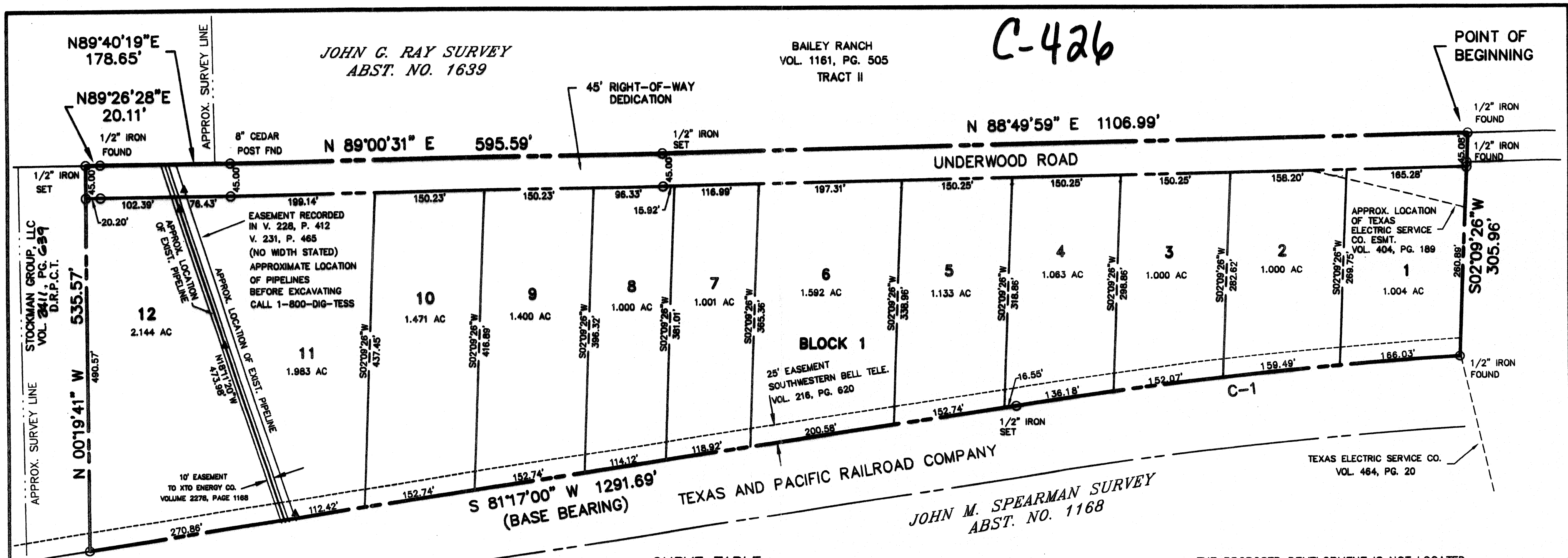


C-426

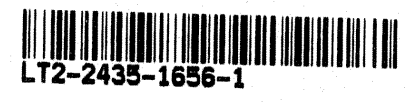
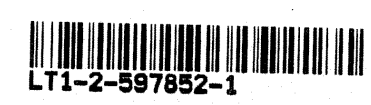


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	5955.00'	613.74'	613.47'	S 83°37'26" W	05°54'18"

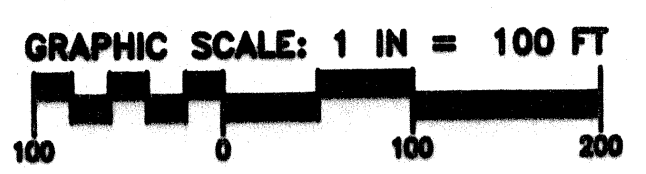
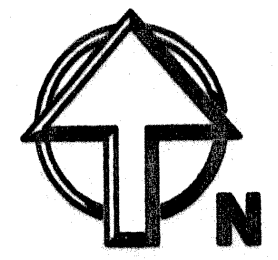
THE PROPOSED DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 480520 0215 C, DATED JANUARY 03, 1997.

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Book 2435 Page 1656

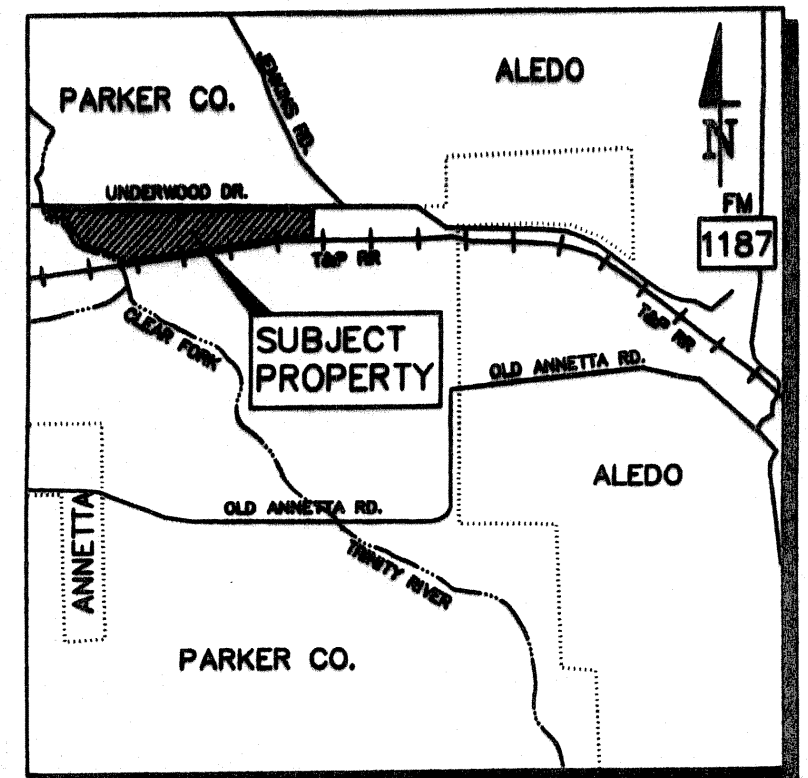


LEGEND

▲ EXST. PIPELINE SIGN



LOCATION MAP



LAND USE DATA

TOTAL LAND AREA --- 17.767 ACRES
 R-O-W DEDICATION --- 1,722.69 LF (UNDERWOOD RD.)
 TOTAL LOTS --- 12
 EST. POPULATION --- 42 PEOPLE
 MIN. LOT SIZE --- 1.000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NOTES

- SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL DISPOSAL SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PARKER COUNTY HEALTH DEPT. AND TCEQ RULES AND REGULATIONS. ALL LOTS WILL BE REQUIRED TO INSTALL AN AEROBIC TREATMENT SYSTEM AS A PART OF THE ON-SITE SEWAGE FACILITY. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.
- 1/2" IRON PINS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- 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.
- LAND USES ARE PROPOSED TO BE RESIDENTIAL.
- PROPERTY IS LOCATED WITHIN THE CITY OF ALEDO ETJ LIMITS.
- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL SIDE AND REAR LOT LINES. 15.0' DRAINAGE & UTILITY EASEMENTS ON ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
- ALL FRONT BUILDING LINES WILL BE 30.0 FEET.
- ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET.
- ALL REAR BUILDING LINES WILL BE 10.0 FEET.



THIS PLAT HAS BEEN PREPARED BY ME FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023

SURVEYOR:
 TEXAS GEOSPATIAL
 117 JOHN STREET
 ALEDO, TEXAS 76008
 817.441.6199

OWNER:
 STOCKMAN GROUP LLC
 113 MCKINZIE LANE
 WEATHERFORD, TEXAS 76087
 817.371.6776

Doc# 597852 Fees: \$66.00
 03/15/2006 10:04AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS

ACCT. NO.: 18595
 SCH. DIST.: AL
 CITY: CO
 MAP NO.: L18

FINAL PLAT

**LOTS 1-12, BLOCK 1
 UNDERWOOD ESTATES
 PHASE I**

BEING 17.767 ACRES OF LAND SITUATED IN THE JOHN M. SPEARMAN SURVEY, ABSTRACT NUMBER 1168 PARKER COUNTY, TEXAS

PREPARED MARCH 8, 2006

SHEET 1 OF 2

PREPARED BY

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