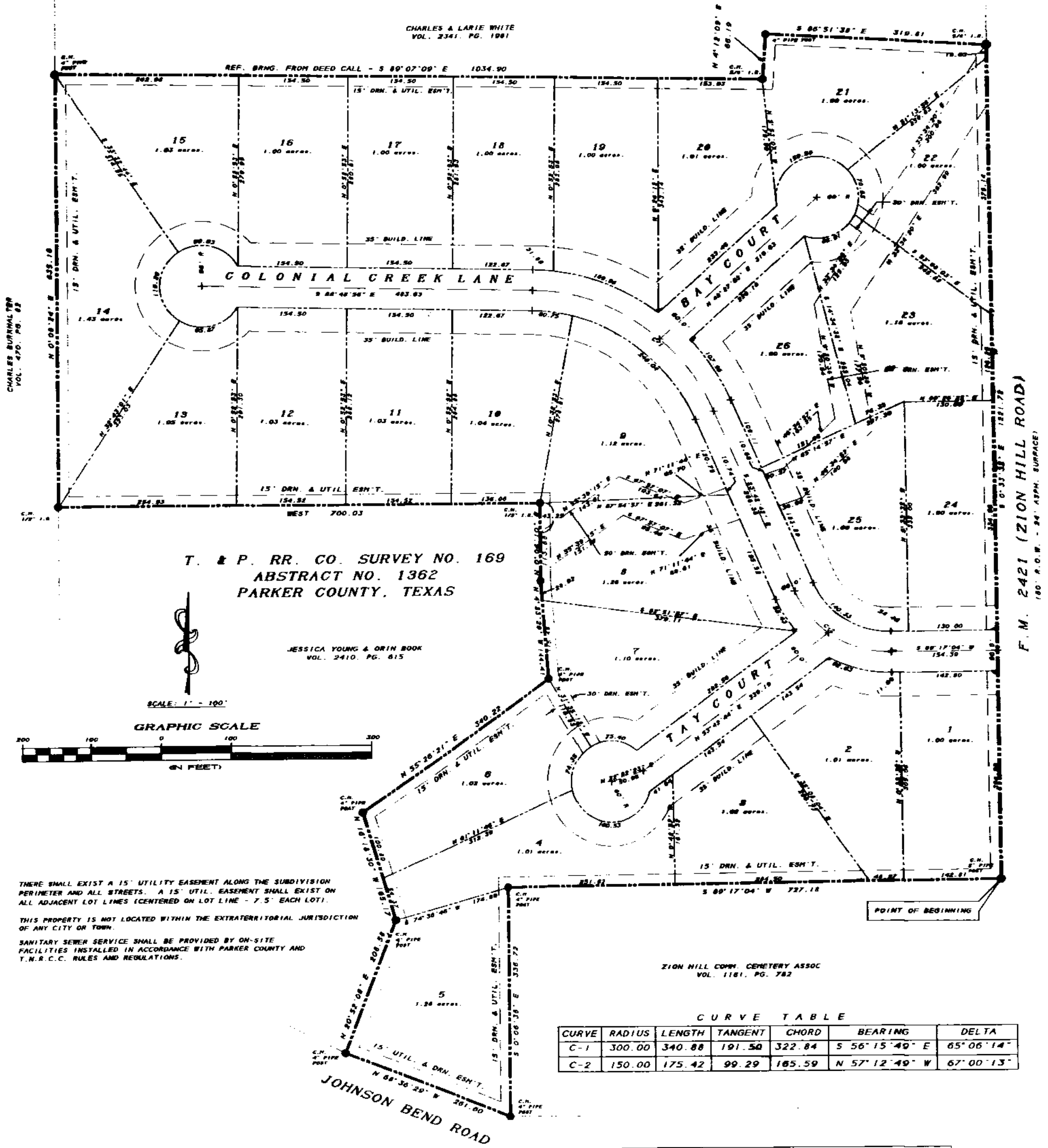


C-468

LT1-2-689577-1

LT2-2464-1124-1

CHARLES & LARIE WHITE
VOL. 2341, PG. 1981



T. & P. RR. CO. SURVEY NO. 169
ABSTRACT NO. 1362
PARKER COUNTY, TEXAS

JESSICA YOUNG & DRIN BOOK
VOL. 2410, PG. 615

SCALE: 1" = 100'

GRAPHIC SCALE



THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT).

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

SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

ZION HILL COMM. CEMETERY ASSOC
VOL. 1181, PG. 782

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00	340.88	191.50	322.84	S 56° 15' 49" E	65° 06' 14"
C-2	150.00	175.42	99.29	165.59	N 57° 12' 49" W	67° 00' 13"

FLOODPLAIN NOTE

ACCORDING TO "FLOOD INSURANCE RATE MAPS PARKER COUNTY TEXAS" PANEL NO. 480520 0200 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA

KNOW ALL MEN BY THESE PRESENTS

I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL 2006 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B. F. RIVERS, M.S. P.E. R.P.L.S.
NO. 2190, STATE OF TEXAS



OWNER/DEVELOPER
TOPLINE CUSTOM CONTRACTING INC
109 BUCKINGHAM COURT
WEATHERFORD TEXAS 76088
817 996-5866

ENGINEER/SURVEYOR

RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
940-325-8613
FAX 940-325-8028

ACCT. NO. 118-97

SCH. DIST. PE

CITY: RD

MAP NO. 118-10

DATE: 04/27/06 12:10

FINAL PLAT
LOTS 1 THROUGH 26
COLONIAL CREEK ESTATES

BEING 31.18 ACRES OUT OF
THE T & P. RR. CO. SURVEY NO. 169
ABSTRACT NO. 1362
PARKER COUNTY TEXAS

SHEET 1 OF 2