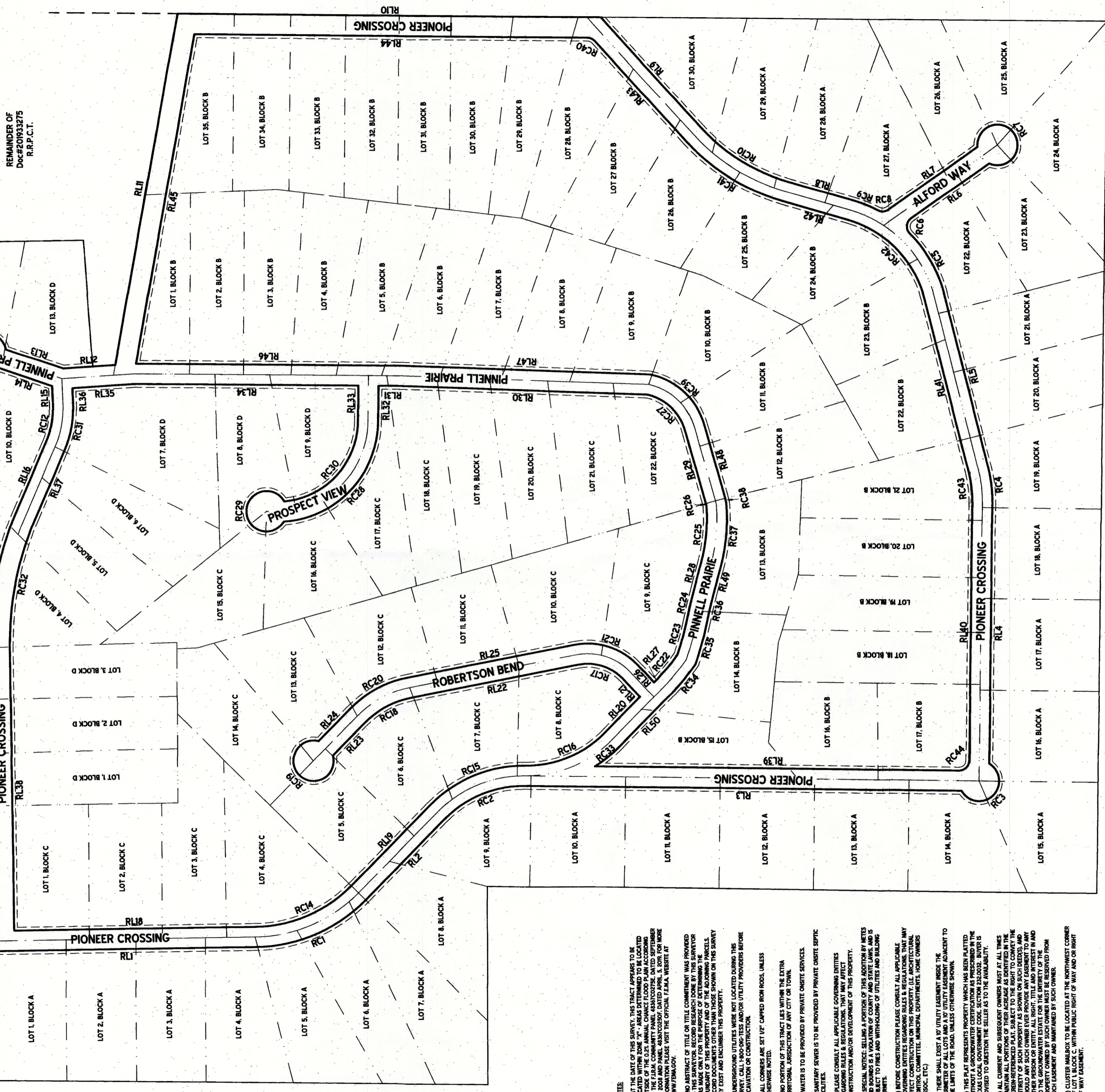


MARK LAYNE RD.

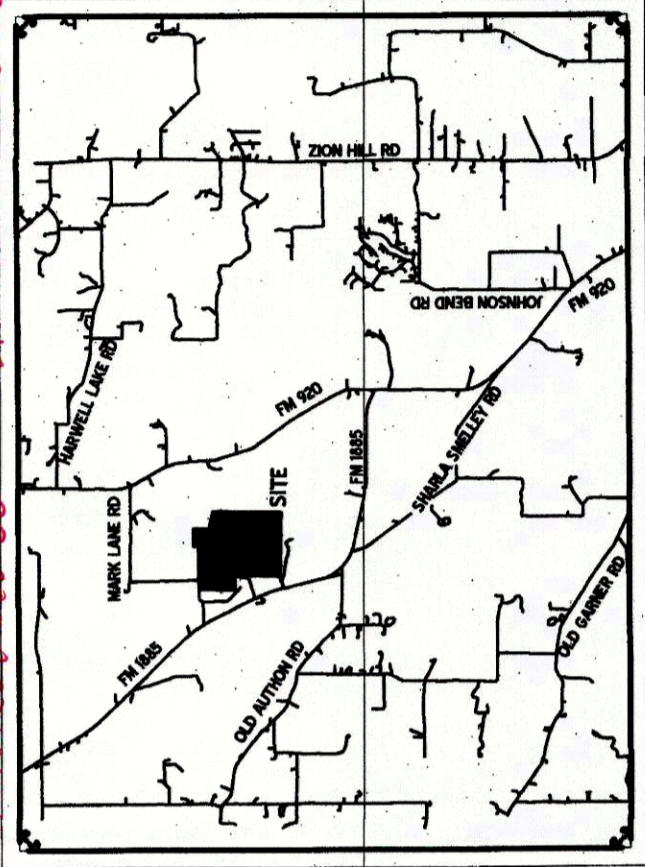


REMAINDER OF Doc#20193275 R.R.P.C.T.

- NOTES:**
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "M". AREAS DETERMINED TO BE LOCATED WITHIN ZONE "M" ARE SHOWN ON THE 2008 AND 2010 FISCAL COMMUNITY PANEL (4834702507), DATED SEPTEMBER 24, 2008 AND PANEL 4834702507, DATED APRIL 5, 2010. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL TEXAS WEBSITE AT WWW.ZONING.COM.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR HAS REVEALED THAT THERE ARE NO ABSTRACTS OF TITLE OR TITLE COMMITMENTS OF RECORD FOR THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DR-TRESS 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 ON-SITE SERVICES.
 - 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS SHALL BE SUBJECT TO THE APPLICABLE ZONING ORDINANCES AND SUBJECT TO THE TIME AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 10) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (IE ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
 - 11) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERMITS OF ALL LOTS AND A 10' UTILITY EASEMENT ADJACENT TO THE LIMITS OF THE ROAD, UNLESS OTHERWISE SHOWN.
 - 12) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT SOLIDITY ACT. THE 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 SUCH PROPERTY SUBJECT TO THE RESTRICTIONS OF THIS PLAT. THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEEDS, AND SHOULD ANY SUCH OWNER EVER EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHTS, TITLE AND INTEREST IN AND TO SUCH PROPERTY 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.

* APPROXIMATELY 15,477 LINEAR FOOT OF ROAD.

21479.006.001.00
21476.002.000.00
21476.008.000.00



RESERVED FOR COUNTY CLERK

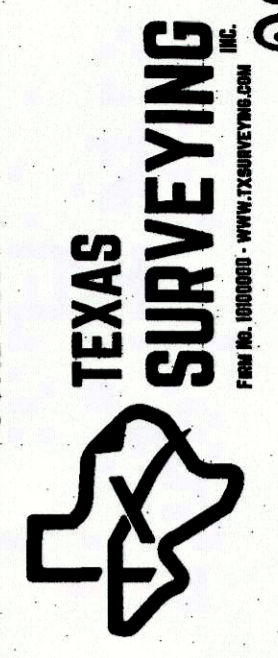
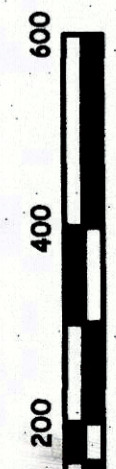
E 325

APST. NO.: 1424
SOL. DIST. 1424

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
 210.524 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

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. 1000001 - WWW.TXSURVEYING.COM