

C-661

Doc# 670785  
Book 2613 Page 1784

Doc# 670785 Fees: \$66.00  
02/27/2008 1:31pm # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS.



SCALE: 1" = 200'  
GRAPHIC SCALE  
0 100 200  
0 100 200  
0 100 200

NOTE:  
M.F.F. - MINIMUM FINISHED FLOOR ELEVATION

J. M. BRADLEY SURVEY  
ABSTRACT NO. 118  
PARKER COUNTY, TEXAS  
RONALD C. SEARCY LIVING TRUST  
VOL. 2025, PG. 710

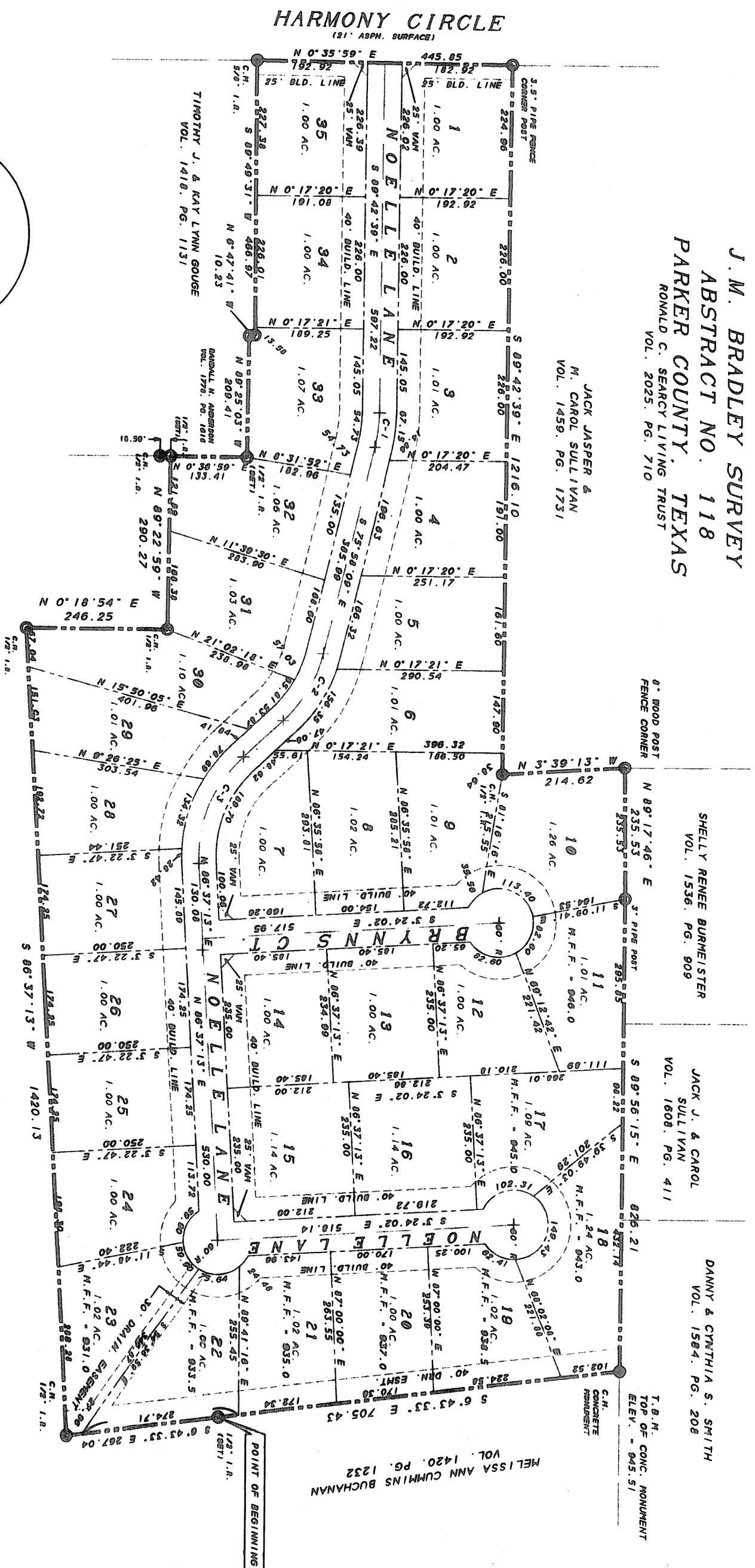
JACK JUSPER &  
M. CAROL SULLIVAN  
VOL. 1459, PG. 1731

SHELLY RENEE BURMEISTER  
VOL. 1536, PG. 909

JACK J. & CAROL  
SULLIVAN  
VOL. 1608, PG. 411

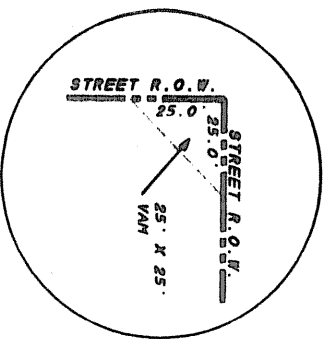
DANNY & CYNTHIA S. SMITH  
VOL. 1584, PG. 208

T. B. H.  
TOP OF CONC. MONUMENT  
ELEV. = 843.31



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	250.00	59.96	30.12	59.82	S 82° 50' 24" E	137° 44' 30"
C-2	250.00	139.60	71.67	137.79	S 59° 58' 21" E	31° 59' 35"
C-3	250.00	215.67	215.57	208.95	S 68° 40' 40" E	49° 24' 15"



VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)  
(TYPICAL ALL INTERSECTIONS)

THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG THE SUBDIVISION  
PERIMETER AND ALL STREETS. A 15' UTIL. EASEMENT SHALL EXIST ON  
ALL ADJACENT LOT LINES (CENTERED ON LOT LINE - 7.5' EACH LOT).  
THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION  
OF THE CITY OF WENTHERFORD.  
WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE  
FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND  
T.N.R.C.C. RULES AND REGULATIONS.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS) ARE HEREBY GIVEN AND GRANTED TO THE CITY. ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENTS. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT SHOULD THE CITY EXERCISE THE MAINTENANCE RIGHT. THEN IT SHALL BE PERMITTED TO REMOVE SHRUBS OR ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, AT ANY TIME. THE UTILITIES AND PLUMBING SHALL BE THE RESPONSIBILITY OF THE OWNERS WHO IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, ACCESS OR MAINTENANCE OF THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS, PANEL NO. 480350 0200 B, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

NOTE:  
THE RESULTS OF A WATER AVAILABILITY STUDY  
PERFORMED BY THE CITY OF WENTHERFORD, TEXAS  
INDICATES ADEQUATE GROUNDWATER TO SERVE  
THE SUBDIVISION.  
Vol. 2607 Pg. 1172

EXTRATERRITORIAL JURISDICTION STATEMENT:

I, RAY FRENCH HEREBY CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WENTHERFORD.

BY:   
RAY FRENCH  
DATE: 1/30/08

KNOW ALL MEN BY THESE PRESENTS  
I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURFACE PERFORMED UNDER MY SUPERVISION IN NOVEMBER, 2007 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B. F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS



OWNER/DEVELOPER  
RAY FRENCH LAND CO. LTD  
316 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76108  
817-991-8956

SURVEYOR  
RIVERS SURVEYING, INC.  
LAND SURVEYORS  
P. O. BOX 1447 - 139 CROMLEY LANE  
MINERAL WELLS, TEXAS  
940-325-8613  
FAX 940-325-8028

ACCT NO: 14986  
SCH. DIST: WE  
CITY: CO  
MAP NO.: G-17  
FINAL PLAT  
LOTS 1 THROUGH 35  
THE MEADOWS  
BEING 41.11 ACRES GUT OF  
THE J.M. BRADLEY SURVEY  
ABSTRACT NO. 118  
PARKER COUNTY, TEXAS  
SHEET 1 OF 2