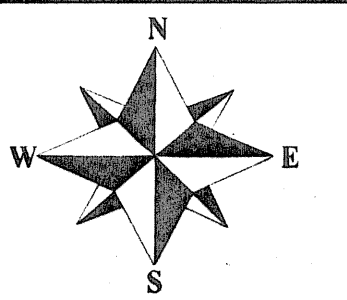


C-651

Doc# 667334
Book 2605 Page 1223

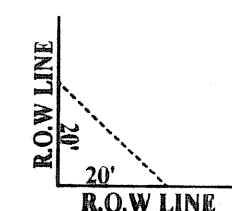
WATER FOR THIS SUBDIVISION
is to be supplied by the
WALNUT CREEK S.U.D.



0 100 200
SCALE 1"=100'

LEGEND

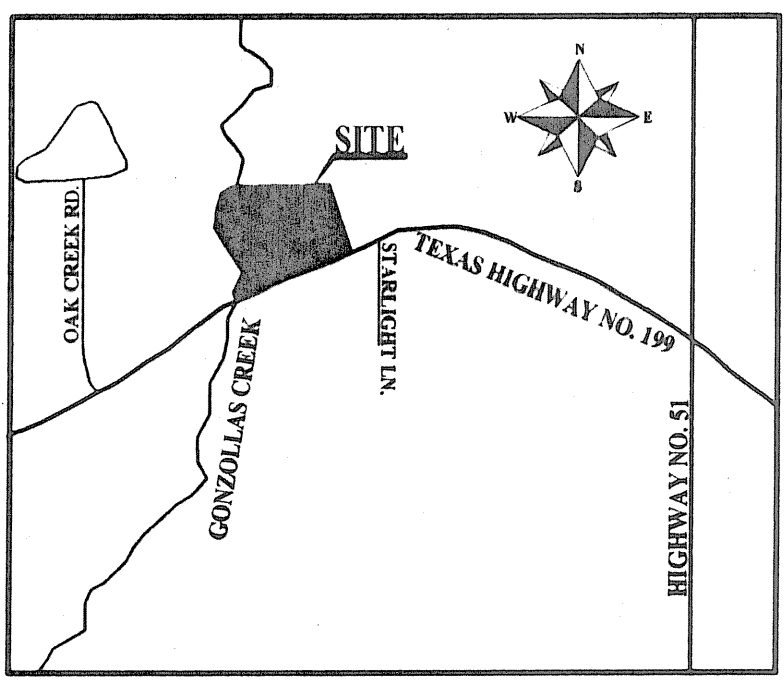
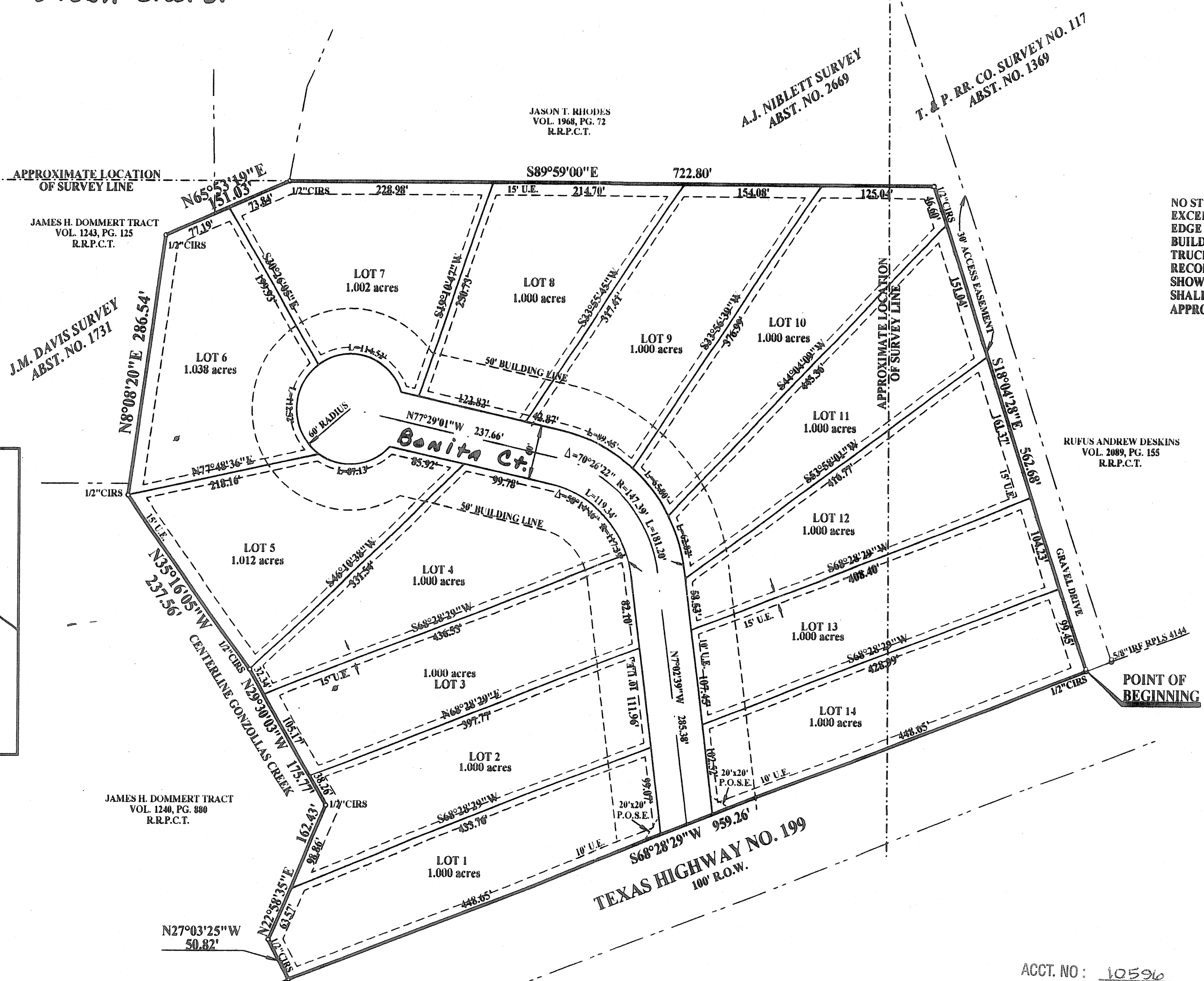
- IRON ROD END.
- × "X" IN CONC.
- CAPPED I.R. SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELEC MANHOLE
- SAN. SEW. M.H.
- GAS RISER
- TEL. PED.
- FENCE CORNER
- UNDERG. CABLE
- FIRE HYDRANT



20' X 20' VISIBILITY TRIANGLE
TYPICAL AT ALL STREET INTERSECTIONS
(NOT TO SCALE)

PUBLIC OPEN SPACE RESTRICTION

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE
EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF CURB OR
EDGE OF PAVEMENT, INCLUDING BUT NOT LIMITED TO
BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS,
TRUCKS ETC. MAY HEREAFTER BE PLACED OR
RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS
SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS
SHALL REMAIN IN EFFECT UNTIL VACATED BY THE
APPROPRIATE GOVERNMENTAL AUTHORITY.



VICINITY MAP
NOT TO SCALE

THE STATE OF TEXAS (X)
COUNTY OF PARKER (X)

APPROVED BY THE COMMISSIONERS COURT OF PARKER
COUNTY, TEXAS, ON THIS 14 DAY OF
October, 2007.

Mark Riley
Mark Riley, County Judge

Danny Choate
Commissioner #1
Danny Choate

Joe Brinkley
Commissioner #2
Joe Brinkley

John Roth
Commissioner #3
John Roth

Jim Webster
Commissioner #4
Jim Webster

ACCT. NO.: 10596
SCH. DIST.: SP
CITY: CO
MAP NO.: H-5

FINAL PLAT
SHOWING
LOTS 1 THROUGH 14
BONITA ESTATES
15.165 ACRES

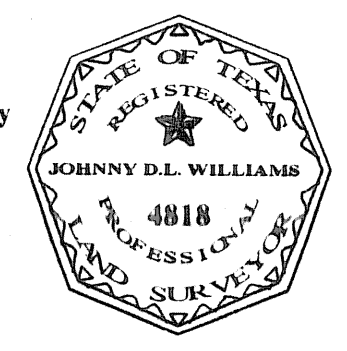
IN THE
J.M. DAVIS SURVEY, ABST. NO. 1731,
A.J. NIBLETT SURVEY, ABST. NO. 2669
AND
T&P. R.R. CO. SURVEY, ABST. NO. 1369
PARKER COUNTY, TEXAS

- NOTES:
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 2207, PAGE 51, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS.
 - THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY-PANEL NO. 480520 0050 B, EFFECTIVE DATE SEPTEMBER 27, 1991.
 - NUMBER OF LOTS IS 14, AND ALL LOTS ARE FOR SINGLE FAMILY HOUSING.
 - ALL STREETS ARE 60' RIGHT OF WAY WIDTH.
 - THIS PROPERTY IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR COUNTY.
 - ALL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS.

THE STATE OF TEXAS (X)
COUNTY OF PARKER (X)

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.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818



OWNERS

SERNA CONCRETE L.L.C. DIAMETRIC INC.
PRESIDENT: JOSE SERNA PRESIDENT: JOHN UGANGST
2624 NW 26TH STREET 363 AVIATOR DRIVE
FORT WORTH, TX 76106 FORT WORTH, TX 76179

SURVEYOR:

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

F:\SERVER\PCS 2007\07-099 156\TRACT\J.M. DAVIS SURVEY\SERNA\PLAT.PCS