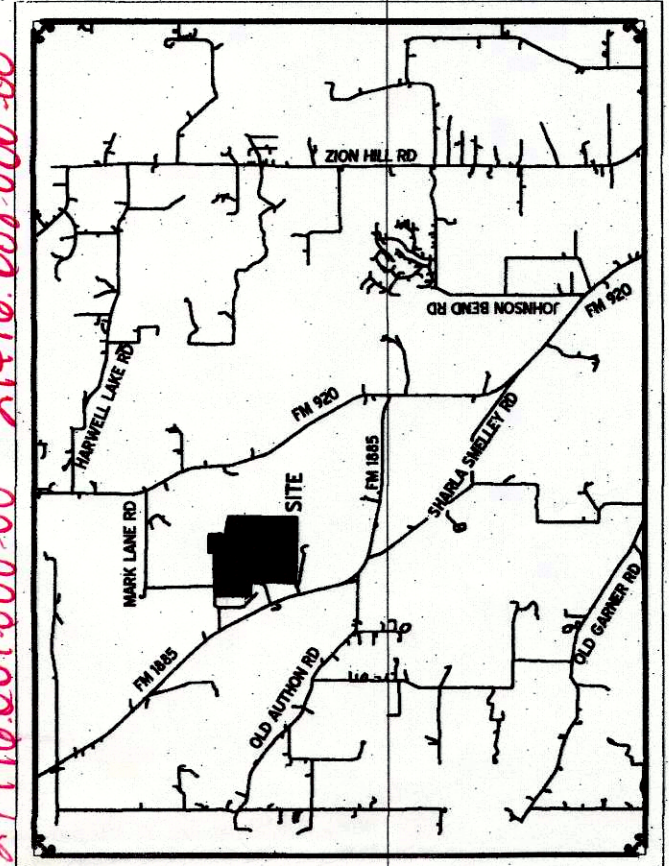


FINAL PLAT
OF LOTS 1-30, BLOCK A; LOTS 1-35,
BLOCK B; LOTS 1-22, BLOCK C &
LOTS 1-13, BLOCK D
PIONEER CROSSING
 210524 ACRES OF LAND OUT OF THE
 T & P RR CO. SURVEY SECTION NO. 215,
 ABSTRACT NO. 1479 & THE T & P RR CO. SURVEY
 SECTION NO. 199, ABSTRACT NO. 1476,
 PARKER COUNTY, TEXAS.
 JUNE 2020



21479.006.001-00
 21476.007.000-00 21476.008.000-00

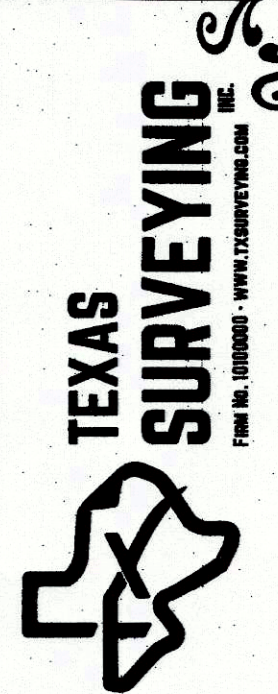
RESERVED FOR
 COUNTY CLERK

E 525

- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THE TRACT APPEARS TO BE LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE CZM ANNUAL CHANGE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL MAP DATED SEPTEMBER 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
 - 2) THE ABSTRACT OF TITLE OR TITLE COMMITMENT HAS BEEN REVIEWED TO THIS SURVEY. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. THIS SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY DATA AND ENCUMBERS THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 800-368-5848 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
 - 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 6) WATER IS TO BE PROVIDED BY PRIVATE ONSITE SERVICES.
 - 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
 - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ORDINANCES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 10) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ORDINANCES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (I.E. ARCHITECTURAL CONTROL, ZONING, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC).
 - 11) THESE SHALL JUSTIFY A UTILITY EASEMENT SUBJECT TO THE LIMITS OF THE ROAD UNLESS OTHERWISE SHOWN.
 - 12) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22.0032, BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 13) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES AS IDENTIFIED IN THIS HEREBY-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEEDS, AND TO OTHER PERSONS OR ENTITIES, ALL RIGHTS, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - 14) CLUSTER MAILBOX TO BE LOCATED AT THE NORTHWEST CORNER OF LOT 1, BLOCK C, WITHIN PUBLIC RIGHT OF WAY AND OR RIGHT OF WAY EASEMENT.
 - 15) GAS PIPELINES AS SHOWN HEREON ARE APPROXIMATE AND WERE LOCATED PER TEXAS 98L.

SURVEYOR:
 MICAH HAMILTON, R.P.L.S.
 104 S. WALNUT ST.
 WEATHERFORD, TEXAS, 76086
 817-594-0400

OWNER/DEVELOPER:
 CHAD BUSHAW
 301 MEASURES ROAD
 WEATHERFORD, TX 76088



FORM NO. 1000000 - WWW.TXSURVEYING.COM