

NOTE:

WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

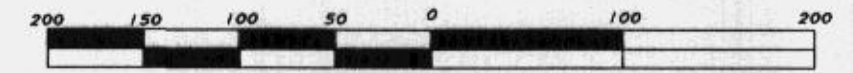
IN ACCORDANCE WITH T.N.R.C.C. REGULATIONS THERE SHALL EXIST A SANITARY EASEMENT OF 150 FT. RADIUS AROUND ALL DOMESTIC WATER WELLS.

NOTE:

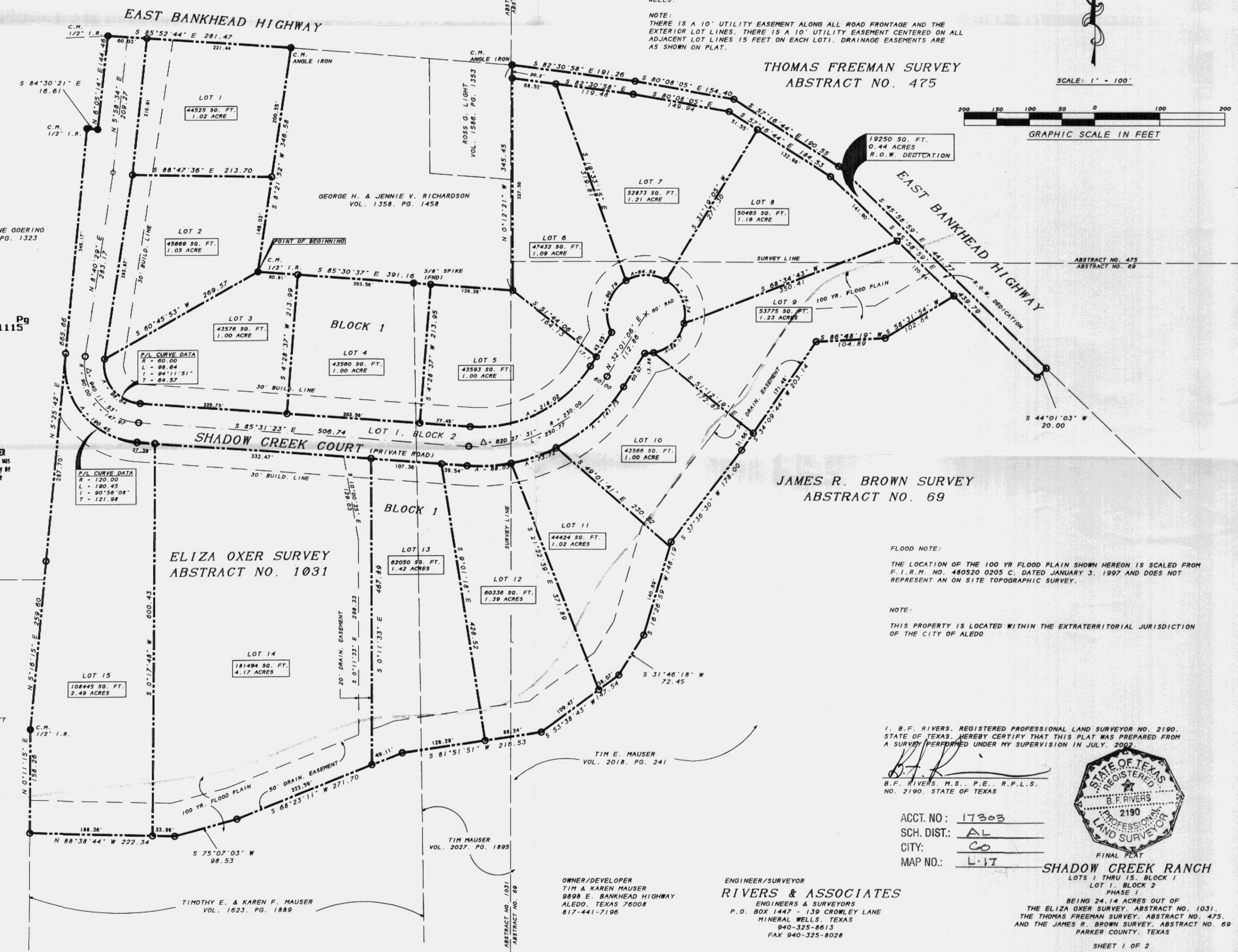
THERE IS A 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE EXTERIOR LOT LINES. THERE IS A 10' UTILITY EASEMENT CENTERED ON ALL ADJACENT LOT LINES (5 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE AS SHOWN ON PLAT.



SCALE: 1" = 100'



GRAPHIC SCALE IN FEET



THOMAS FREEMAN SURVEY
ABSTRACT NO. 475

JAMES R. BROWN SURVEY
ABSTRACT NO. 69

ELIZA OXER SURVEY
ABSTRACT NO. 1031

FLOOD NOTE:

THE LOCATION OF THE 100 YR FLOOD PLAIN SHOWN HEREON IS SCALED FROM F.I.R.M. NO. 480520 0205 C. DATED JANUARY 3, 1997 AND DOES NOT REPRESENT AN ON SITE TOPOGRAPHIC SURVEY.

NOTE:

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ALEDO

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JULY, 2002.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



ACCT. NO.: 17303
SCH. DIST.: AL
CITY: Co
MAP NO.: L-17

FINAL PLAT
SHADOW CREEK RANCH
LOTS 1 THRU 15, BLOCK 1
LOT 1, BLOCK 2
PHASE I
BEING 24.14 ACRES OUT OF
THE ELIZA OXER SURVEY, ABSTRACT NO. 1031,
THE THOMAS FREEMAN SURVEY, ABSTRACT NO. 475,
AND THE JAMES R. BROWN SURVEY, ABSTRACT NO. 69
PARKER COUNTY, TEXAS

Doc Bk Vol Pg
00473970 DR 2088 1115

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 19, 2003 at 12:50P

Document Number: 00473970

Amount \$5.00

By
Leann Franklin

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

Mar 19, 2003

JENNE BAUNSON, COUNTY CLERK
PARKER COUNTY

DANIEL COLEMAN HEWITT
VOL. 1432, PG. 375

TIMOTHY E. & KAREN F. MAUSER
VOL. 1623, PG. 1889

OWNER/DEVELOPER
TIM & KAREN MAUSER
9898 E. BANKHEAD HIGHWAY
ALEDO, TEXAS 76008
817-441-7196

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

TIM E. MAUSER
VOL. 2018, PG. 241

TIM MAUSER
VOL. 2027, PG. 1895

ABSTRACT NO. 1031
ABSTRACT NO. 69