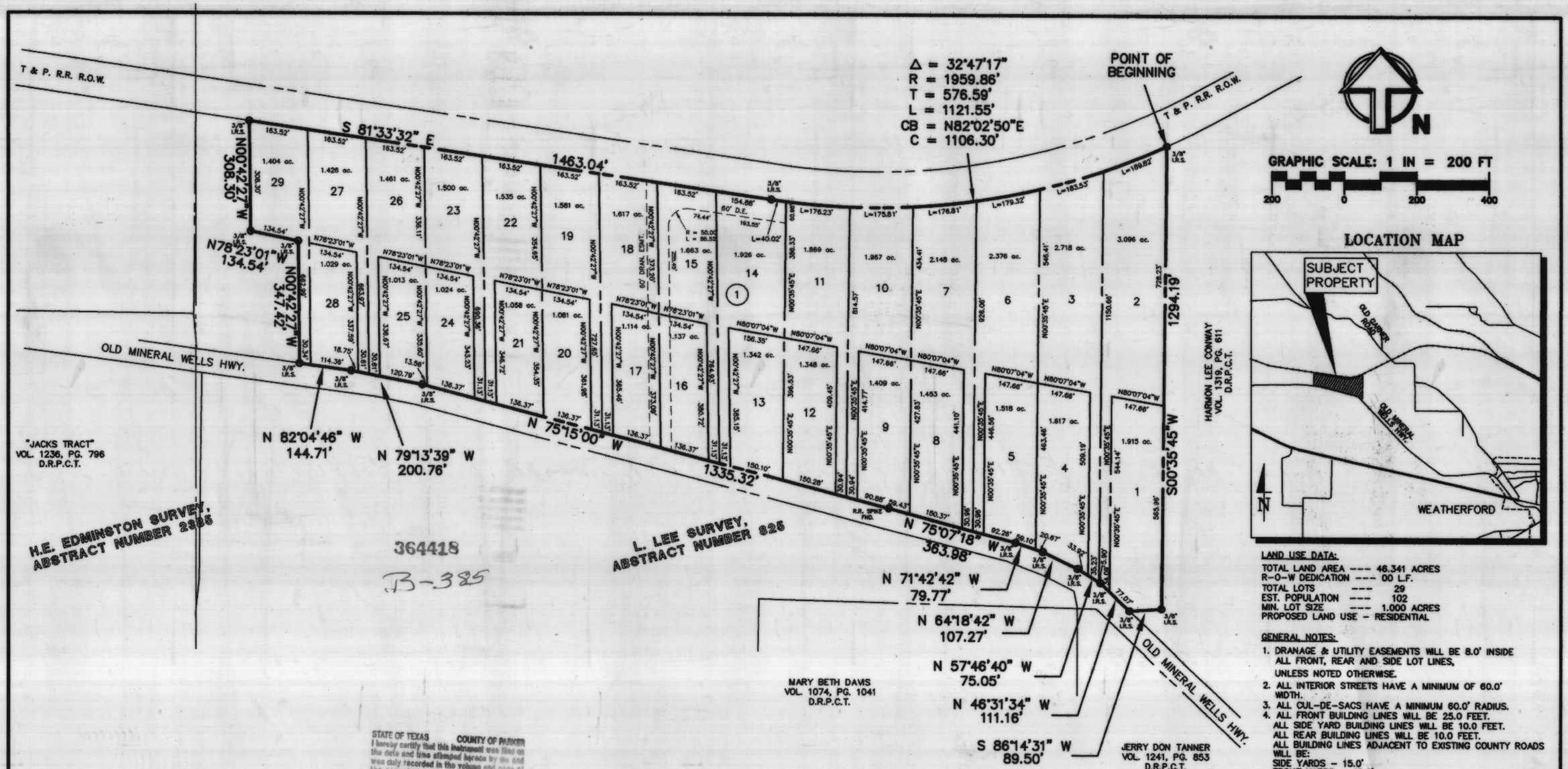

N

GRAPHIC SCALE: 1 IN = 200 FT

200 0 200 400

LOCATION MAP

LAND USE DATA:

TOTAL LAND AREA ---- 46.341 ACRES
R-O-W DEDICATION ---- 00 L.F.
TOTAL LOTS ---- 29
EST. POPULATION ---- 102
MIN. LOT SIZE ---- 1.000 ACRES
PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

1. DRANAGE & UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE: SIDE YARDS - 15.0' FRONT YARDS - 40.0'

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED JUN 9 1999

(SEAL)

Jeane Brunson
County Clerk

RECEIVED AND FILED FOR RECORD
10:05 O'Clock A M
JUN 9 1999
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By _____ Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNINFORCEABLE UNDER FEDERAL LAW.

NOTE:
NO PORTION OF THE SUBJECT TRACT LIES WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR PARKER COUNTY, TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL NUMBER 480520 0200 B, EFFECTIVE DATE SEPT. 27, 1991 AND COMMUNITY PANEL NUMBER 480520 0125 C, EFFECTIVE DATE JANUARY 3, 1997

NOTE:

ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (3/8) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

OWNER:
W.C.W., L.P.
3220 SOUTHLAKE BLVD. SUITE C
SOUTHLAKE, TEXAS 76092
(817) 379-6565

SURVEYOR:
EUGENE ANGERMAN SURVEYING
P.O. BOX 993
STEPHENVILLE, TEXAS 76401
(254) 965-4444

FINAL PLAT
LOTS 1-29, BLOCK 1,

OLD BANKHEAD ACRES

PHASE ONE

BEING 46.341 ACRES OF LAND IN THE
L. LEE SURVEY, ABSTRACT NUMBER 825
PARKER COUNTY, TEXAS

PREPARED MARCH 12, 1999

LandCon Inc.
Engineers · Surveyors · Planners
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5003
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067

SHEET ONE OF TWO

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E-760 /99010 /MS /02-26-99 /FP-BH1