELOPER:
SJ ROSEMARY DEVELOPMENT, LP
7201 HAWKINS VIEW DRIVE, SUITE 101
FORT WORTH, TEXAS 76132
(817) 737-4448

17085