D-394

C.C. HARDWICK SURVEY
ABST. NO. 675

JAMES WILLIAMS
SURVEY
ABST. NO. 1606

N

S

100 0 100 200

GRAPHIC SCALE: 1 IN = 100 FT.

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

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

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

FLOOD STUDY DETERMINED FROM
BAIRD, HAMPTON AND BROWN STUDY
MARCH 2015

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

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

N 89°55'32" E 1326.32'

722.02'

N 00°34'30" E 534.66'

S 00°33'01" E 456.21'

DUNCAN ROAD

ROSEMEADE COURT

S89°55'32"W 953.05'

MIN. F.F. 873.50

MIN. F.F. 870.00

MIN. F.F. 868.00

1 — 88,191 sq.ft. 2.02 acres

2 — 87,294 sq.ft. 2.00 acres

3 — 87,294 sq.ft. 2.00 acres

4 — 87,294 sq.ft. 2.00 acres

5 — 132,976 sq.ft. 3.05 acres

6 — 123,312 sq.ft. 2.83 acres

7 — 99,523 sq.ft. 2.28 acres

8 — 87,120 sq.ft. 2.00 acres

9 — 87,120 sq.ft. 2.00 acres

10 — 87,120 sq.ft. 2.00 acres

11 — 87,169 sq.ft. 2.00 acres

40' BLDG. LINE

10' U.E.

20' DRAIN. & UTIL. ESMT.

50' DRAINAGE EASEMENT

DRAIN. ESMT.

N 58°10'22" W 386.32'

S 42°16'35" W 512.16'

N 00°08'58" E 124.09'

S 01°34'47" W 277.81'

S 01°02'41" W 388.70'

S89°57'27"W 1330.64'

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

JAMES LEE AND NANCY JADA JOHNSON
VOL. 1357, PG. 578,
D.R.P.C.T.

KIMBERLY M. MALLEY
INSTR. NO. 201304889,
D.R.P.C.T.

SJ ROSEMARY DEVELOPMENT, LP
CLERK INST. NO. 201418736
D.R.P.C.T.

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

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

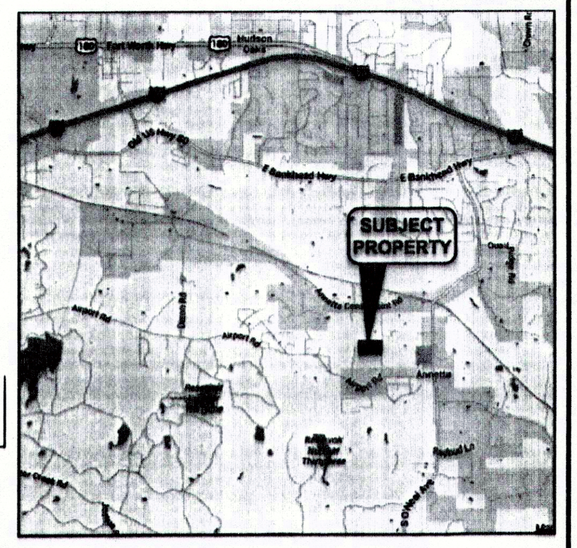
POINT OF BEGINNING

POINT OF COMMENCING

SOUTHWEST CORNER OF SAID 40.8816 ACRE TRACT

1/2" C.I.R.S. W/ RED CAP STAMPED "RPLS 4818"

5/8" I.R.F.



201505314 PLAT Total Pages: 2

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

General Plat Notes

1. All streets shown are 60 feet wide public streets.
2. Water provided by individual water wells complying with T.C.E.Q. regulations.
3. On-site sanitary sewer facilities shall be installed and maintained in accordance with Parker County Rules and Regulations.
4. All front building lines are 40 feet.
5. 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.
6. 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 it's boundaries to conform generally with natural drainage courses.
7. Minimum lot size is 2 acres.
8. 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.
9. 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.
10. 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 2015.
11. This plat lies within the corporate limits of the Town of Annetta.

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:

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/DEVEOPER:
SJ ROSEMARY DEVELOPMENT, LP
7201 HAWKINS VIEW DRIVE, SUITE 101
FORT WORTH, TEXAS 76132
(817) 737-4446

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

20675.001.003.00

PAGE ONE OF TWO

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