SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY RATTIKIN TITLE CO., IN TITLE COMMITMENT G.F. NO. 20-2369, DATED MAY 29, 2020.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 2482, PAGE 1391, R.R.P.C.T., IS A BLANKET EASEMENT. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

FRONT BUILDING LINES VARY AND ARE SHOWN ON PLAT.

10' BUILDING LINE ALONG ALL REAR LOT LINES.

10' BUILDING LINE ALONG ALL SIDE LOT LINES.

20' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL ROADS.

10' UTILITY EASEMENT/DRAINAGE EASEMENT INSIDE ALL REAR LOT LINES.

5' UTILITY EASEMENT/DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK.

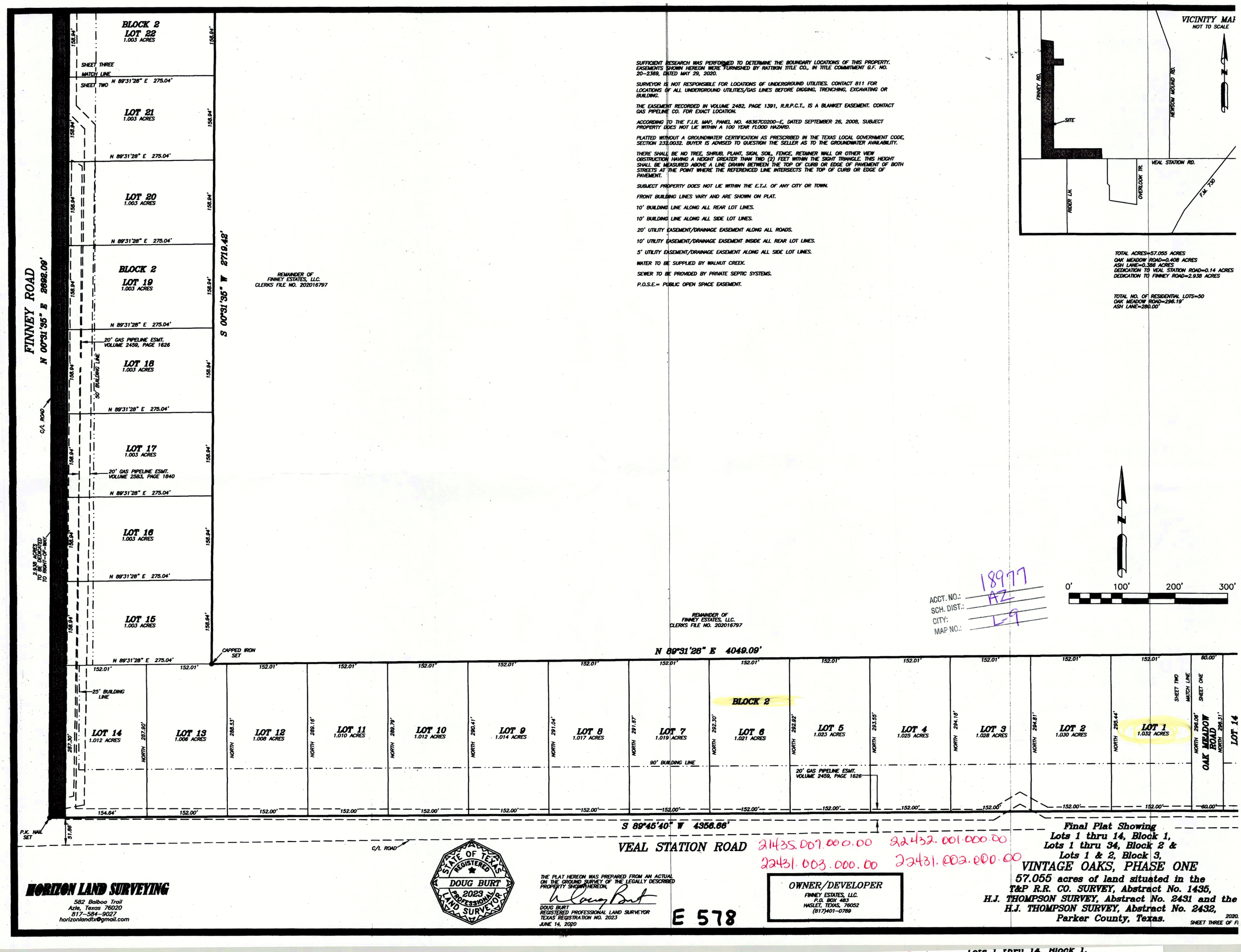
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

P.O.S.E.= PUBLIC OPEN SPACE EASEMENT.

VICINITY MAP
NOT TO SCALE

TOTAL ACRES=57.055 ACRES
OAK MEADOW ROAD=0.408 ACRES
ASH LANE=0.398 ACRES
DEDICATION TO VEAL STATION ROAD=0.14 ACRES
DEDICATION TO FINNEY ROAD=2.938 ACRES

TOTAL NO. OF RESIDENTIAL LOTS=50
OAK MEADOW ROAD=296.19'
ASH LANE=280.00'



ACCT. NO.: 18977
SCH. DIST.: AZ
CITY:
MAP NO.: L-9

21435.007.000.00 22432.001.000.00
22431.003.000.00 22431.002.000.00

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 14, 2020

E 578

OWNER/DEVELOPER
FINNEY ESTATES, LLC.
P.O. BOX 483
HASLET, TEXAS, 76052
(817)401-0789

Final Plat Showing
Lots 1 thru 14, Block 1,
Lots 1 thru 34, Block 2 &
Lots 1 & 2, Block 3,
VINTAGE OAKS, PHASE ONE
57.055 acres of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1435, H.J. THOMPSON SURVEY, Abstract No. 2431 and the H.J. THOMPSON SURVEY, Abstract No. 2432, Parker County, Texas.
2020.
SHEET THREE OF FI

Lots 1 thru 14, Block 1,
Lots 1 thru 34, Block 2 &
21435.007.000.00 22432.001.000.00