

D-529

16645.02R.002

\$30,000 ACCT

3.006 acres

LINE	BEARING	LENGTH
L1	N00°26'23"E	15.19
L2	S00°27'49"W	100.00
L3	S89°31'27"E	25.00
L4	S00°27'49"W	14.40

LAND USE DATA

TOTAL LAND AREA	14.827 ACRES
R-O-W DEDICATION	1100 LF
TOTAL LOTS	13 RESIDENTIAL LOTS
ESTIMATED POPULATION	46 PERSONS
MINIMUM LOT SIZE	1.0 ACRES
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL

STREET LENGTH TABLE

STREET	LENGTH
REMINGTON PARK DRIVE	1085 LF
CHRISTENBERRY ROAD	14 LF
TOTAL LENGTH OF STREET	1100 LF

FINAL PLAT

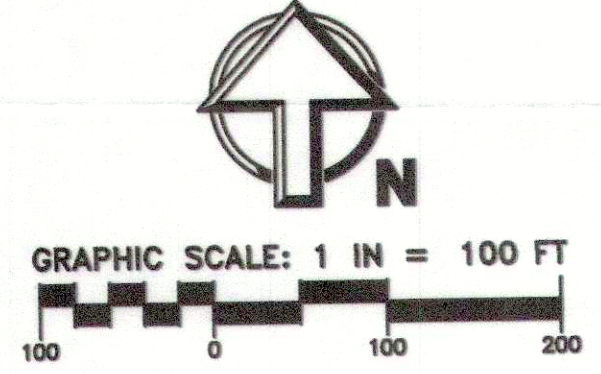
LOTS 4R-5 THRU 4R-9 & 5R-6 THRU 5R-12, BLOCK 2R REMINGTON PARK ESTATES PHASE II; LOT 31R, BLOCK 1 REMINGTON PARK ESTATES PHASE III

ACCT. NO: 16645 SP
 SCH. DIST.:
 CITY: L-5
 MAP NO.:

BEING 14.827 ACRES OF LAND SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NUMBER 743, PARKER COUNTY, TEXAS AND BEING THE REMAINDER OF LOT 4R, BLOCK 1 REMINGTON PARK ESTATES PHASE I ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 323, P.R.P.C.T.; REMAINDER OF LOT 5, BLOCK 1 REMINGTON PARK ESTATES PHASE I ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 91, P.R.P.C.T., LOT 31, BLOCK 1 REMINGTON PARK ESTATES PHASE III ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 189, P.R.P.C.T.; A PORTION OF REMINGTON PARK DRIVE ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 352, P.R.P.C.T.; AND A 5.482 ACRE TRACT OF LAND PARKER COUNTY, TEXAS

16645.002.004

3.00 with AG



A GROUND WATER CERTIFICATION STUDY FOR REMINGTON RANCH ESTATES PHASE II & III HAS NOT BEEN PREPARED. PUBLIC WATER SERVICE FOR SPRING MEADOW ESTATES IS TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

- GENERAL NOTES:**
- ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY.
 - WATER SEWER SERVICE TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.
 - SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
 - FRONT BUILDING LINE SETBACK SHALL BE 50' SIDE BUILDING LINE SETBACK SHALL BE 15' REAR BUILDING LINE SETBACK SHALL BE 15' 10' UTILITY EASEMENT SHALL BE INSIDE AND ALONG ALL FRONT, SIDE, AND REAR LOT LINES OF EACH LOT.
 - LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
 - 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.
 - PROPERTY IS LOCATED WITHIN PARKER COUNTY, TEXAS.
 - 1/2" IRON RODS WITH NRB SURVEYING CAP SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. 1/2" IRON RODS SHOWN AS SET ARE SET WITH NRB SURVEYING CAPS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48367C0075E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
 - BEARING BASIS IS THE NORTH LINE OF THE PLATS RECORDED IN CABINET D, SLIDE 259 AND CABINET C, SLIDE 264, PLAT RECORDS, PARKER COUNTY, TEXAS.

STATE OF TEXAS)
 COUNTY OF PARKER)
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

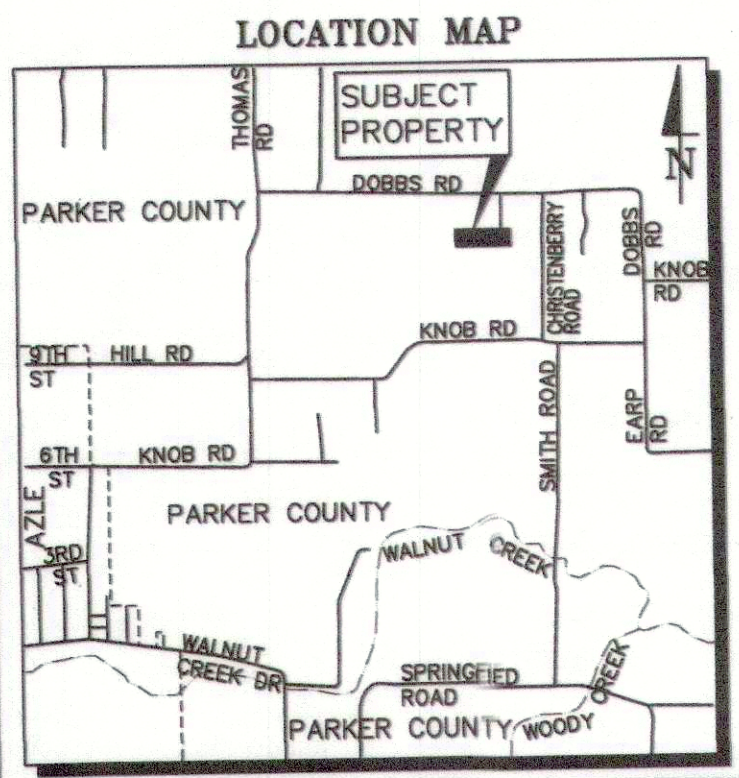


PROJECT SURVEYOR:
 NRB SURVEYING, PLLC
 PO BOX 454
 SPRINGTOWN, TX 76082
 817.584.9027
 TX SURVEY FIRM 10186800

OWNER/DEVELOPER:
 RALPH EVANS
 FINANCIAL COMPANY
 2607 KNOB ROAD
 SPRINGTOWN, TX 76082
 817.266.0478

SD Engineering, Inc.
 Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357
 (817) 441-6400 Fax (817) 441-6085
 TEXAS REGISTERED ENGINEERING FIRM F-7643
 TEXAS REGISTERED SURVEYING FIRM 10095800



PREPARED MARCH 2016

PREPARED BY

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