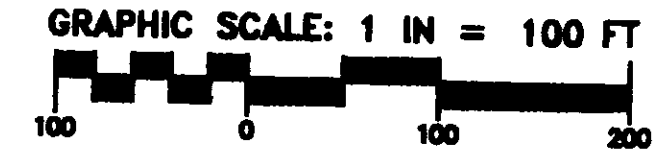
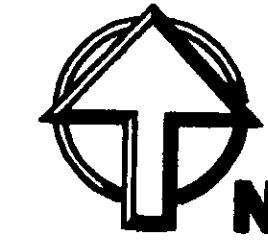
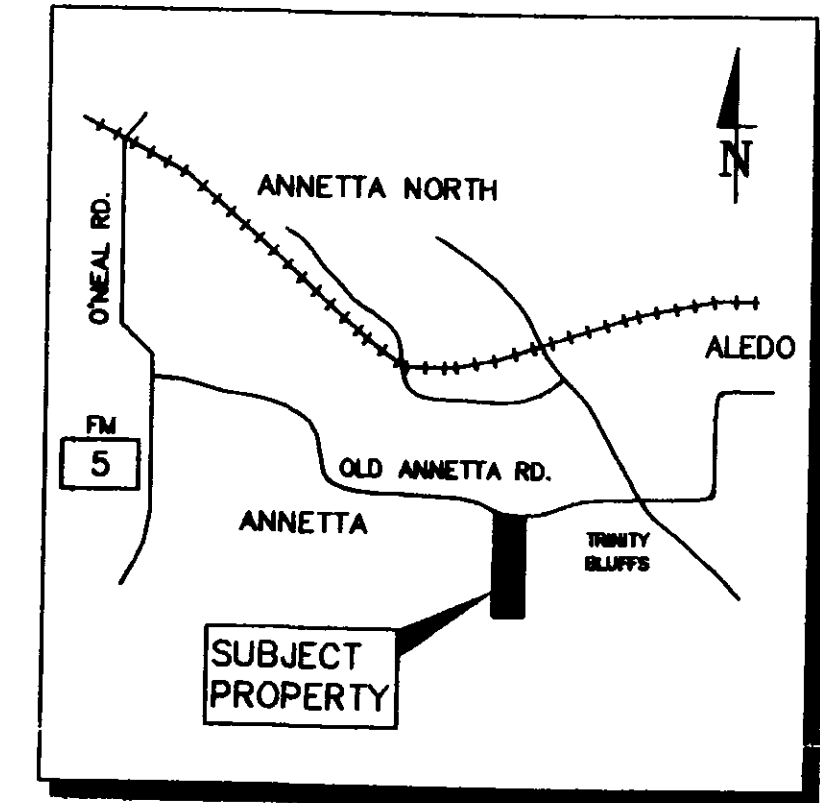


Plat Cab C- Slide 20

J.M. SPEARMAN SURVEY
ABST. NO. 1168



LOCATION MAP



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jun 25, 2003 at 10:05A
Document Number: 00404348
Amount: \$6.00
By Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped hereon by me.
Jun 25, 2003

JEROME DUNN, COUNTY CLERK
PARKER COUNTY, TEXAS

TRACT 1

TRINITY BLUFFS
CAB. B, SLIDE 116, P.R.P.C.T.

ACCT. NO: 14273
SCH. DIST.: AL
CITY: CO
MAP NO.: L-18

FINAL PLAT

SHEET 2 OF 4

LOTS 1-23, BLOCK 1 McDAVID TERRACE

BEING 32.027 ACRES OF LAND IN THE
J.M. SPEARMAN SURVEY, ABSTRACT NUMBER 1168,
EZRA MULKIN SURVEY, ABSTRACT NUMBER 869 & THE
J.P. COLE SURVEY, ABSTRACT NUMBER 2483
PARKER COUNTY, TEXAS

PREPARED MAY 15, 2003

LandCon
Engineers • Planners • Surveyors
2804 Parkview Dr., Suite 200, Fort Worth, Texas, 76102-8808
P.O. Box 102547, Fort Worth, Texas, 76106-0547
(817) 355-0365 FAX (817) 355-0057



OWNER:
BRAD McDAVID LAND COMPANY, LTD.
1713 McDAVID COURT
ALEDO, TEXAS 76008
817.994.7918

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE WESTERLY LINE OF
TRINITY BLUFFS ACCORDING TO THE PLAT RECORDED
IN CABINET B, SLIDE 116, PLAT RECORDS, PARKER
COUNTY, TEXAS. BEARING IS N 00°00'00" E.

NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH PARKER COUNTY HEALTH DEPT. AND THRC 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.

LAND USE DATA:

TOTAL LAND AREA --- 32.018 ACRES
R-O-W DEDICATION --- 3,805.05 L.F.
TOTAL LOTS --- 23
EST. POPULATION --- 81
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. 15.0' DRAINAGE & UTILITY EASEMENTS ON ALL FRONT 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 ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH PARKER COUNTY STANDARDS.
- PROPERTY LOCATED IN PARKER COUNTY, TEXAS WITHIN TOWN OF ANNETTA ETJ LIMITS.

EZRA MULKIN SURVEY
ABST. NO. 869

MATCH LINE

MARGARET A. WALKER
V. 660, P. 569

ANNETTA ETJ

J.M. SPEARMAN SURVEY
ABST. NO. 1168

SURVEY LINE SAMUEL LEAKE SURVEY ABST. NO. 841

SURVEY LINE

OLD ANNETTA ROAD
(R.O.W. VARIES)

N89°46'48"E
80.00'

POINT OF BEGINNING POINT OF COMMENCING

S83°16'35"E
20.00'

FENCE CORNER FND.

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

S89°46'48"W
355.42'

1" PIPE FND.

S44°36'47"W
28.20'

N41°54'34"W
30.02'

Δ = 05°54'41"
R = 1775.77'
L = 183.21'
LC = N03°49'16"W
183.13'

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

McDAVID TERRACE DRIVE
N06°46'36"W
436.44'

S06°46'36"E
436.44'

Δ = 05°53'20"
R = 1715.77'
L = 176.35'
LC = S03°49'56"E
176.27'

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

50' PIPELINE EASEMENT

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

Δ = 07°31'15"
R = 1470.00'
L = 192.95'
LC = N03°00'59"W
192.82'

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

Δ = 07°31'15"
R = 1530.00'
L = 200.83'
LC = S03°00'59"E
200.69'

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

1/2" IPS W/
YELLOW CAP
STAMPED
LANDCON

ALEDO ETJ

ANNETTA AND ALEDO
ETJ LINE OF AGREEMENT