

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. 4836700200-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.A. 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.

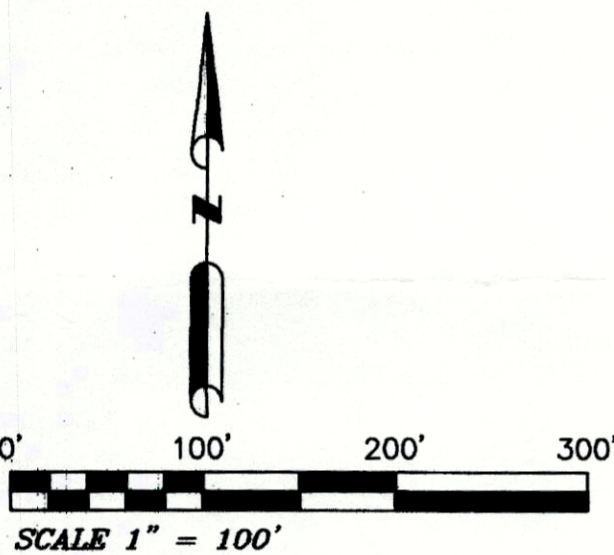
WATER TO BE SUPPLIED BY WALNUT CREEK.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

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

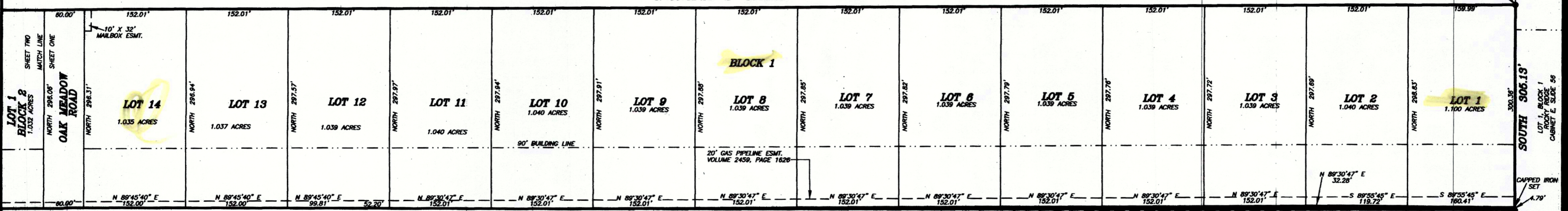
TOTAL ACRES=57.055 ACRES
 OAK MEADOW ROAD=0.408 ACRES
 ASH LANE=0.388 ACRES
 DEDICATION TO VEAL STATION ROAD=0.14 ACRES
 DEDICATION TO FINNEY ROAD=2.938 ACRES

TOTAL NO. OF RESIDENTIAL LOTS=50
 OAK MEADOW ROAD=296.19'
 ASH LANE=280.00'



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

N 89°31'28" E 4049.09'



S 89°45'40" W 4356.66'
 VEAL STATION ROAD

HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@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

21435.001-000.00
 22431.003-000.00
 22432.001-000.00

0.140 ACRES
 TO BE DEDICATED
 TO RIGHT-OF-WAY

ACCT. NO.:
 SCH. DIST.:
 CITY:
 MAP NO.:

189777
 182
 189

Final Plat Showing
 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.

CAPPED IRON FOUND

CAPPED IRON SET

CAPPED IRON SET

WOOD FENCE POST

PISCINES INVESTMENTS, INC.
 CLERKS FILE NO. 201805721

LACUMAS LAND DEVELOPMENT, LTD.
 CLERKS FILE NO. 201809732

LOT 1, BLOCK 1
 CABINET E. SLIDE 98

202027
 SHEET TWO OF FIVE