

B-622

OLD AIRPORT ROAD
60' RIGHT-OF-WAY

TOWN OF ANNETTA
CITY LIMITS

1/2" IPS
W/ YELLOW
CAP STAMPED
LANDCON INC.

3/8" IPF
3/8" IPF
5/8" IPF
3/8" IPF

VARIABLE R.O.W.
FM 5

1/2" IPS
W/ YELLOW
CAP STAMPED
LANDCON INC.

1998 RIVER CREEK, LTD.
BOOK 1901, PAGE 1740
BOOK 1901, PAGE 1744
D.R.P.C.T.

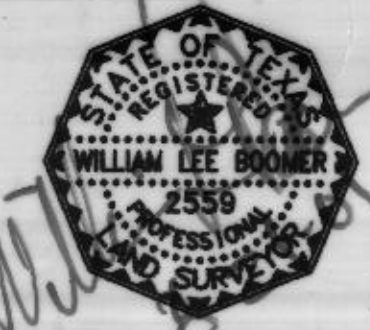
1/2" IPS
W/ YELLOW
CAP STAMPED
LANDCON INC.

ROBERT S. MUIR
BOOK 221, PAGE 249
D.R.P.C.T.

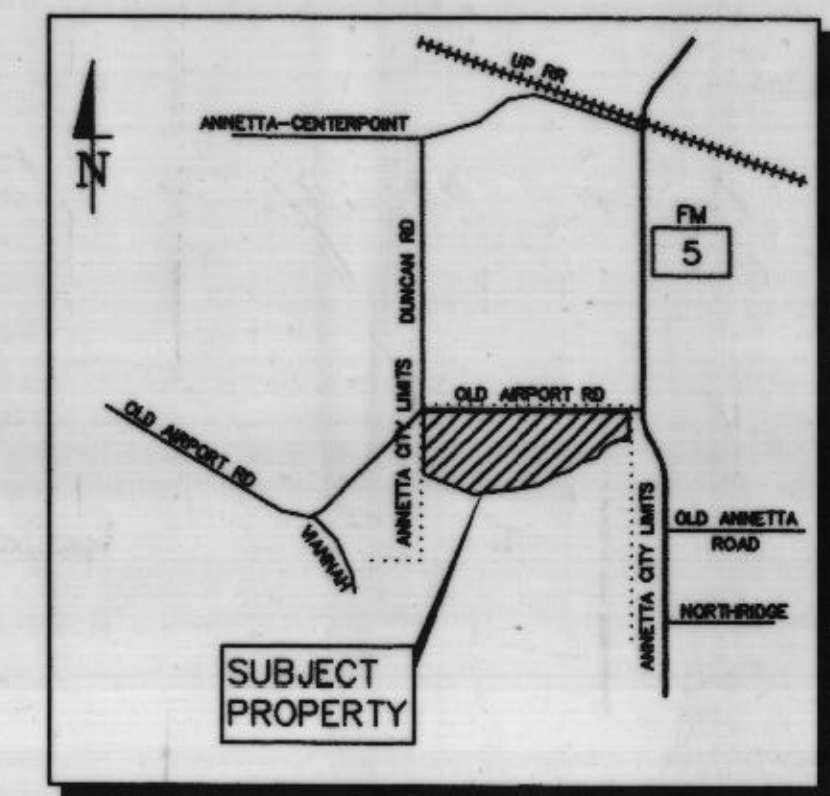
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On Aug 22, 2001 at 12:11P
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By: Bonnie Morris

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped herein by me.
Aug 22, 2001

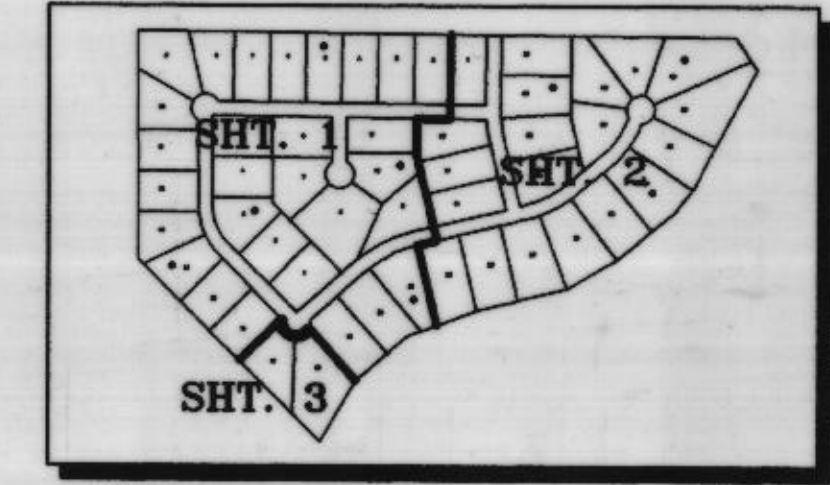
Jeanne Brunson, County Clerk
Parker County



GRAPHIC SCALE: 1 IN = 100 FT
100 0 100 200
LOCATION MAP



KEY MAP



FINAL PLAT

LOTS 1-37, BLOCK 1
LOTS 1-14, BLOCK 2

McDAVID SOUTHWEST

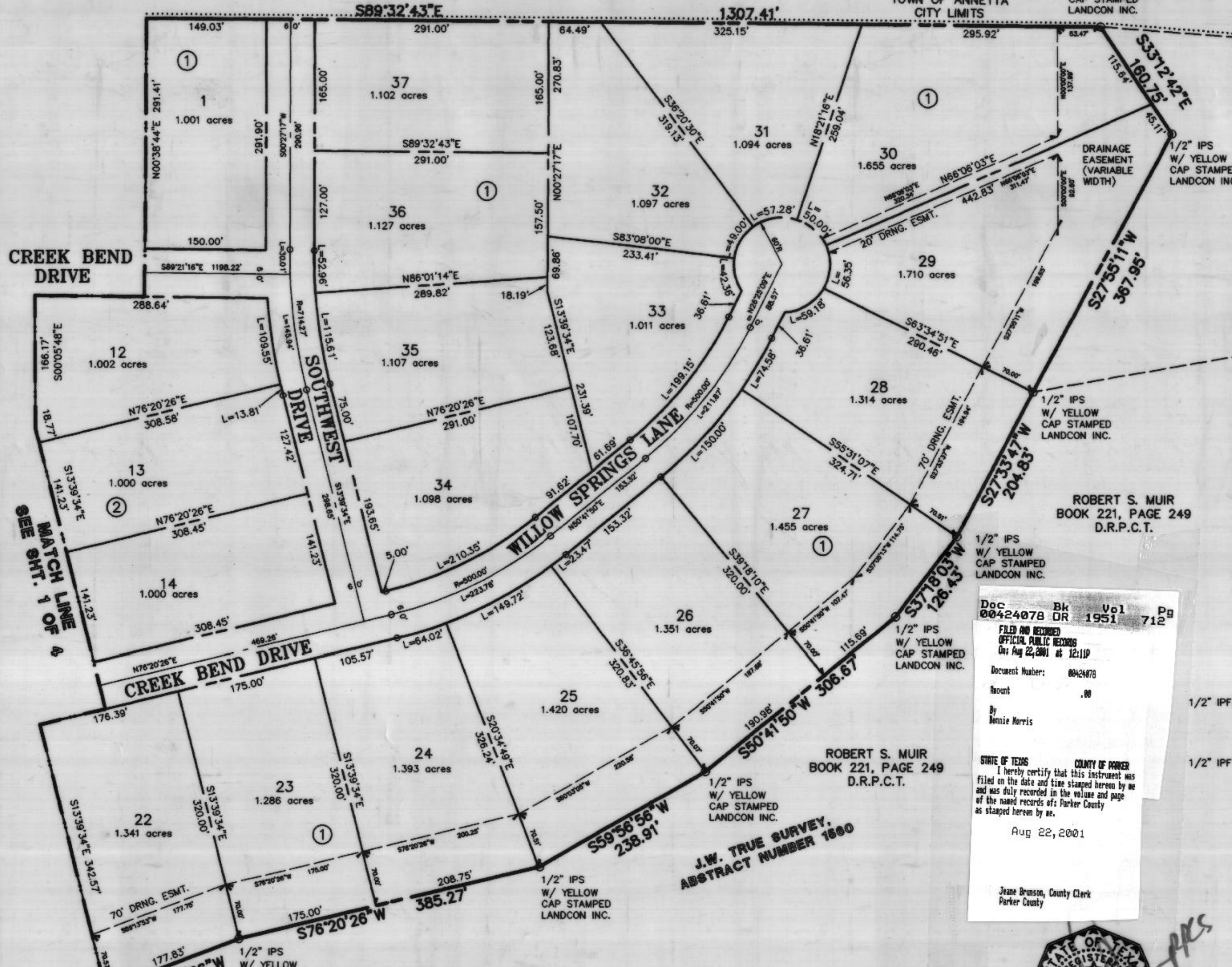
BEING 65.780 ACRES OF LAND SITUATED IN THE
J.W. TRUE SURVEY, ABSTRACT NUMBER 1560
PARKER COUNTY, TEXAS

PREPARED JULY 3, 2001, 2001

LandCon Inc.
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 600, Fort Worth, Texas, 76102-0603
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-9065 FAX (817) 335-9067

SHEET TWO OF FOUR



NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND TNRC RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC 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.

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.

LAND USE DATA:
TOTAL LAND AREA --- 65.780 ACRES
R-O-W DEDICATION --- 5,150.55 L.F.
TOTAL LOTS --- 51
EST. POPULATION --- 180
MIN. LOT SIZE --- 1,000 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. UTILITY & DRAINAGE EASEMENTS WILL BE 15.0' ON ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
 - 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.