

VICINITY MAP
NOT TO SCALE

202026957 PLAT Total Pages: 5

JAMES E. WILLIAMS
JESSIE RUTH WILLIAMS
VOLUME 599, PAGE 409



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY RATTIKIN TITLE CO., IN TITLE COMMITMENT G.F. NO. 20-2369, DATED MAY 29, 2020.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2482, PAGE 1391, R.R.P.C.T., IS A BLANKET EASEMENT. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

FRONT BUILDING LINES VARY AND ARE SHOWN ON PLAT.

10' BUILDING LINE ALONG ALL REAR LOT LINES.

10' BUILDING LINE ALONG ALL SIDE LOT LINES.

20' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL ROADS.

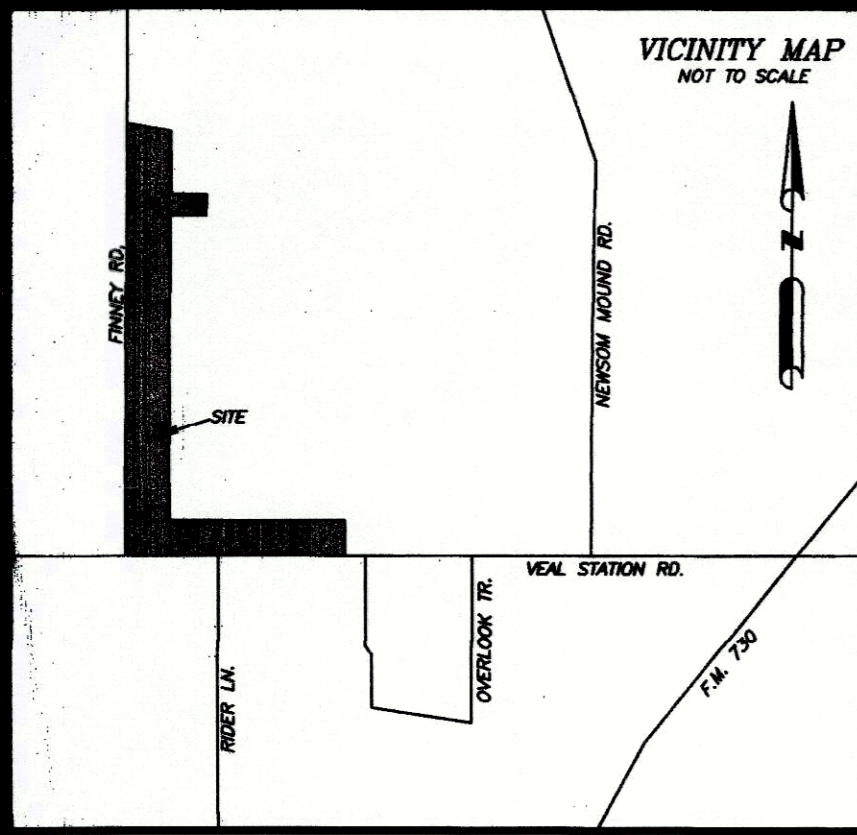
10' UTILITY EASEMENT/DRAINAGE EASEMENT INSIDE ALL REAR LOT LINES.

5' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK.

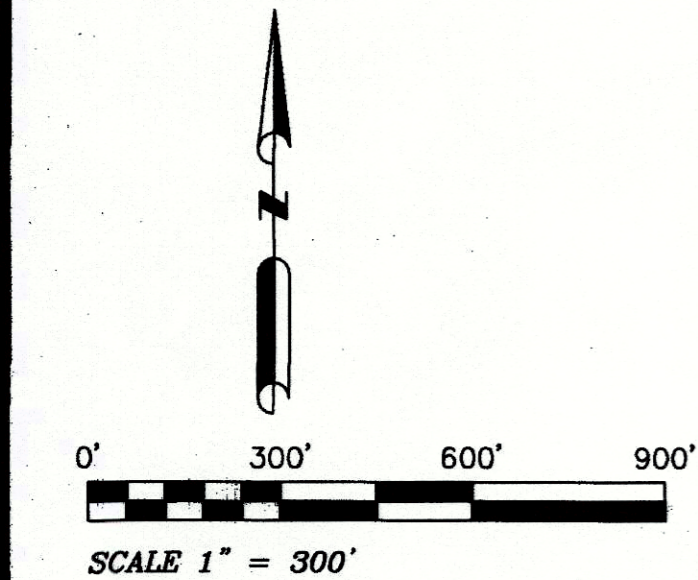
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

P.O.S.E = PUBLIC OPEN SPACE EASEMENT.



TOTAL ACRES=57.055 ACRES
OAK MEADOW ROAD=0.408 ACRES
ASH LANE=0.386 ACRES
DEDICATION TO VEAL STATION ROAD=0.14 ACRES
DEDICATION TO FINNEY ROAD=2.938 ACRES
TOTAL NO. OF RESIDENTIAL LOTS=50
OAK MEADOW ROAD=296.19'
ASH LANE=280.00'

SEE SHEETS TWO THRU FIVE
FOR LOT DETAILS AND
PIPELINE EASEMENTS.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizontandtx@gmail.com



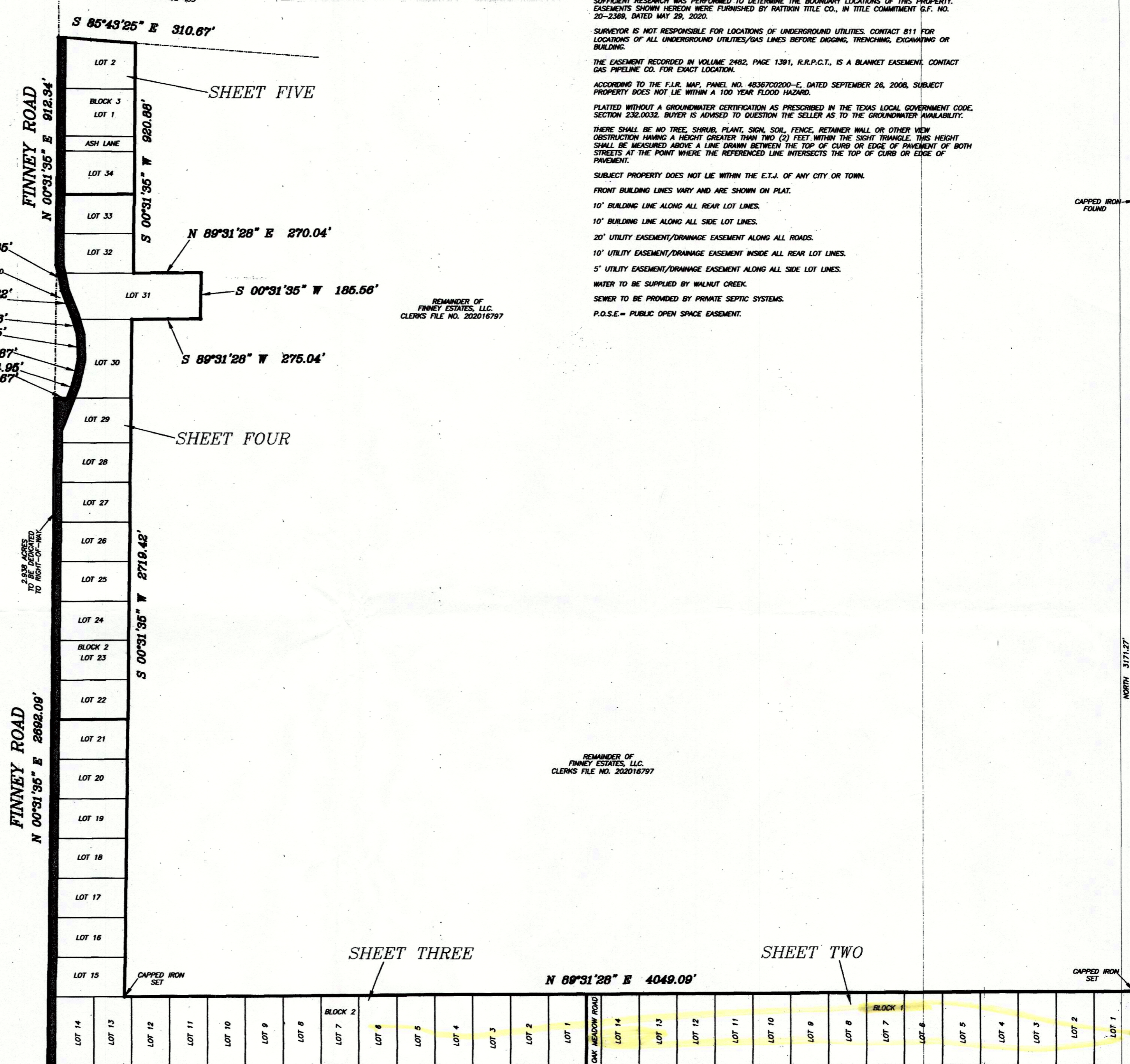
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 14, 2020

OWNER/DEVELOPER

FINNEY ESTATES, LLC.
P.O. BOX 483
HASLET, TEXAS, 76052
(817)401-0789

E 578



REMAINDER OF
FINNEY ESTATES, LLC.
CLERKS FILE NO. 202016797

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FINNEY ESTATES, LLC.
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LOT 48
HIGH VIEW OAKS, PHASE III
CABINET A, SLIDE 752

PROCKES INVESTMENTS, INC.
CLERKS FILE NO. 201605721

LAKELAND LAND DEVELOPER, LTD.
CLERKS FILE NO. 201605732

LOT 1, BLOCK 1
SOUTH 306.13'
POINT OF BEGINNING
WOOD FENCE
POST

21435.001.000.00
22431.003.000.00
22433.001.000.00
ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:
18977
AZ
L-9

0.140 ACRES
TO BE DEDICATED
TO RIGHT-OF-WAY
OVERALL LAYOUT
Lots 1 thru 14, Block 1,
Lots 1 thru 34, Block 2 &
Lots 1 & 2, Block 3,
VINTAGE OAKS, PHASE ONE
57.055 acres of land situated in the
T&P R.R. CO. SURVEY, Abstract No. 1435,
H.J. THOMPSON SURVEY, Abstract No. 2431 and the
H.J. THOMPSON SURVEY, Abstract No. 2432,
Parker County, Texas.