

I & GN RR COMPANY SURVEY
ABSTRACT No. 1821

NOTE:
CONTROL BEARINGS DETERMINED FROM
REFERENCE IN DEED RECORDED IN
VOLUME 649, PAGE 647, DEED OR
REAL RECORDS, PARKER COUNTY, TEXAS.

JOHN COLE SURVEY
ABSTRACT No. 218

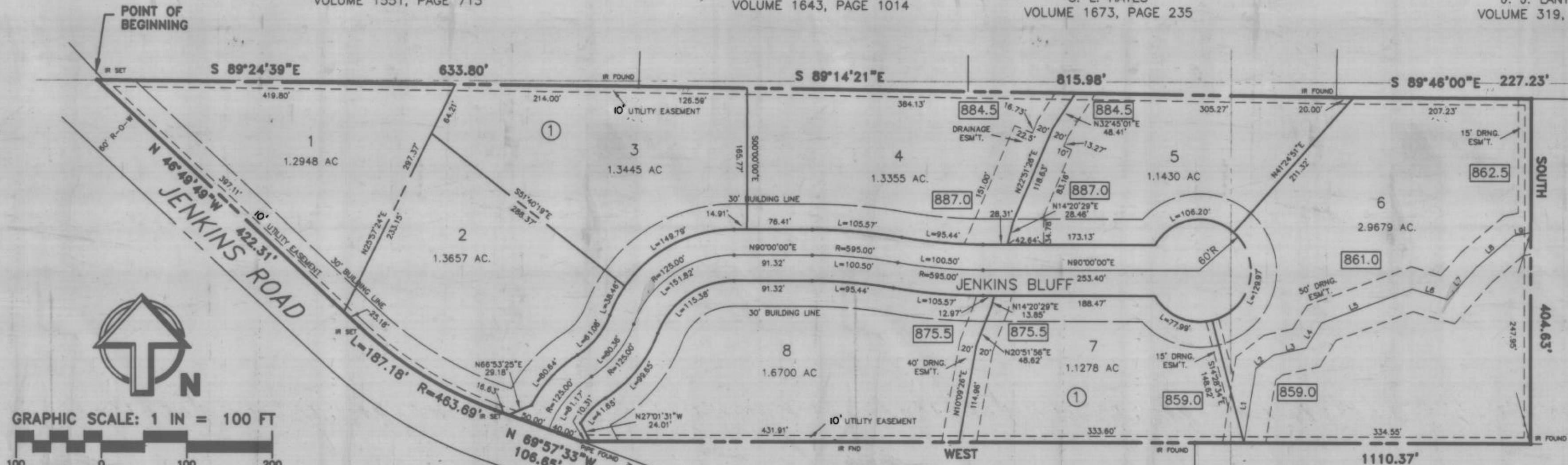
374013
Plot Cabinet B 416
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed
the date and time stamped herein by me or
my duly recorded agent in the volume and page of
the named records of Parker County as
stamped herein by me.
RECORDED OCT 13 1999

M. T. OLD
VOLUME 1551, PAGE 713

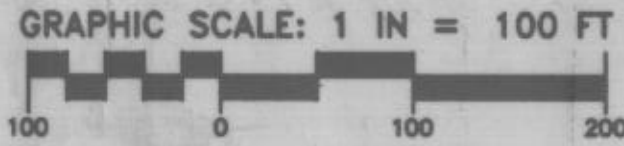
L. SUSON
VOLUME 1643, PAGE 1014

S. L. HAYES
VOLUME 1673, PAGE 235

J. J. LANTHRUM
VOLUME 319, PAGE 64



RECEIVED AND FILED
FOR RECORD
11:06 O'Clock
OCT 13 1999
Jeane Brunson, Clerk
PARKER COUNTY, TEXAS
By: [Signature]
C. L. EYLER
VOLUME 631, PAGE 471



LOCATION MAP



WILSON WOOD SURVEY
ABSTRACT No. 1604

NOTE: DIRECT ACCESS FROM LOT 2
TO JENKINS ROAD IS PROHIBITED.
ACCESS TO LOT 2 SHALL ONLY BE
FROM JENKINS BLUFF.

LAND USE DATA:

TOTAL LAND AREA	13.623 ACRES
TOTAL RESIDENTIAL LOTS	8 LOTS
SMALLEST LOT SIZE	1.1278 ACRES
LARGEST LOT SIZE	2.9679 ACRES
TYPICAL LOT SIZE	1.30 ACRES
RIGHT-OF-WAY DEDICATION	919.07 LF
ESTIMATED POPULATION	28 PERSONS

NO PORTION OF THE SUBJECT TRACT IS WITHIN THE
EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY
THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY,
TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL
NO. 480520 0225C, EFFECTIVE DATE JANUARY, 3, 1997.

ANY CONSTRUCTION WITHIN A REGULATED FLOOD PLAIN
MUST BE PERMITTED THROUGH THE PARKER COUNTY
FLOOD PLAIN ADMINISTRATOR.

NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND TNRCC RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL ANAEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY.
- WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- THE PAVING, GRADING AND DRAINAGE IMPROVEMENTS SHOWN ON THIS FINAL PLAT DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY PARKER COUNTY.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL WITH A SINGLE FAMILY RESIDENCE ALLOWED ON EACH LOT.
- 865.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT AT THE DESIGNATED LOCATION.

GENERAL NOTES:

- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
- ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
- ALL FRONT BUILDING LINES WILL BE 30.0 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 30.0 FEET.

FINAL PLAT

LOTS 1-8, BLOCK 1
JENKINS BLUFF

BEING 13.623 ACRES OF LAND IN THE
WILSON WOOD SURVEY, ABSTRACT NUMBER 1604
& THE JAMES OXER SURVEY, ABSTRACT NUMBER 1029
PARKER COUNTY, TEXAS

PREPARED JULY 15, 1999
REVISED AUGUST 20, 1999

APPROVED by the Commissioners of Parker County, Texas
on this the 13 day of October, 1999

ABSENT-
County Judge
Commissioner Precinct #1
Commissioner Precinct #3

Commissioner Precinct #2
Commissioner Precinct #4

CITY OF WILLOW PARK, TEXAS
CITY PLAN COMMISSION

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
SIX (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 21 Sept 99
BY: [Signature]
BY: [Signature]

OWNER:
STAN YATES
2800 TEX BOULEVARD
FORT WORTH, TEXAS 76116
817/738-2665

SURVEYOR:
HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TEXAS 76086
817/596-9700



LandCon Inc.
Engineers • Surveyors • Planners
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P.O. Box 100947, Fort Worth, Texas, 76185-0947
(817) 335-5085 FAX (817) 335-5067

SHEET ONE OF TWO