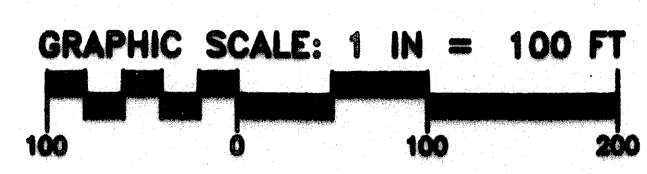
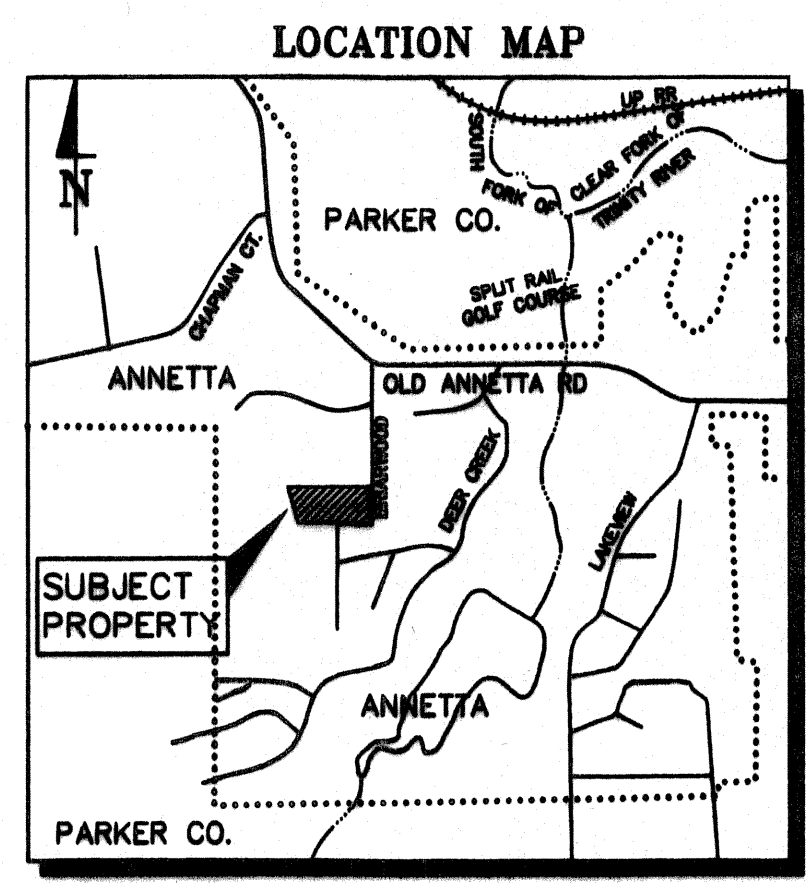
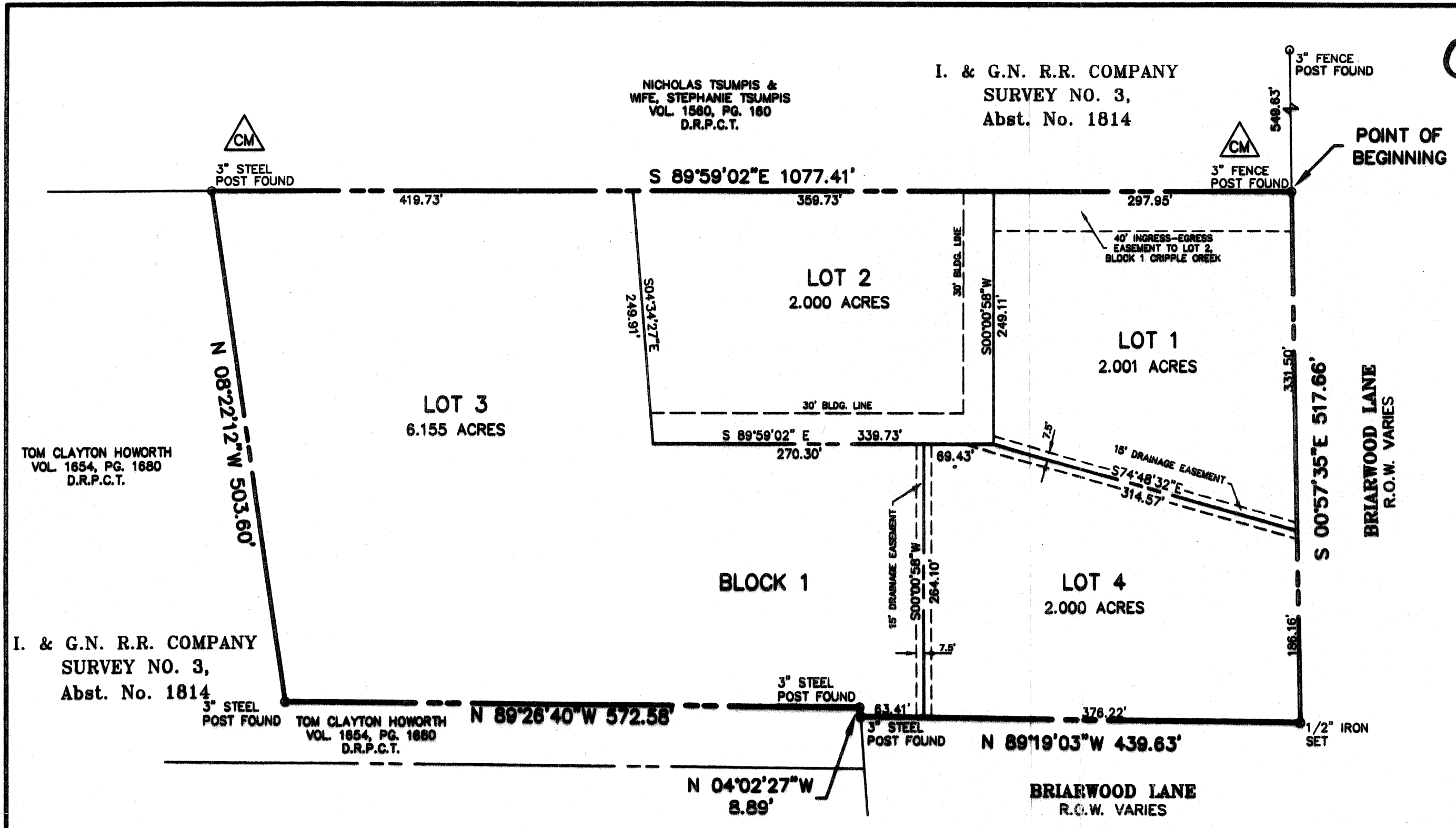


LT1-2-603825-1



LT2-2450-1031-1

C-447



TOM CLAYTON HOWORTH
VOL. 1654, PG. 1680
D.R.P.C.T.

I. & G.N. R.R. COMPANY
SURVEY NO. 3,
Abst. No. 1814

TOM CLAYTON HOWORTH
VOL. 1654, PG. 1680
D.R.P.C.T.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ANNETTA, 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 PROVING THE PERMISSION OF ANYONE.

NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PARKER COUNTY HEALTH DEPARTMENT AND TCEQ RULES AND REGULATIONS.
- WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WATER 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 THE CITY OF ANNETTA, PARKER COUNTY, TEXAS.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL.
- UTILITY EASEMENTS WILL BE 10.0 FEET INSIDE ALL SIDE AND REAR LOT LINES. 15.0' DRAINAGE AND UTILITY EASEMENTS ON ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- ALL FRONT YARD BUILDING LINES WILL BE 30.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR YARD BUILDING LINES WILL BE 10.0 FEET.
- THE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TOWN OF ANNETTA, PARKER COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4816600005 A, EFFECTIVE DATE JANUARY 3, 1997.

LAND USE DATA

TOTAL LAND AREA --- 12.156 ACRES
R-O-W DEDICATION --- 0.00
TOTAL LOTS --- 4
EST. POPULATION --- 14 PEOPLE
MIN. LOT SIZE --- 2.000 ACRES
PROPOSED LAND USE - RESIDENTIAL

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE NORTH LINE OF De LAFUENTA TRACT ACCORDING TO THE DEED RECORDED IN VOLUME 2327, PAGE 407, DEED RECORDS, PARKER COUNTY, TEXAS. BEARING IS SOUTH 89°59'02" EAST.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANDREW E. STEVENS, DO HEREBY CERIFY THAT THIS PLAT AND FIELD NOTES WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ANNETTA, TEXAS.

Andrew E. Stevens
ANDREW E. STEVENS, RPLS #5395
DATE: 4/30/2006



SURVEYOR:
STEVENS LAND SURVEYING
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
817.696.9775

CITY OF ANNETTA, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 6/15/06

BY: *Alan Zacher*
MAYOR

BY: *Vickie White*
CITY SECRETARY

ACCT. NO: 11663
SCH. DIST: AL
CITY: CO
MAP NO.: K-18
ALL OF: 21814-48-0-0
48-1-0
48-2-0

OWNERS:
LOTS 1, 2, & 4
STOCKMAN GROUP, LLC
113 MCKINZIE LANE
WEATHERFORD, TEXAS 76087
817.371.6776

LOT 3
GREGORY L. HARDIN &
AMBER HARDIN
300 BRIARWOOD LANE
ALEDO, TEXAS 76008

FINAL PLAT

**LOTS 1-4, BLOCK 1
CRIPPLE CREEK**

BEING 12.156 ACRES OF LAND SITUATED IN THE
I & GN RAILROAD CO. SURVEY NO. 3, ABSTRACT NUMBER 1814
ANNETTA, PARKER COUNTY, TEXAS

PREPARED MAY 19, 2006

SHEET 1 OF 2

PREPARED BY

SD Engineering, Inc.
Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357
(817) 441-8400 Fax (817) 441-8085
www.sd-engineering.com