D145

Doc# 773766
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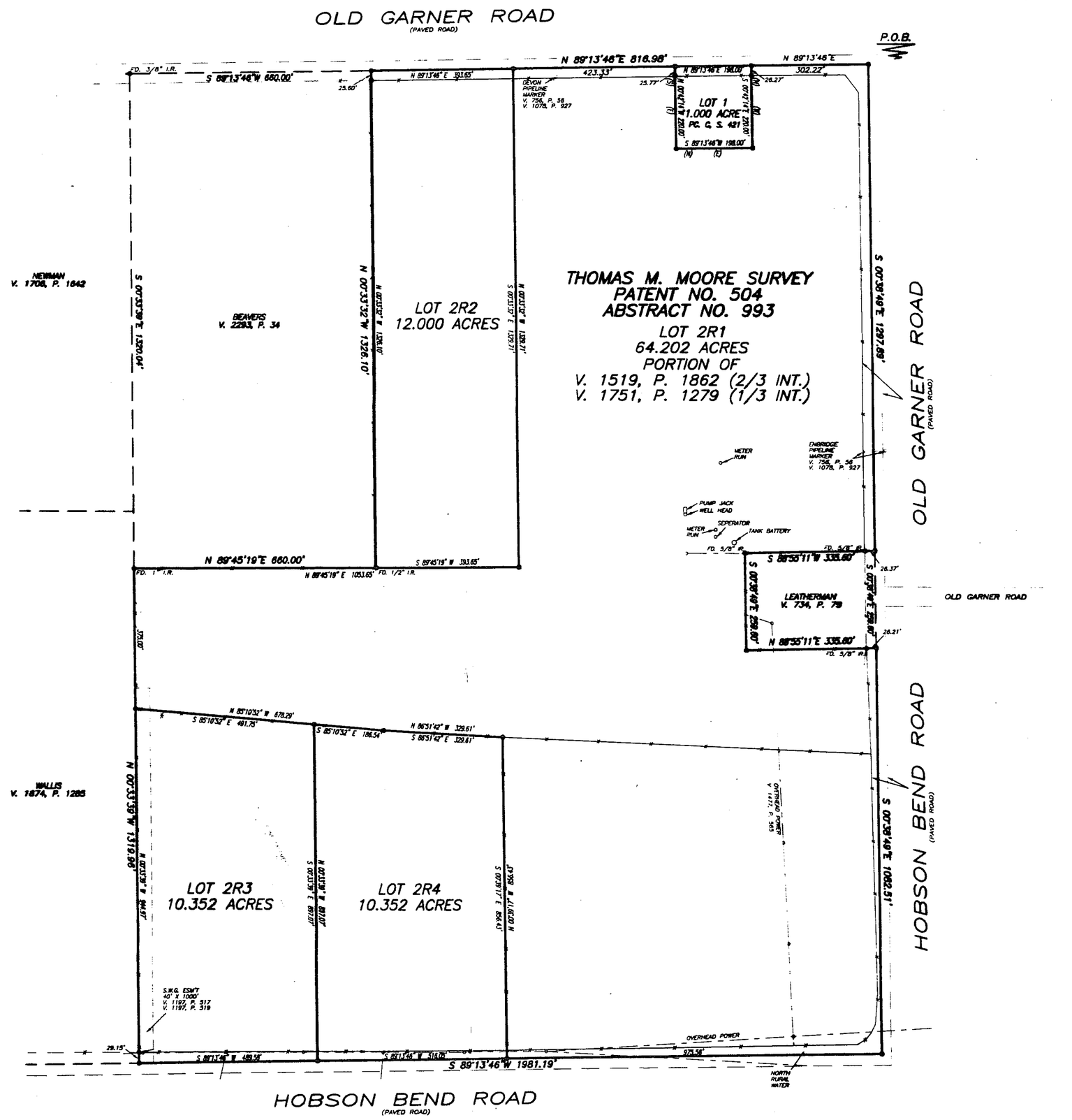


ACCT. NO : _____
SCH. DIST.: _____
CITY: _____
MAP NO.: _____

NORTH

OWNER/DEVELOPER:
ROYCE & KATHLEEN LEATHERMAN
8099 OLD GARNER ROAD,
TEXAS 76088

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086

200 0 200 400 600
GRAPHIC SCALE – FEET
1" = 200'

NOTES:

1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 48367C 0250 E, DATED SEPTEMBER 26, 2008.

2) APPROXIMATELY 131,551 SQUARE FEET BEING 3.02 ACRES LYING IN COUNTY ROAD (OLD GARNER ROAD & HOBSON BEND ROAD).

3) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, CALL UTILITY PROVIDERS AND/OR 1-800-DIG-TESS, BEFORE CONSTRUCTION.

4) WATER WILL BE PROVIDED BY PUBLIC WATER SUPPLY. (NORTH RURAL WATER SUPPLY)

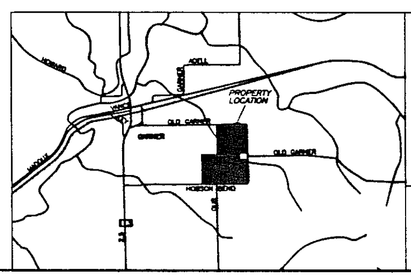
5) SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.

6) BEARINGS CORRELATED TO THE CALCULATED WEST LINE OF THAT CERTAIN 20 ACRES TRACT OF LAND DESCRIBED IN V. 2293, P. 34, R.P.R.P.C.T..

7) ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

8) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

9) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.



REPLAT
LOT 2R1 THRU LOT 2R4
A.V. MCDONALD ESTATES

AN ADDITION TO PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 2, A.V. MCDONALD ESTATES
ACCORDING TO THE PLAT AS RECORDED IN
PLAT CABINET C, SLIDE 421
PLAT RECORDS, PARKER COUNTY, TEXAS
MAY 2011

CARTER SURVEYING & MAPPING
Weatherford, TX 76086
110 A Palo Pinto Street
817-594-0400 FAX: 817-594-0403