

ROAD LENGTHS

TERRA VISTA BLVD.=1174.37'
McALPINE DR.=2170.93'
SKEEN PEAK DR.=1428.89'
RHETA LN.=857.51'
CLIFTON COURT=375.95'

CLIFTON D. HUGHES
RHETA HUGHES
VOLUME 1270, PAGE 590

N 89°35'33" E 1018.97'

N 00°24'27" W 279.81'

N 75°21'45" E 61.90'

N 89°35'33" E 305.00'

N 89°35'33" E 781.43'
McALPINE DRIVE
60' PUBLIC R.O.W.

SKEEN PEAK DRIVE
60' PUBLIC R.O.W.

S 00°24'27" E 1428.89'

N 00°24'27" W 1752.73'

McALPINE DRIVE
60' PUBLIC R.O.W.

CLIFTON COURT
60' PUBLIC R.O.W.

SITE

VICINITY MAP
NOT TO SCALE

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY TIDEITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382300556-KT, DATED OCTOBER 16, 2023.

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 EASEMENTS RECORDED IN VOLUME 453, PAGE 57 AND VOLUME 1110, PAGE 1007, R.R.P.C.T., DO NOT AFFECT.

THE EASEMENTS RECORDED IN VOLUME 1450, PAGE 818, VOLUME 1874, PAGE 1124, R.R.P.C.T., ARE BLANKET EASEMENTS. CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATIONS.

THE EASEMENT RECORDED IN VOLUME 450, PAGE 342, D.R.P.C.T., IS A BLANKET EASEMENT. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, AND PANEL NO. 4843900425-D, DATED DECEMBER 16, 2011, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY PRIVATE WALNUT CREEK WATER SUPPLY CO..

SEWER PROVIDED BY PRIVATE OSSF'S.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
10' BUILDING LINES ALONG SIDE & REAR LOT LINES.
20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

DRIVEWAY CULVERT PERMITS MUST BE OBTAINED FROM PARKER COUNTY ON ALL LOTS.

ALL DRIVEWAY CULVERTS ARE A MINIMUM SIZE OF 18"

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

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

CLIFTON D. HUGHES
RHETA HUGHES
VOLUME 1270, PAGE 590

LOT 183 1.00 Acres

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LOT 187 1.01 Acres

LOT 188 1.22 Acres

LOT 189 1.15 Acres

LOT 190 1.18 Acres

LOT 191 1.07 Acres

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