

MATCH LINE BLOCK 5, PHASE V  
(FUTURE DEVELOPMENT)  
PARTAGUS PROPERTIES, LTD.  
VOL. 1750, PG. 938, D.R.P.C.T.

MATCH LINE BLOCK 5, PHASE V  
(FUTURE DEVELOPMENT)  
PARTAGUS PROPERTIES, LTD.  
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MATCH LINE BLOCK 4, PHASE IV  
(FUTURE DEVELOPMENT)  
PARTAGUS PROPERTIES, LTD.  
VOL. 1750, PG. 938, D.R.P.C.T.

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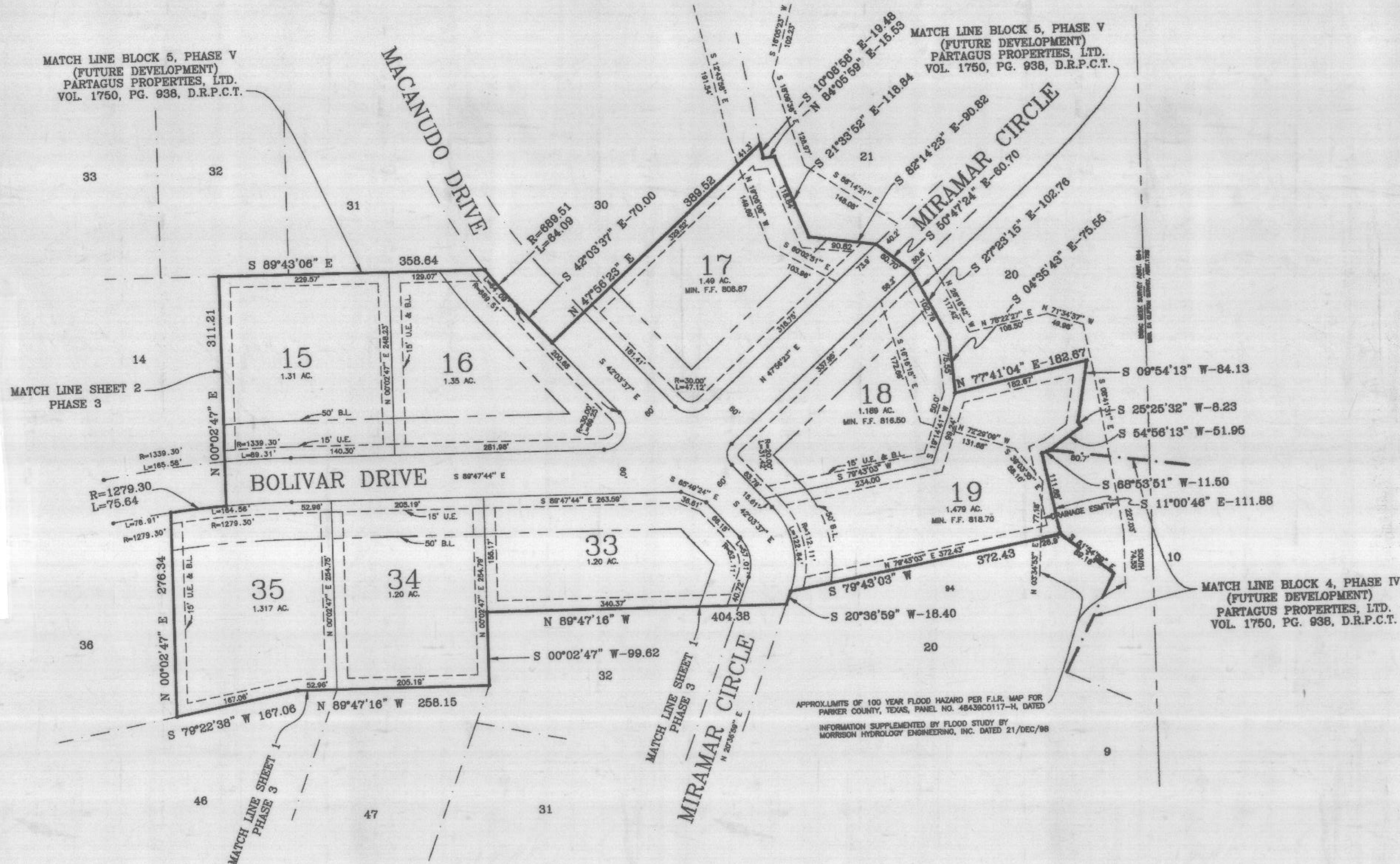
Grant: 56.00

By  
Leann Franklin

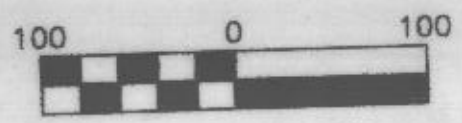
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of Parker County  
as stamped herein by me.

Dec 26, 2002

JENE BRINSON, COUNTY CLERK  
PARKER COUNTY



APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD PER F.L.R. MAP FOR  
PARKER COUNTY, TEXAS, PANEL NO. 48438C0117-H, DATED  
INFORMATION SUPPLEMENTED BY FLOOD STUDY BY  
MORRISON HYDROLOGY ENGINEERING, INC. DATED 21/DEC/98



SCALE: 1"=100'

OWNER/DEVELOPER: PARTAGUS PROPERTIES, LTD.  
AND I.L.C. GENERAL PARTNER  
3918 ANN HANCOCK CT.  
FORT WORTH, TEXAS 76109  
VOL. 1750, PG. 938, D.R.P.C.T.

GENERAL NOTES  
F.F. = FINISHED FLOOR  
50' FRONT BUILDING LINE  
20' BUILDING LINE & U.E. ALONG  
THE PERIMETER OF SUBDIVISION.  
15' SIDE & REAR BUILDING LINES  
15' UTILITY EASEMENT INSIDE ALL  
LOT LINES  
ALL LOTS ON NEWSOM MOUND ROAD  
SHALL HAVE CIRCULAR DRIVEWAYS  
5/8" IRONS PHYSICALLY SET ON THE GROUND  
AT ALL LOT CORNERS, ANGLE POINTS AND  
POINTS OF CURVATURE UNLESS OTHERWISE NOTED  
78.27 TOTAL ACRES  
1.00 ACRE MINIMUM  
49 LOTS RESIDENTIAL  
5897 LINEAR FEET OF ROAD

WATER SUPPLY PROVIDED BY  
WALNUT CREEK SPECIAL UTILITY DISTRICT  
ONSITE SEWAGE PER T.A.R.C.C. & PARKER  
COUNTY RULES AND REGULATIONS

**LandCon Inc.**  
Engineers · Surveyors · Planners  
2501 Parkview Dr., Suite 200, Fort Worth, Texas, 76102-0803  
P.O. Box 100947, Fort Worth, Texas, 76109-0947  
(817) 355-5088 FAX (817) 355-5087

I, DOUG BURT REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT  
IS A TRUE AND ACCURATE REPRESENTATION OF  
THIS SURVEY AS MADE ON THE GROUND.  
*Doug Burt*  
21/DEC/1998  
REVISED 12/NOV/2002



**DKB & ASSOCIATES, LLC**  
1250 HWY. NO. 199 E.  
SPRINGTOWN, TEXAS, 76082  
220-6888 FAX: 220-2676  
DKB PARTAGAS PHASE III

FINAL PLAT  
LOTS 1-49, BLOCK 3  
PARTAGAS ADDITION  
PHASE III  
AN ADDITION TO PARKER COUNTY,  
TEXAS AND BEING 78.27 ACRES  
OUT OF THE  
MRS. E.A. CLIFTON SURVEY, ABST. 1726  
ISSAC MEEK SURVEY, ABST. 894  
PARKER COUNTY, TEXAS.

PC B 672