Doc# 603163
Book 2448 Page 1731

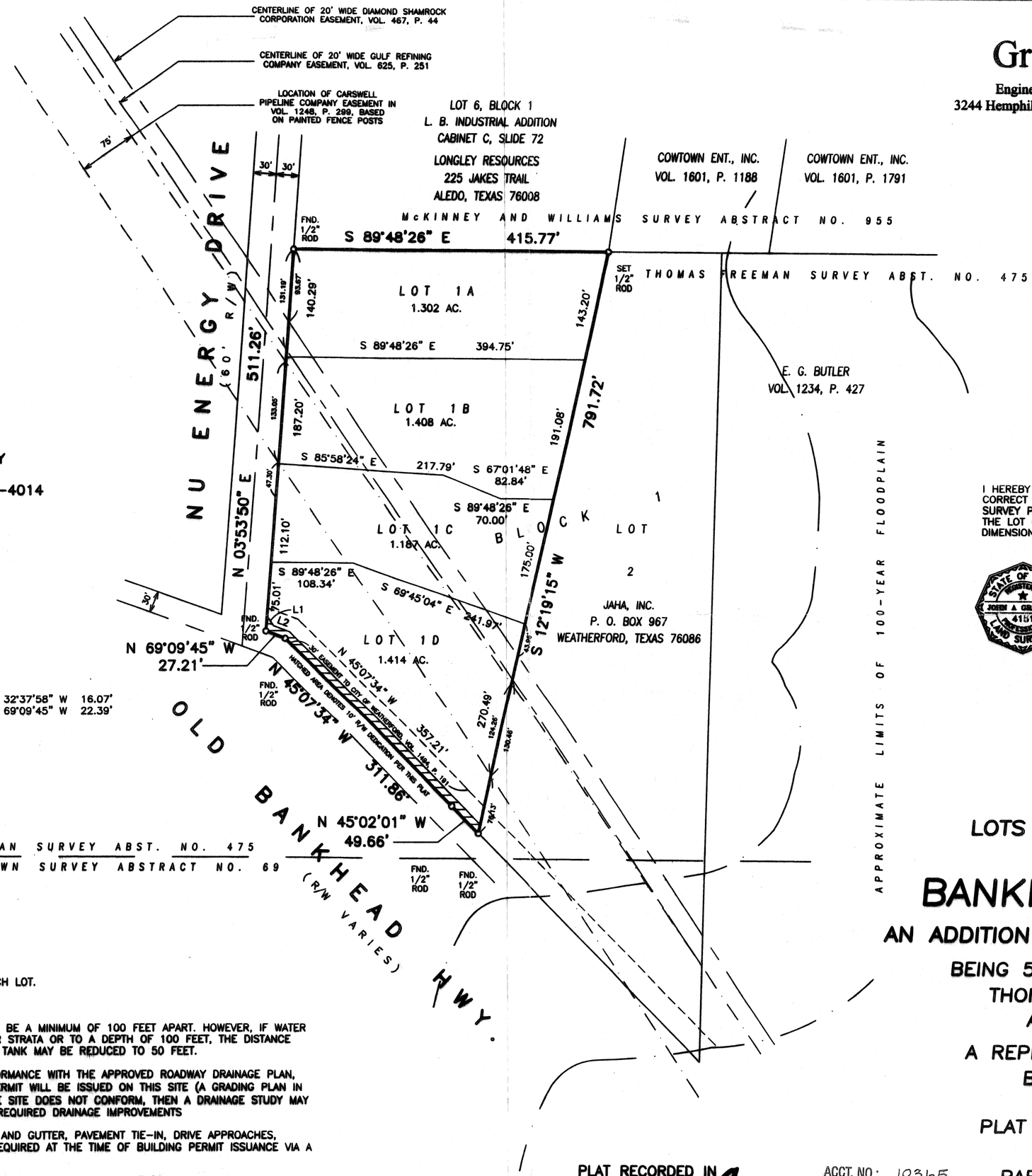
LT1-2-603163-1

LT2-2448-1731-2

Doc# 603163 Fees: $70.00
06/29/2006 2:32PM # Pages 2
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Grant Engineering, Inc.

Engineers — 3244 Hemphill Street
Surveyors — Fort Worth, Texas 76110-4014
Planners — 817-923-3131



L1 N 32°37'58" W 16.07'
L2 N 69°09'45" W 22.39'

SURVEYOR:

GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4111 FAX

OWNER:

CHARLIE CALHOUN
10201 BANKHEAD HIGHWAY
ALEDO, TEXAS 76008
817-441-0200 VOICE
817-441-0205 FAX

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: 3-31-06

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 JUNE, 2005, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

STATE OF TEXAS — REGISTERED — JOHN A. GRANT III — 4151 — PROFESSIONAL — LAND SURVEYOR

John A. Grant III 3-27-06

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

FINAL PLAT

LOTS 1A, 1B, 1C AND 1D
BLOCK 1

BANKHEAD ADDITION

AN ADDITION IN PARKER COUNTY, TEXAS

BEING 5.402 ACRES OUT OF THE
THOMAS FREEMAN SURVEY
ABSTRACT NO. 475

A REPLAT OF LOT 1, BLOCK 1
BANKHEAD ADDITION
AS RECORDED IN
PLAT CABINET C, SLIDE 111
PLAT RECORDS
PARKER COUNTY, TEXAS

JANUARY, 2006
4 NON-RESIDENTIAL LOTS

NOTES

1. WATER SERVICE BY PRIVATE WELL ON EACH LOT.

2. SEWER BY INDIVIDUAL SEPTIC TANKS.

3. WATER WELLS AND SEPTIC TANKS ARE TO BE A MINIMUM OF 100 FEET APART. HOWEVER, IF WATER WELL IS ENCASED IN CEMENT TO THE WATER STRATA OR TO A DEPTH OF 100 FEET, THE DISTANCE BETWEEN THE WATER WELL AND THE SEPTIC TANK MAY BE REDUCED TO 50 FEET.

4. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS

5. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

6. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP WITH THE FOLLOWING DESIGNATION:
ZONE X COMMUNITY 480520 PANELS 0205-C & 0225-C EFF. DATE 1-03-97

7. THIS PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH,

PLAT RECORDED IN
PLAT CABINET C
SLIDE 441
DATE _____

ACCT. NO: 10365
SCH. DIST.: AL
CITY: CO
MAP NO.: L-17

PREVIOUS CASE NUMBER FS-004-300

FS-006-026