

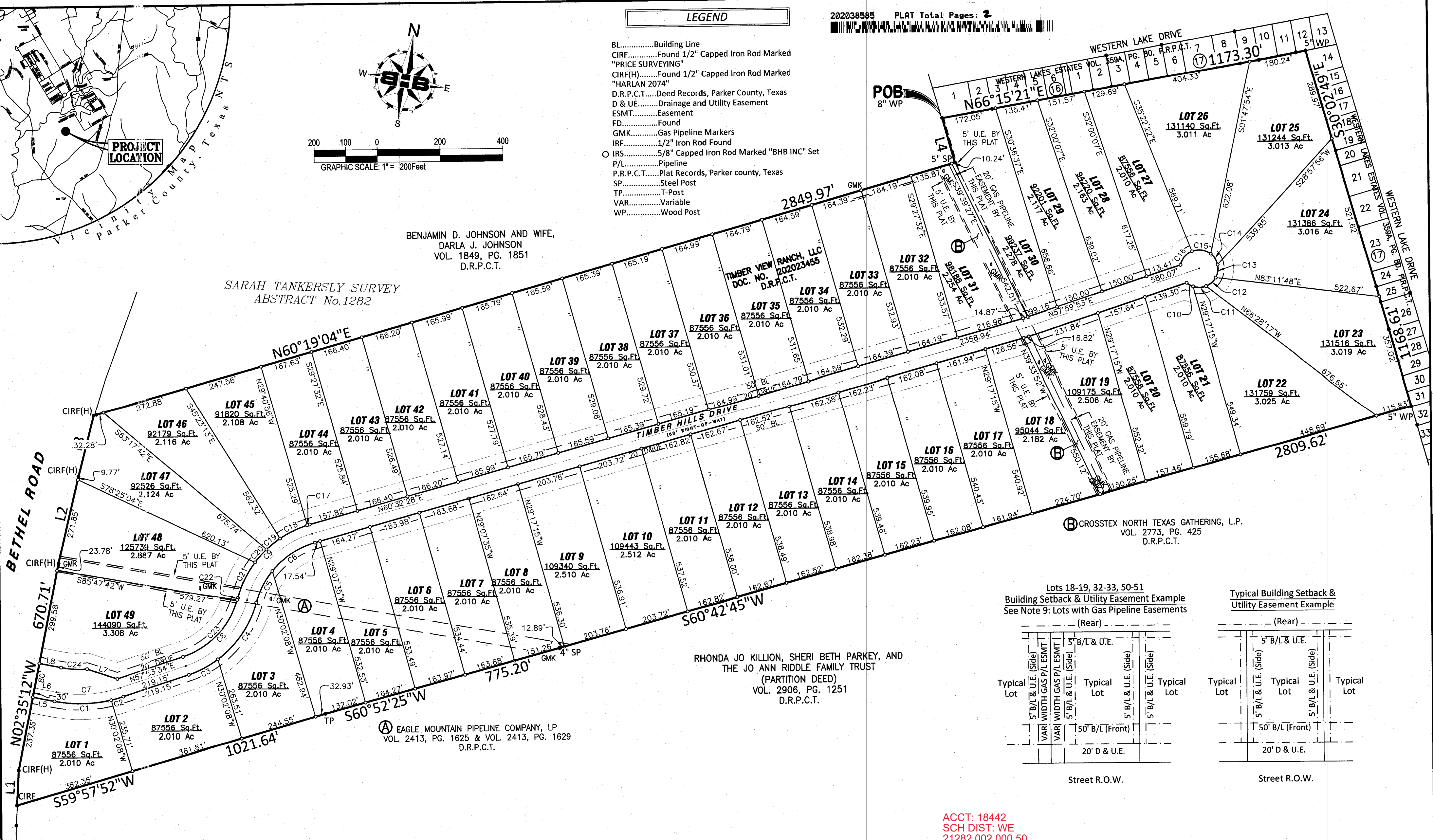
LEGEND

- BL.....Building Line
- CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
- CIRF(H).....Found 1/2" Capped Iron Rod Marked "HARLAN 2074"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- ESMT.....Easement
- FD.....Found
- GMK.....Gas Pipeline Markers
- IRF.....1/2" Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P/L.....Pipeline
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SP.....Steel Post
- TP.....T-Post
- VAR.....Variable
- WP.....Wood Post

202038585 PLAT Total Pages: 2

BENJAMIN D. JOHNSON AND WIFE,
DARLA J. JOHNSON
VOL. 1849, PG. 1851
D.R.P.C.T.

SARAH TANKERSLY SURVEY
ABSTRACT No.1282



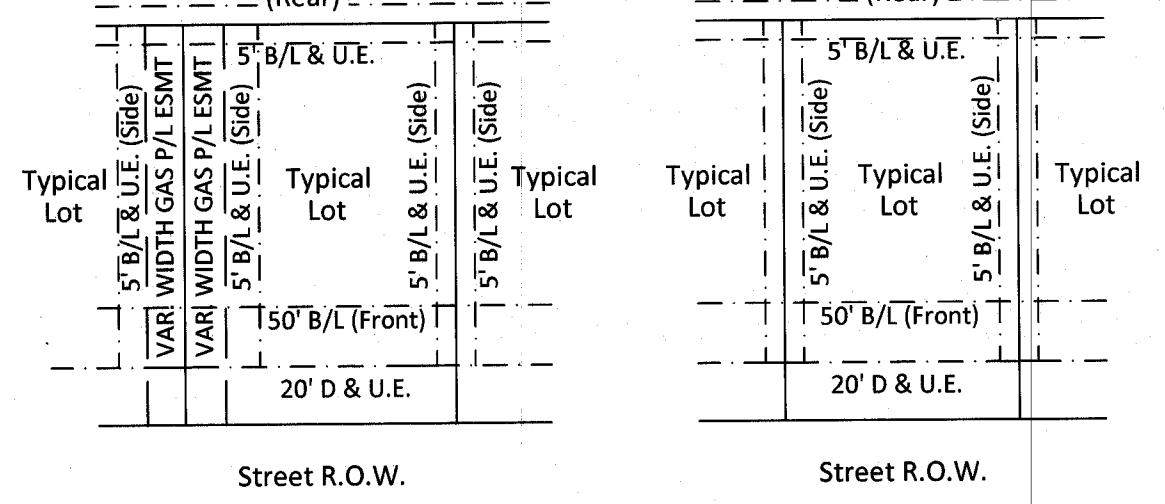
RHONDA JO KILLION, SHERI BETH PARKEY, AND
THE JO ANN RIDDLE FAMILY TRUST
(PARTITION DEED)
VOL. 2906, PG. 1251
D.R.P.C.T.

EAGLE MOUNTAIN PIPELINE COMPANY, LP
VOL. 2413, PG. 1625 & VOL. 2413, PG. 1629
D.R.P.C.T.

CROSSTEX NORTH TEXAS GATHERING, L.P.
VOL. 2773, PG. 425
D.R.P.C.T.

Lots 18-19, 32-33, 50-51
Building Setback & Utility Easement Example
See Note 9: Lots with Gas Pipeline Easements

Typical Building Setback & Utility Easement Example



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: Water Wells on each Lot.
7. Sewer Disposal: On-site septic.
8. Subject property is not within any ETJ Jurisdiction.
9. On Lots 18-19, 30-31, 48-49 the 5' Building Setbacks and 5' Utility Easements are parallel with the shown gas pipeline easements and not the side lot lines.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0525F, effective date 04/05/2019, subject parcel is within OTHER AREAS - Zone X (AREA OF MINIMAL FLOOD HAZARD).

OWNER:
Timber View Ranch, LLC
665 Simonds Road
Williamstown, MA 01267

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmgotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPE Firm #44 • TBPLS FIRM #10C11300

ACCT: 18442
SCH DIST: WE
21282.002.000.50

E-618

FINAL PLAT
LOTS 1-49
TIMBER VIEW RANCH
(49 LOTS)

BEING A 114.446 ACRE TRACT OF LAND SITUATED WITHIN
SARAH TANKERSLY SURVEY, ABSTRACT NUMBER 1282

PARKER COUNTY, TEXAS

NOVEMBER 2020

SHEET 1 OF 2