

THIS PROJECT WAS APPROVED BY THE PLAN COMMISSION AS "VISTA HILLS" UNDER FILE NO. PP-97-023

TOTAL AREA 85.372 ACRES  
UNITS 24  
DENSITY 0.28 UNITS PER ACRE  
MINIMUM LOT SIZE 3,000 ACRES

J. H. DANIEL SURVEY  
ABST. NO. 2377  
WELDON M. WALKER  
VOLUME 348, PAGE 581

GEORGE SUMMER SURVEY  
ABST. NO. 1253  
FRED McFARLAND  
VOLUME 169, PAGE 177

LOUIS MEYENBERG SURVEY  
ABST. NO. 917  
FRED McFARLAND  
VOLUME 169, PAGE 177

S. L. CROW SURVEY  
ABST. NO. 2555  
FRED McFARLAND  
VOLUME 100, PAGE 39

P. B. JONES SURVEY  
ABST. NO. 764  
#314030  
4:00PM

**FLOODPLAIN / DRAINAGEWAY RESTRICTION AND MAINTENANCE NOTE**  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN ELEVATION.  
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNRESTRICTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRaversed BY OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE DRAINAGEWAYS TRaversing THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNDESIRABLE CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

PROPOSED LAND USE IS SINGLE FAMILY WATER AND SEWER TO BE PROVIDED BY WELL AND SEPTIC TANK A 10 FEET WIDE STRIP SHALL BE RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR A PERPETUAL UTILITY EASEMENT.  
• SINGULAR PIPELINE EASEMENT IN VOLUME 281, PAGE 283, DRPCT, NOW OWNED BY SEAWAY PIPELINE COMPANY, AND OPERATED BY ARCO PIPE LINE COMPANY, 15800 J. F. KENNEDY BLVD., SUITE 300, HOUSTON, TEXAS 77032.  
[860.0] = PROPOSED MINIMUM FINISHED FLOOR ELEVATION ALL FINISH FLOOR ELEVATIONS SHOWN ARE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION  
O DENOTES 1/2" STEEL ROD UNLESS OTHERWISE NOTED

**PUBLIC OPEN SPACE EASEMENT**  
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF PAVEMENT, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., MAY BE HEREAFTER PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

PLAT RECORDED IN  
CABINET B  
SLIDE 315  
DATE 7/22/98

340930 PCB 315

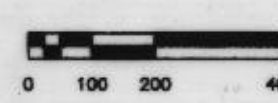
RECORDED AND FILED FOR RECORD  
4:00 PM

JUL 22 1998  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

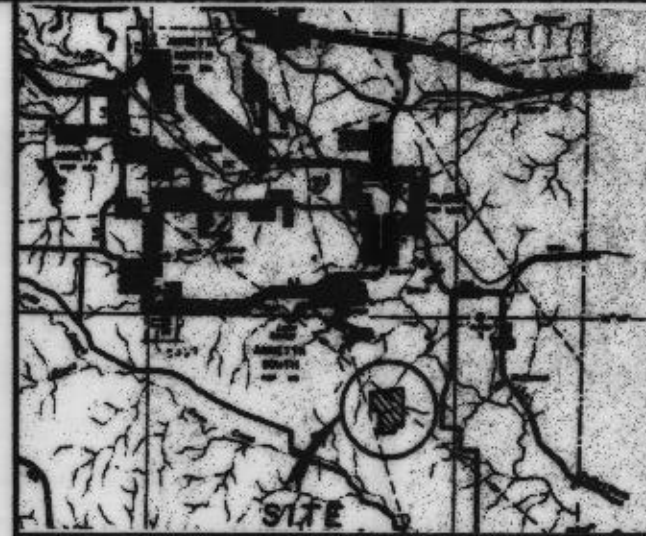
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records of Parker County as stamped herein by me.  
RECORDED JUL 22 1998  
Jeane Brunson



SCALE: 1" = 200'



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C-1	530.00	070°07'	85.88'
C-2	500.00	165°45'	148.32'
C-3	470.00	165°45'	136.24'
C-4	530.00	07°58'	91.37'
C-5	470.00	157°48'	109.89'
C-6	500.00	165°45'	148.32'
C-7	530.00	165°45'	136.24'
C-8	470.00	05°39'58"	29.53'
C-9	300.00	282°33'	148.68'
C-10	270.00	88°36'24"	403.44'
C-11	240.00	165°45'	136.24'
C-12	300.00	28°34'27"	133.91'
C-13	300.00	20°10'07"	105.60'
C-14	410.00	87°18'57"	289.04'
C-15	440.00	87°18'57"	332.14'
C-16	470.00	87°18'57"	375.24'
C-17	60.00	89°44'24"	63.98'
C-18	60.00	89°44'24"	65.10'
C-19	60.00	118°29'12"	124.06'
C-20	60.00	87°34'45"	70.77'
C-21	60.00	87°14'18"	68.22'
C-22	60.00	88°03'58"	71.78'
C-23	60.00	88°03'58"	71.78'
C-24	60.00	53°39'38"	58.14'
C-25	60.00	47°30'23"	48.75'
C-26	60.00	89°05'28"	73.35'
C-27	60.00	89°44'24"	65.03'
C-28	60.00	140°09'37"	148.78'



LOCATION MAP  
SCALE: 1" = 2 MILES

# FINAL PLAT TRACTS 1 - 24 HIGHLAND RANCH ESTATES PHASE 1

FEBRUARY, 1998  
SHEET 1 OF 2  
BEING 85.372 ACRES OUT OF THE  
J. H. DANIEL SURVEY, ABSTRACT NO. 2377  
PARKER COUNTY, TEXAS

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 1998, AND THAT THE LOT CORNERS WILL BE SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant, III  
4.20.98  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR #4151

CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION  
NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 6 MONTHS OF DATE OF APPROVAL.  
FP-98-23  
PLAT APPROVAL DATE 4-20-98  
Jeane Brunson  
Clerk  
John A. Grant, III  
Secretary

**OWNER**  
S.S.S. TENANCY IN COMMON  
2901 STANLEY AVENUE  
FORT WORTH, TEXAS 76110  
817-921-3081

THE STATE OF TEXAS  
COUNTY OF PARKER  
I, JEANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF June 1998, AT 4:00 O'CLOCK P.M., AND DULY RECORDED IN THE RECORDS OF SAID COUNTY IN PLAT CABINET B, PAGE 90.  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 11 DAY OF June 1998.

JEANE BRUNSON, COUNTY CLERK  
PARKER COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 11 DAY OF June 1998.

*Ben Long*  
BEN LONG  
COUNTY JUDGE  
*Mack Dobbs*  
MACK DOBBS  
COMMISSIONER #2  
*Charlie Horton*  
CHARLIE HORTON  
COMMISSIONER #3  
*Rena Peden*  
RENA PEDEN  
COMMISSIONER #4

**Grant Engineering**  
Engineers Surveyors Planners  
3244 Hampshire Fort Worth, Texas 76110 817-923-3131