

RALPH D. KARNES
AND WIFE
GLORIA KARNES
VOL. 727, PG. 199
D.R.P.C.T.

PC C.443

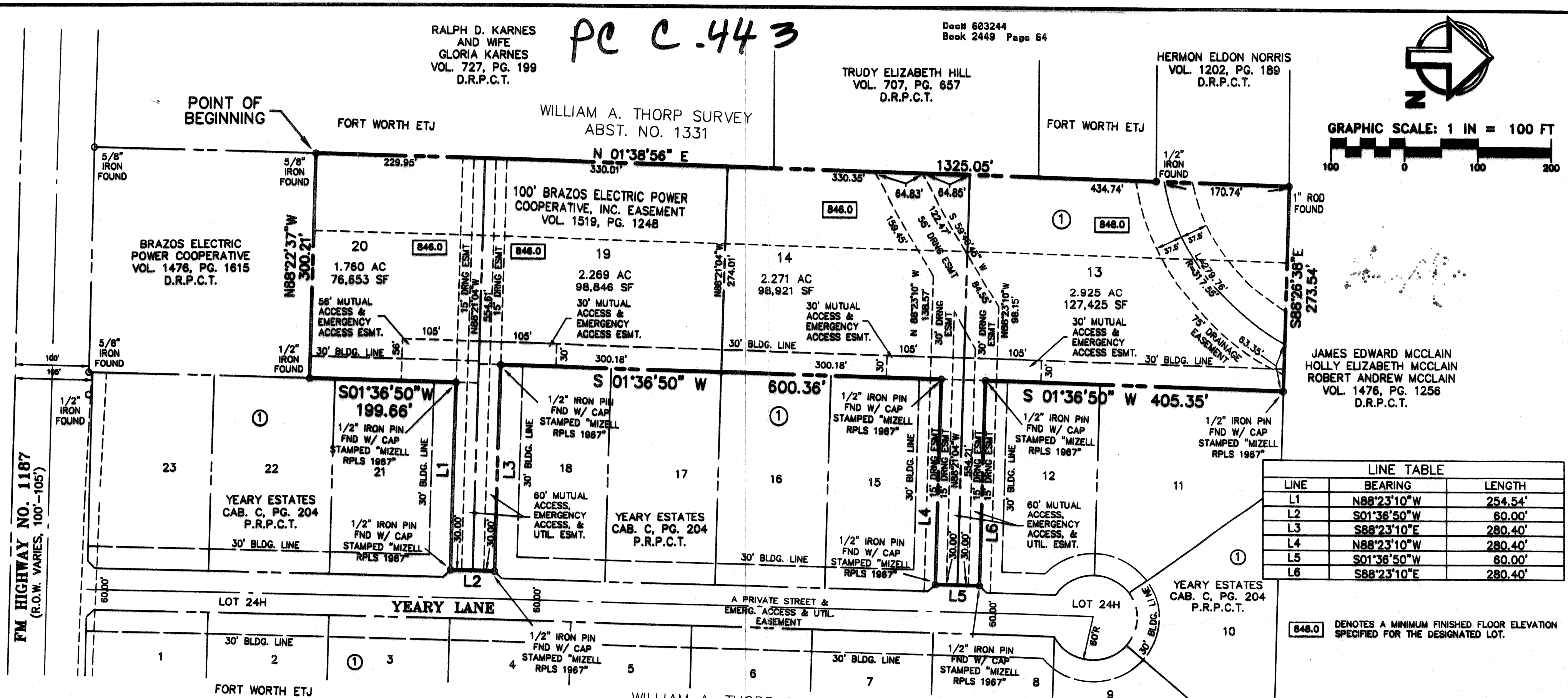
Doc# 603244
Book 2449 Page 64

TRUDY ELIZABETH HILL
VOL. 707, PG. 657
D.R.P.C.T.

HERMON ELDON NORRIS
VOL. 1202, PG. 189
D.R.P.C.T.



GRAPHIC SCALE: 1 IN = 100 FT
100 0 100 200



LINE	BEARING	LENGTH
L1	N88°23'10"W	254.54'
L2	S01°36'50"W	60.00'
L3	S88°23'10"E	280.40'
L4	N88°23'10"W	280.40'
L5	S01°36'50"W	60.00'
L6	S88°23'10"E	280.40'

848.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

NOTES

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PARKER COUNTY HEALTH DEPT. AND TCEQ RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
- 1/2" IRON PINS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.

GENERAL NOTES

- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL SIDE AND REAR LOT LINES. 15.0' DRAINAGE & UTILITY EASEMENTS ON ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- ALL FRONT BUILDING LINES WILL BE 30.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET.
- PROPERTY IS LOCATED IN PARKER COUNTY, TEXAS WITHIN THE CITY OF FORT WORTH ETJ LIMITS.

LAND USE DATA

TOTAL LAND AREA --- 9.225 ACRES
R-O-W DEDICATION --- 0.00 LF
TOTAL LOTS --- 4
EST. POPULATION --- 14 PEOPLE
MIN. LOT SIZE --- 1.000 ACRES
PROPOSED LAND USE - RESIDENTIAL

THE SUBJECT TRACT DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 480520 0020 C, EFFECTIVE DATE JANUARY 3, 1997.

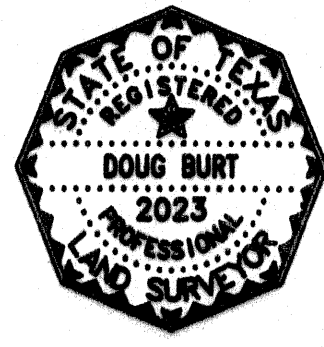
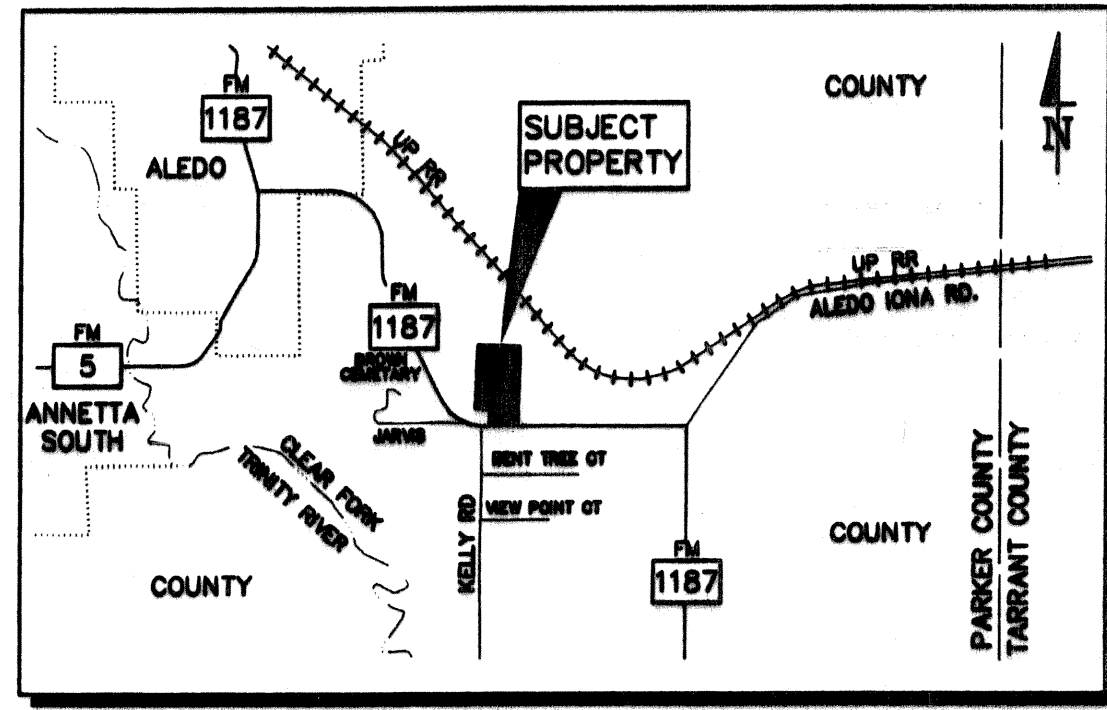
THE CITY OF FORT WORTH AND THE PARKER COUNTY COMMISSIONER'S COURT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.

THE YEARY ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES (LOT 24H), SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS AND PARKER COUNTY COMMISSIONER'S COURT FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH AND PARKER COUNTY COMMISSIONER'S COURT, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, 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 WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

LOCATION MAP



ACCT. NO.: 19920
SCH. DIST.: AL
CITY: CO
MAP NO.: M-19

SURVEYOR:
TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 76008
817.441.6199

OWNER:
STOCKMAN GROUP LLC
113 MCKINZIE LANE
WEATHERFORD, TEXAS 76087
817.371.6776

LOTS 13,14,19 & 20
BLOCK 1
YEARY ESTATES

BEING 9.225 ACRES OF LAND SITUATED IN THE WILLIAM A. THORP SURVEY, ABSTRACT NUMBER 1331 PARKER COUNTY, TEXAS

PREPARED MAY 25, 2005

FP-05-083
SHT 1 OF 2

REF PP-04-085

SD Engineering, Inc.
Site Development Engineering
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