

SITE MAP NTS

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: 413 FEET
WATER: WALNUT CREEK SPECIAL UTILITY DISTRICT
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
THERE IS A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROADWAYS AND INTERIOR LOT LINES

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C.0150 E. EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

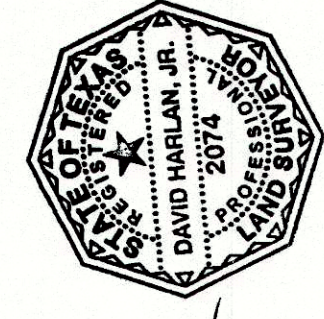
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

THE 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.

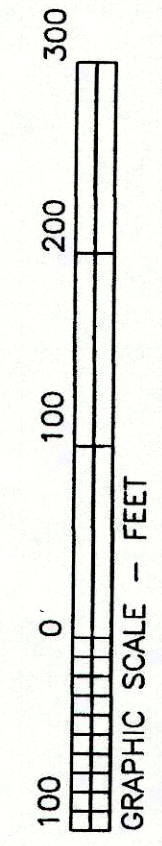
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
APRIL, 2017



LOTS 1 THROUGH 15
SEABERRY ACRES, PHASE 2
AN ADDITION IN PARKER COUNTY, TEXAS
Being 16.289 Acers situated in the A. E. Winfrey Survey
Abstract No. 1591, Parker County, Texas

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)586-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



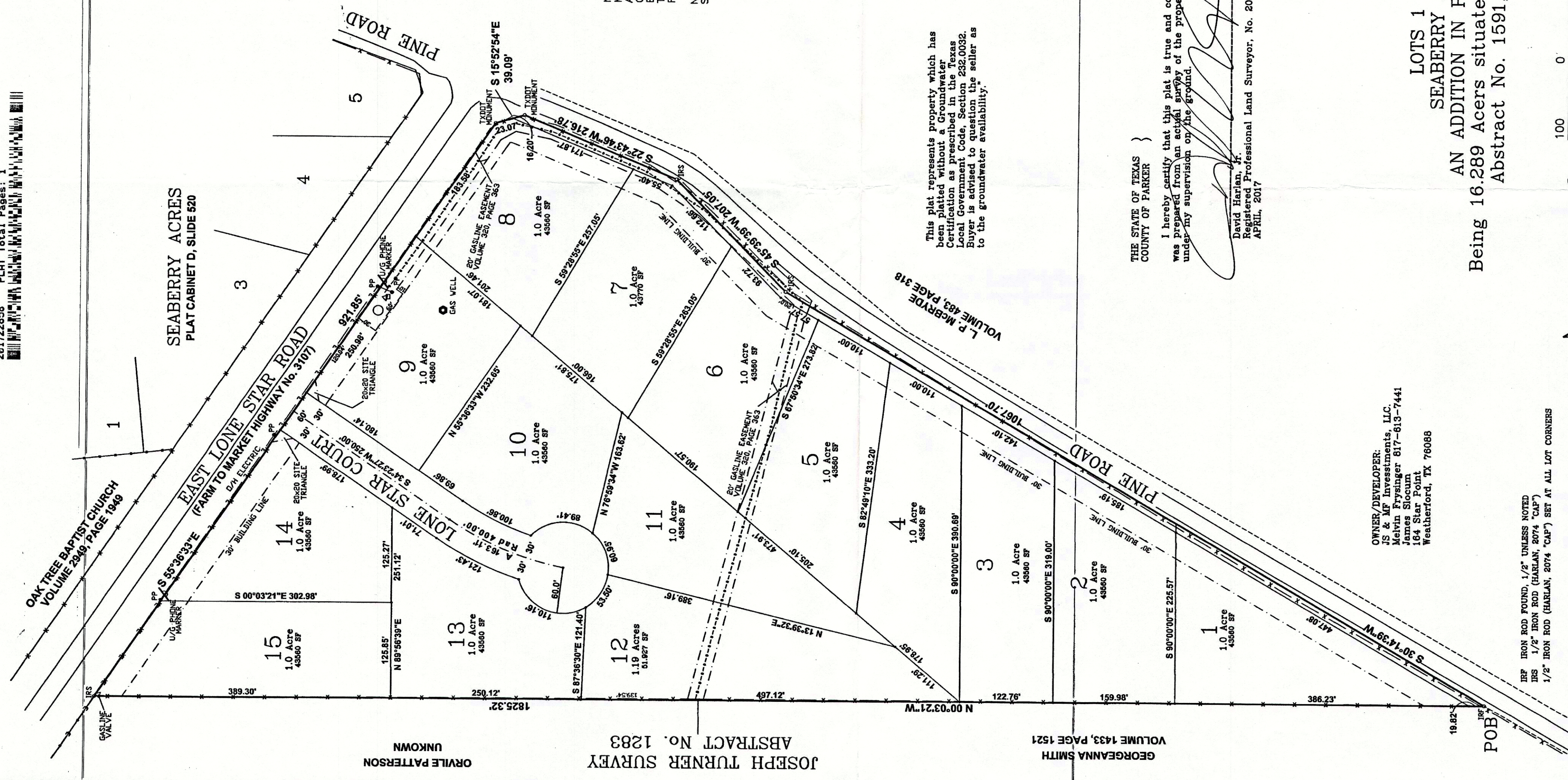
Slide 778

Cabinet/Instrument#

SHEET ONE OF TWO

IF IRON ROD FOUND, 1/2" UNLESS NOTED
1/2" IRON ROD (HARLAN, 2074 "CAP")
1/2" IRON ROD (HARLAN, 2074 "CAP") SET AT ALL LOT CORNERS

OWNER/DEVELOPER:
IS & MF Investments, LLC
Melvin Frysinger 817-613-7441
James Slocum
164 Star Point
Weatherford, TX 76088



ORVILLE PATTERSON
UNKNOWN

JOSEPH TURNER SURVEY
ABSTRACT No. 1283

GEORGEANNA SMITH
VOLUME 1433, PAGE 1521

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