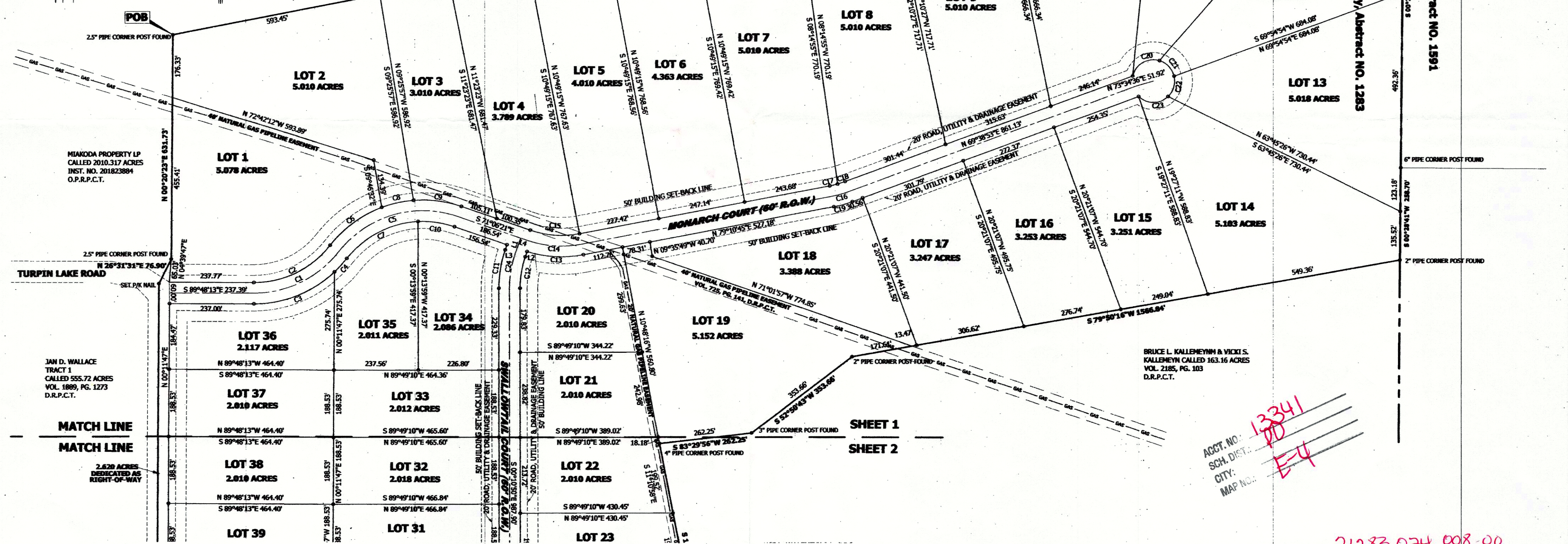
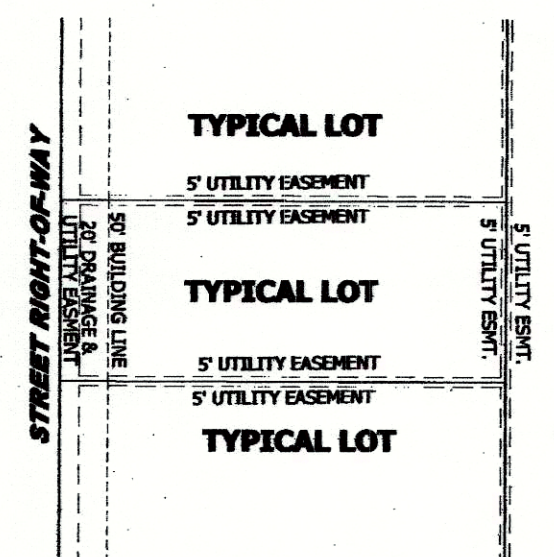
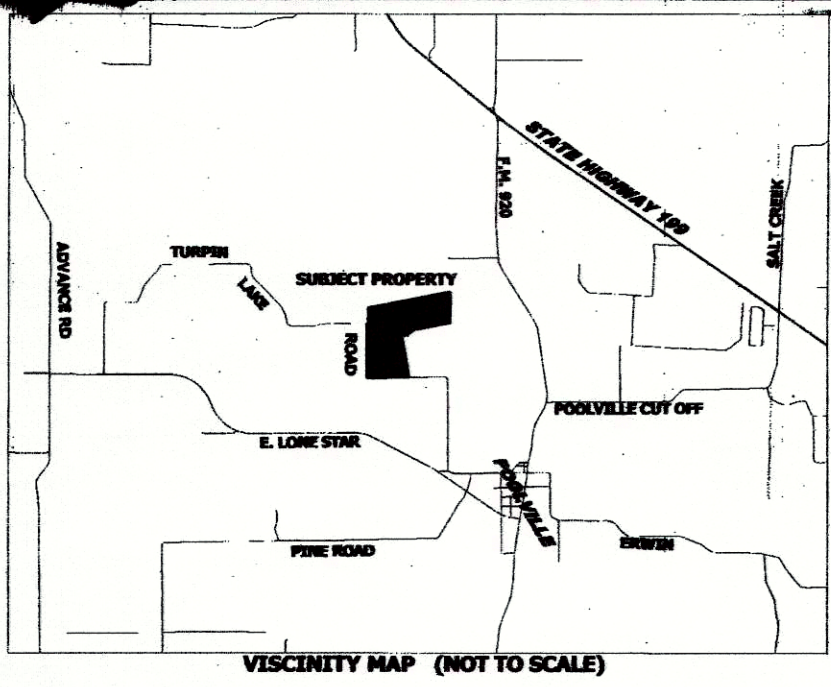


FLOOD ZONE:
THIS PROPERTY IS LOCATED IN ZONE "X" AREA OUTSIDE OF THE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 4836C0125F, EFFECTIVE DATE OF 4/5/2019 & 4836C0150E, EFFECTIVE DATE 9/26/2008.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

SCALE 1"=200'
BEARINGS BASED ON SPCS NA83 TRIC2

LEGEND
- - - - - INDICATES TRACT BOUNDARY
--- GAS --- INDICATES NATURAL GAS PIPELINE
- - - - - INDICATES SURVEY LINE
o INDICATES 5/8" IRON ROD SET UNLESS NOTED OTHERWISE



LAND SURVEYOR:
CLEAR FORK SURVEYING & MAPPING CO., INC.
P.O. BOX 240
GLEN ROSE, TX 76043
254.897.3918

OWNER:
High Meadows Ranch, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

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

VARIABLE DRAINAGE EASEMENT:
A VARIABLE WIDTH DRAINAGE EASEMENT ENCOMPASSES ANY AND ALL EXISTING CREEKS, GULLIES, RAVINES, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES AND ARE HEREBY DEDICATED AS EASEMENTS FOR DRAINAGE PURPOSES. NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL FROM THE COUNTY SAHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATER ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES RELATING TO WATER SUPPLY.

MONARCH COURT 2,928 FEET
SWALLOWTAIL COURT 1,133 FEET

E 546

ACCT. NO. 13341
SCH. DIST. PD
CITY: E-4
MAP NO.:

21283.024.008-00
21283.024.003-00

PARKER COUNTY, TEXAS
J.M. TURNER SURVEY, ABSTRACT NO. 1283
A Final Plat of
LOTS 1-51
HIGH MEADOWS RANCH
169.55 ACRES
SHEET 1 OF 2