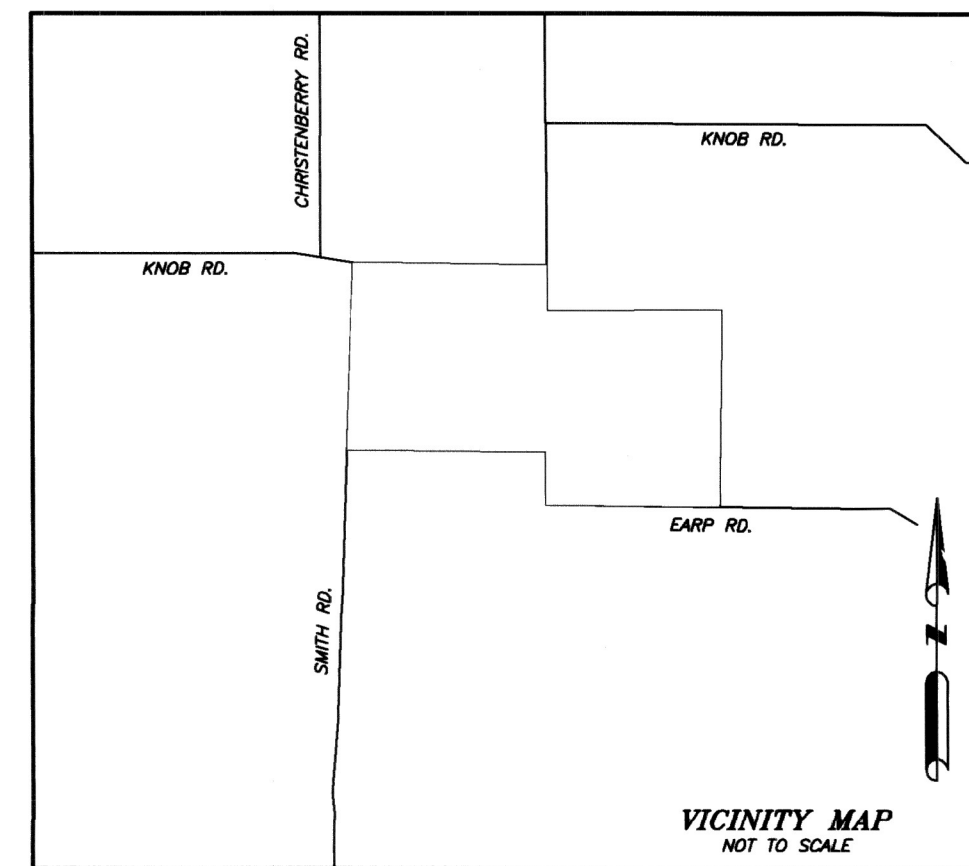




ROAD LENGTHS

MORGAN COURT-416.13'
VIRGIL COURT-745.57'
DOC HOLLIDAY COURT-1153.06'
WYATT COURT-914.58'

11906
SP

L-4

BASIS OF BEARING PER G.P.S. OBSERVATIONS, TRIMBLE RTK NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, N.A.D. 1983.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

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.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE

15' DRAINAGE/UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.

5' DRAINAGE/UTILITY EASEMENT & BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.

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

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

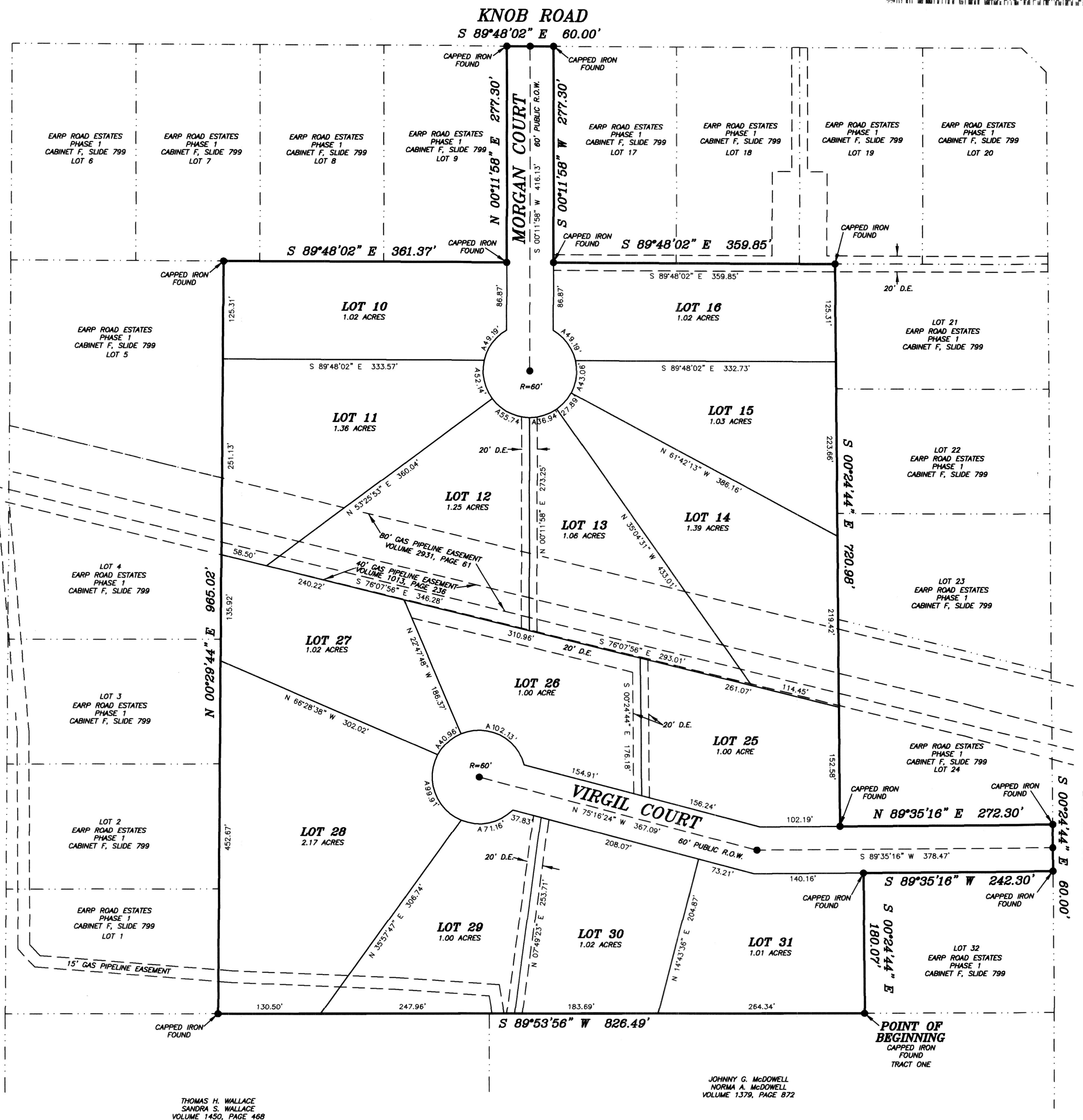
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" CMP.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN 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.

21428.007.000.00
22827.001.001.10
22827.001.001.50



SCALE 1"= 100'
HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76009
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
2HM INVESTMENTS, LLC.
6629 FAIRWAY DRIVE
WESTWORTH VILLAGE, TX, 76114

G049

Final Plat Showing
Lots 10-16, 25-31, 34-46 & 49-55,
EARP ROAD ESTATES, PHASE 2
an Addition to Parker County, Texas and being 45.610
acres of land situated in the
T&P R.R. CO. SURVEY, Section 49, Abstract No. 1428
and the WILLIAM R. SMITH SURVEY, Abstract No. 2827,
Parker County, Texas.