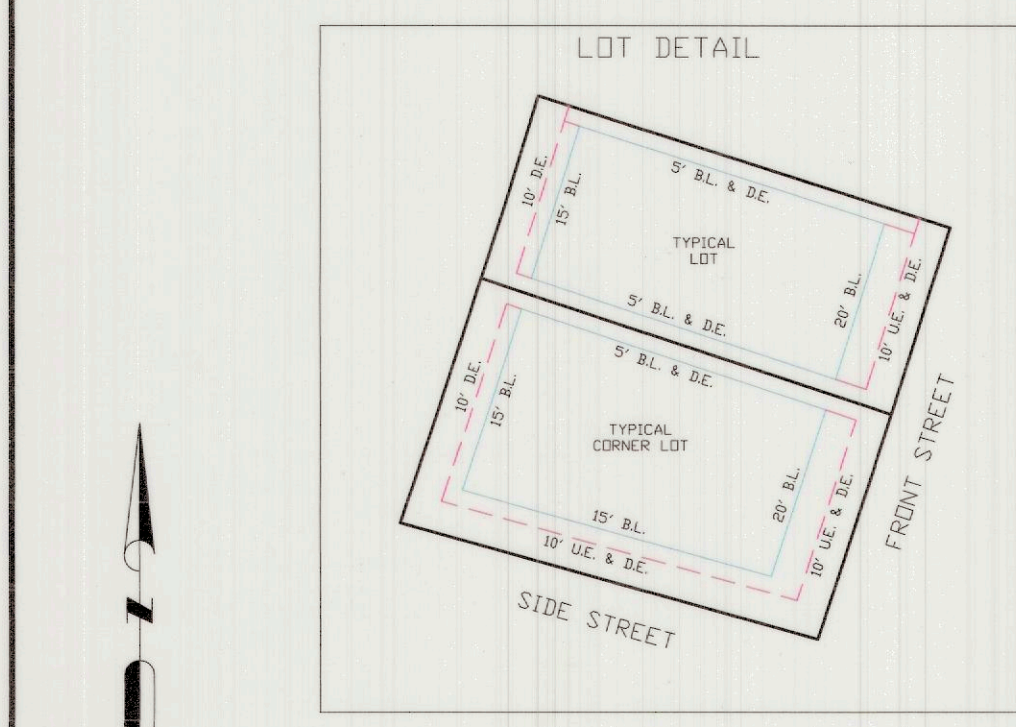
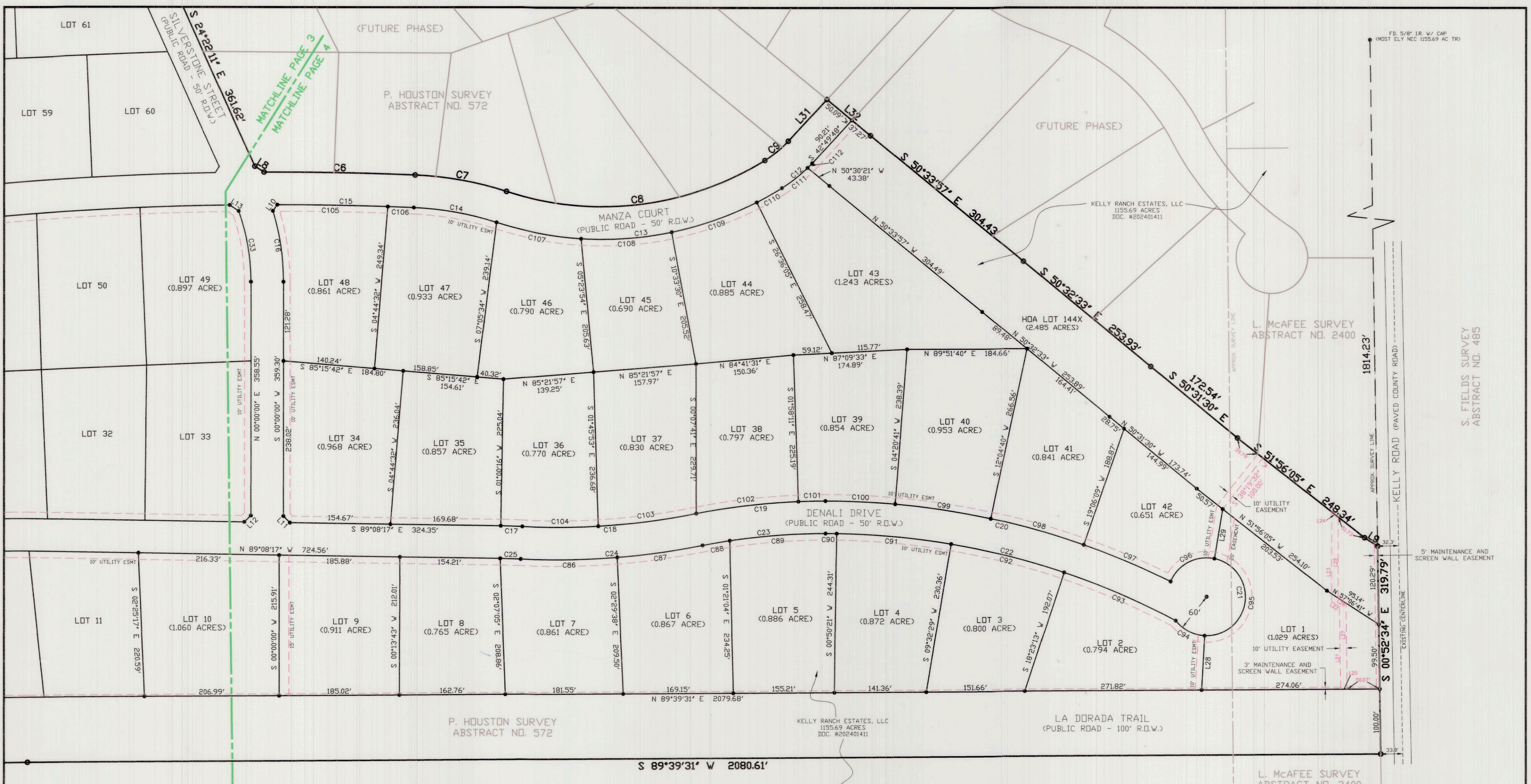


BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0575E &
48367C0450E, BOTH DATED SEPTEMBER 26, 2008

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE
HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE
LEGIBLE AND VISIBLE AT ALL TIMES FROM THE
PUBLIC ROAD

ROAD LENGTHS:
LA DORADA TRAIL - 3007'
KELLY RANCH PARKWAY - 4294'
MONACO DRIVE - 1710'
SILVERSTONE STREET - 1051'
MANZA COURT - 1798'
DENALI DRIVE - 3216'

NOTE: PUBLIC ROADS MAINTAINED BY CRESSON
CROSSROADS MUNICIPAL UTILITY DISTRICT #2

NOTE: SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES

NOTE: WAIVER FOR GROUNDWATER STUDY WAS APPROVED
IN COMMISSIONERS COURT ON APRIL 22, 2024

NOTE: 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.

NOTE: WATER AND SEWER SERVICE WILL BE PROVIDED BY
THE CRESSON CROSSROADS M.U.D. NO. 2

NOTE: UPON COMPLETION OF CONSTRUCTION OF ALL ROADS
AND UTILITIES, ALL CORNERS WILL BE SET 1/2" IRON
RODS WITH CAP MARKED "PRICE SURVEYING"

NOTE: UNLESS OTHERWISE NOTED ALL LOTS ARE SUBJECT TO THE
FOLLOWING BUILDING LINES:
FRONT = 20 FEET
REAR = 15 FEET
SIDE = 5 FEET INTERIOR, 15 FEET CORNER LOTS
ADJACENT TO A STREET

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' UTILITY
EASEMENT ALONG ROADS

NOTE: UNLESS OTHERWISE NOTED ALL LOTS HAVE A 10' DRAINAGE
EASEMENT ALONG ROADS AND REAR LINES AND A 5' DRAINAGE
EASEMENT ALONG THE SIDE LINES

NOTE: SPEED LIMIT ON KELLY ROAD IS 45 MPH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202506258
03/11/2025 09:59 AM
Fee: 130.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

G078

**14291
AL
M-21**

FINAL PLAT

LA DORADA, PHASE 1A
LOTS 1 THRU 73
HOA LOT 144X

BEING A SUBDIVISION OF 91.351 ACRES OUT
OF THE E. NOWLAND SURVEY, ABSTRACT NO.
1005, THE W. GRADY SURVEY, ABSTRACT NO.
537, THE P. HOUSTON SURVEY, ABSTRACT
NO. 572, THE J.W. JONES SURVEY, ABSTRACT
NO. 2394, AND THE L. MCAFEE SURVEY,
ABSTRACT NO. 2400, PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 28, 2025