

- GENERAL NOTES:**
- All lots in this subdivision to be served by privately owned wells and septic systems.
 - All lots in this subdivision are subject to the following building line setbacks:
 Front Lots 2 - 8 = 40 feet
 Front Lot 1 = 25 feet
 Side = 15 feet
 Rear = 25 feet
 - Unless noted otherwise on the face of the plat, all lots within this subdivision have a 5' drainage and utility easement along the front, rear, and side lot lines.
 - 1/2" orange capped iron rods set stamped "Yarger 5854" at all corners unless otherwise noted.

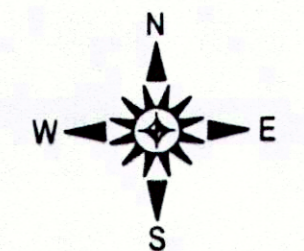
(HATCHING)=EXISTING ROAD

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

ACCT. NO.: 18997
 SCH. DIST.: WE
 CITY:
 MAP NO.: I-10

**FINAL PLAT
 LOTS 1 THROUGH 8
 WAGNER CREEK ESTATES**

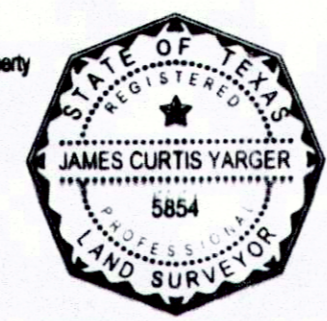
Being
 18.96 Acres Situated in the
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1469
 Parker County, Texas



STATE OF TEXAS)
 COUNTY OF PARKER)

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James Curtis Yarger
 James Curtis Yarger, RPLS
 Texas Registration No. 5854
 November 06, 2014



FLOOD NOTE:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY DATED SEPTEMBER 20, 2008 MAP NO. 48367C0275E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **D**, SLIDE **366**
 DATE _____

OWNER:
 ERIC D. HAMILTON AND
 CHRISTY L. HAMILTON
 P.O. BOX 963
 WEATHERFORD TX 76086

B
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 Consulting Engineers
 Together

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 Texas Board of Professional Land Surveying Firm #10158800
 www.barronstark.com

JOB No. 264-9251
 DATE SEPT 2014
SHEET 2 of 2