

T. & P. RR. CO. SURVEY SECTION 207
AB. 1400

FRED DUVAL
VOL. 1637, PG. 1027

Doc 00491302 Bk DR Vol 2142 Pg 86

FILED AND RECORDED
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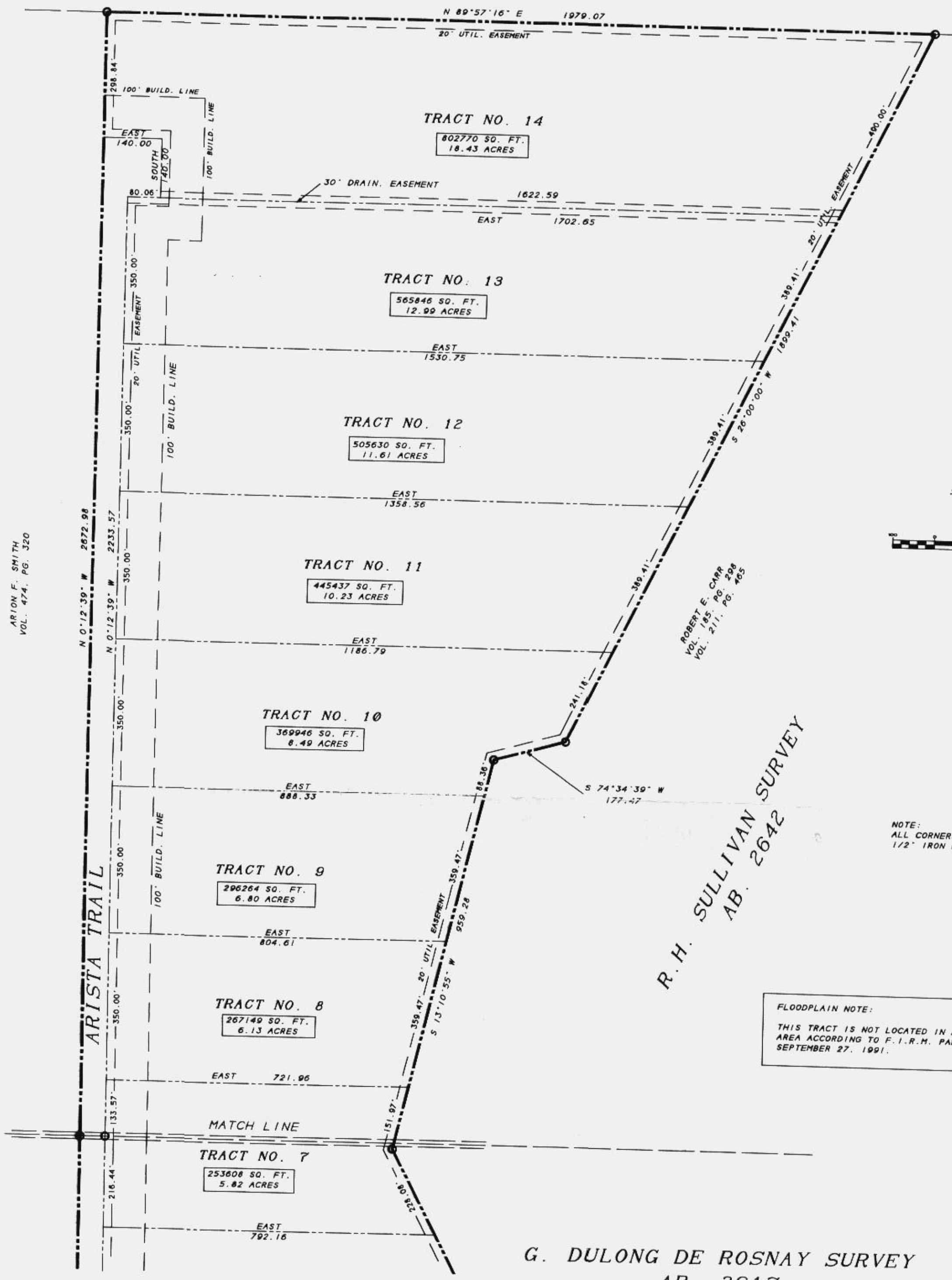
Amount: \$6.00

By
Leam Franklin

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of: Parker County
as stamped herein by me.

Aug 27, 2003

JESSE WILSON, COUNTY CLERK
PARKER COUNTY



N.P. DAVIS & A.P. ROGDEN SURVEY
AB. 2206

ARION F. SMITH
VOL. 474, PG. 320

ROBERT E. CARR
VOL. 185, PG. 208
VOL. 211, PG. 405

R.H. SULLIVAN SURVEY
AB. 2642

G. DULONG DE ROSNAY SURVEY
AB. 2617

NOTE:
ALL CORNERS MARKED WITH
1/2" IRON RODS.

FLOODPLAIN NOTE:
THIS TRACT IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD
AREA ACCORDING TO F.I.R.M. PANEL NO. 480520 0050 B DATED
SEPTEMBER 27, 1991.

NOTE:
WATER AND 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.
IN ACCORDANCE WITH T.N.R.C.C. REGULATIONS THERE SHALL EXIST A
SANITARY EASEMENT OF 150 FT. RADIUS AROUND ALL DOMESTIC WATER
WELLS.

NOTE:
THERE IS A 20' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AND THE
EXTERIOR LOT LINES. THERE IS A 20' UTILITY EASEMENT CENTERED ON ALL
ADJACENT LOT LINES (10 FEET ON EACH LOT). DRAINAGE EASEMENTS ARE
AS SHOWN ON PLAT.

PLAT CAB-C-43

OWNER/DEVELOPER
HODGES ROAD, L.P.
General Partner, MEMBER OF STALLARD YEARGAIN, L.L.C.
GENERAL PARTNER, HODGES ROAD, L.P.
131 E. EXCHANGE AVE., SUITE 103
FORT WORTH, TEXAS 76108
817-624-8350

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.: 12141
SCH. DIST.: PO
CITY: CO
MAP NO.: E-6

FINAL PLAT
ESTACADO
TRACTS 1 - 15
BEING 142.704 ACRES OUT OF
THE G. DULONG DE ROSNAY SURVEY, ABSTRACT NO. 2617
AND THE R.H. SULLIVAN SURVEY, ABSTRACT NO. 2642,
PARKER COUNTY, TEXAS
SHEET 2 OF 3