

BUILDING SETBACK DETAIL

SCALE: 1" = 100'

GAS PIPELINE NOTES

The pipeline easements and pipeline surface areas shown herein, reflect the above ground indications (markers, signs, flags, etc.) either existing or as marked by others and is a combination of field ties and plan (GIS) information, the underground portions of which may not be as shown. The surveyor makes no guarantee that the pipelines and appurtenances shown herein comprise all such in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground pipelines shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible and as marked by others or as indicated as accurately as possible.

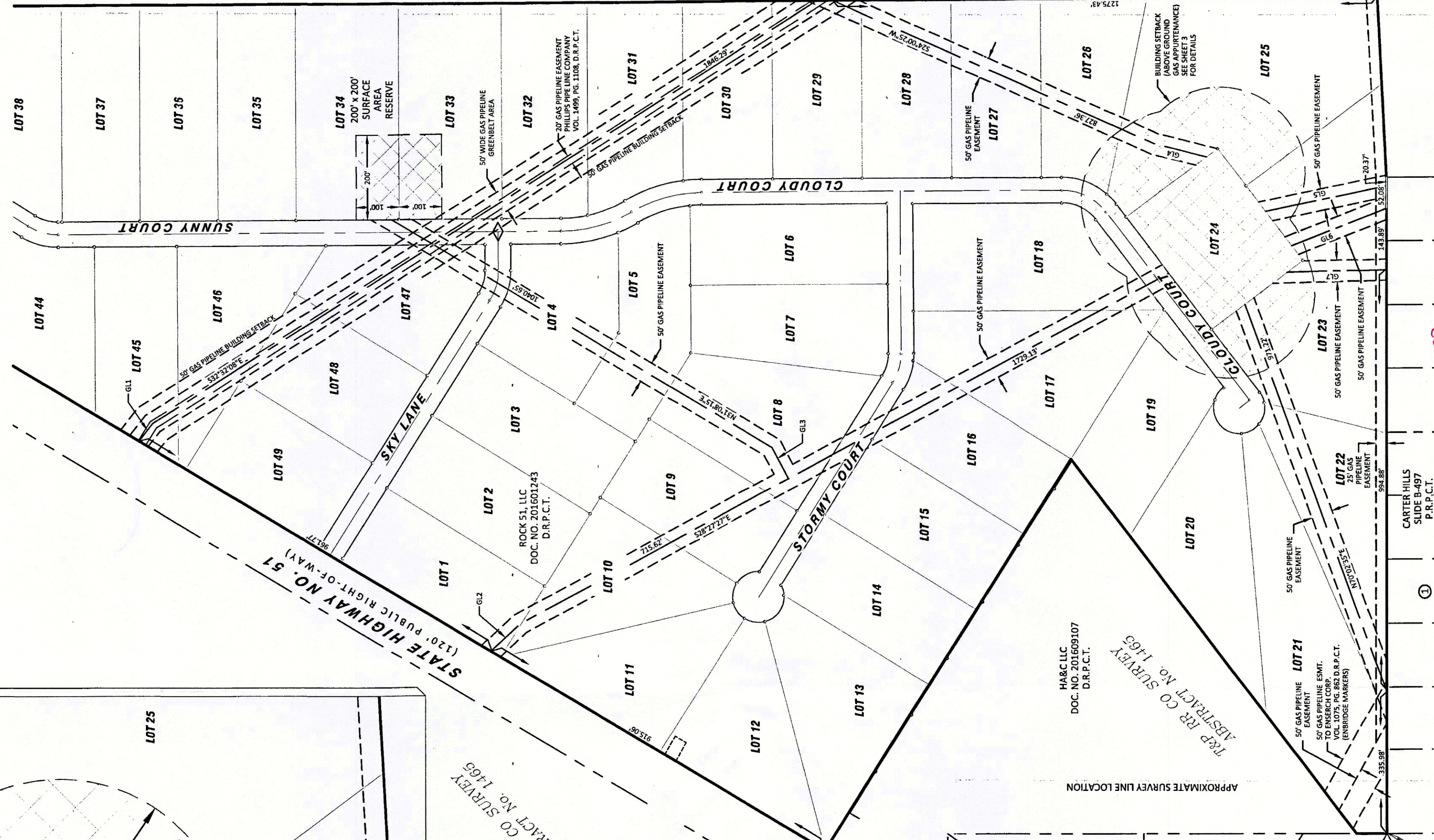
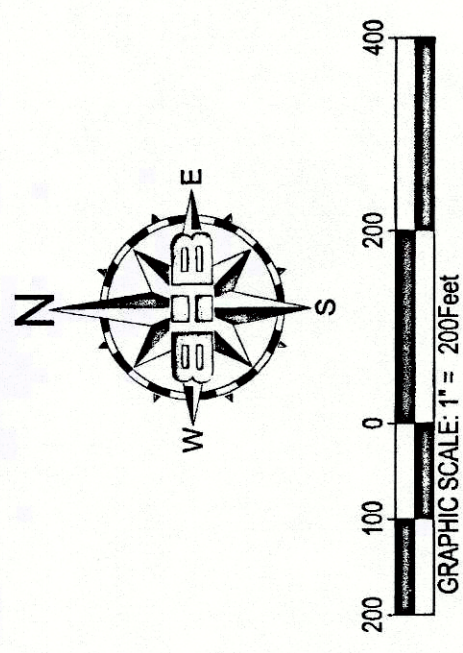
A 50.00 foot wide pipeline easement centered on the existing pipelines as marked by others and/or as provided by plan (GIS) information is herein dedicated by this plat.

This plat does not alter or remove any existing easements that affect this property and may not be shown.

This property as platted is subject to any document pertaining to oil, gas and mineral leases that affect said property that may or may not be shown and that may or may not be recorded in the Parker County Clerks Office.

A 50.00 foot building setback line and a 25.00 foot wide greenbelt area, exist each side of the existing Phillips 66 gas pipeline.

GAS LINE DATA TABLE		
NO.	BEARING	DIST
GL1	S52°18'59"E	52.76'
GL2	N43°00'41"W	94.71'
GL3	S62°03'59"W	82.99'
GL4	N13°56'53"E	124.51'
GL5	S11°53'35"E	289.06'
GL6	N21°42'09"W	238.83'
GL7	N1°42'49"W	232.32'
GL8	S21°29'22"E	101.04'
GL9	S89°31'27"E	126.66'
GL10	S78°34'11"E	137.65'
GL11	S63°33'19"E	94.49'
GL12	S85°15'40"W	56.08'



FINAL PLAT
SKY VIEW RANCH
LOTS 1 - 49, BLOCK 1
 BEING 122.167 ACRES SITUATED IN THE
 T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1465,
 THE JOSEPH S. AMOS SURVEY, ABSTRACT NO. 2090
 & HENRY P. DUBELLET SURVEY, ABSTRACT NO. 2090
 PARKER COUNTY, TEXAS
 APRIL 2018

ACCT. NO.: 17493
 SCH. DIST.: WE
 T: J-8

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 214.65.002.002.00
 201811152 11:36 AM
 05/14/2018
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

SURVEYOR:

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