

## LOCATION MAP

SCALE 1"=2000'

### LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRS 5/8" IRON ROD SET  
MARKED "A-WARD"  
IRR 5/8" IRON ROD RECOVERED  
MARKED "A-WARD"  
CENTER OF CULVERT MINIMUM SPACING 200'

BEARINGS OR DISTANCE SHOWN IN (") ARE  
PLAT OR DEED CALL

#### Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the c 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 with out the necessity at any time of procuring the permission of anyone.

ACCORDING TO MAP NO. 48367C0250F DATED May 5, 2019 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

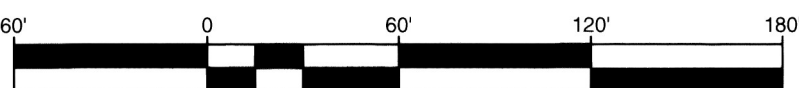
THE PURPOSE OF THE PLAT IS TO CREATE FOUR PLATTED LOTS FROM UN-PLATTED PROPERTY.

CULVERTS FOR NEW DRIVEWAY APPROACH SHALL BE A MINIMUM OF 18" DIAMETER AND 24' IN LENGTH.

POSTED SPEED LIMIT ON SANDY LANE IS 30 MILES PER HOUR. MINIMUM DISTANCE BETWEEN DRIVEWAYS IS 200 FEET.

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS. SEPTIC PROVIDED BY ONSITE SEWER FACILITIES.

LINEAR FEET OF SANDY LANE IS 1046'



A-WARD PROJECT NO: 2023-2059 SANDY LANE TIERCE ACRES

202403500 PLAT Total Pages: 1

CALLED 10.017 ACRES  
CHADWICK WILSON TATUM AND JENIFER RAE TATUM,  
CO-TRUSTEES OF THE J C FARM & RANCH TRUST  
DOCUMENT NO. 202239375

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