

LOT 45

LOT 44

(REF. BRG.)
S 85°58'56"E 725.04'

FD. 3/4' IR.

FD. 1' IR.

7.5' UTILITY EASEMENT
(TYPICAL)

15'

258'

SEE DETAIL

LOT 54

N 03°54'34"E 497.02'

GRAVEL DRIVE

LOT 55
BLOCK 1
8.532 ACRES

CONCRETE DRIVE

SEE DETAIL

D. SEARL
0.88 ACRE
V. 1669, P. 415

S 01°22'14"E 497.30'

ASPHALT DRIVE

50' BUILDING LINE
(363A/37)

5.4'

SET 1/2' IR.

N 85°58'56"W 632.04'

REMAINS OF OLD FENCE

SET 1/2' IR.

SET 1/2' IR.
0.5' N. OF FC.

OLD AIRPORT ROAD
(PAVED ROAD)

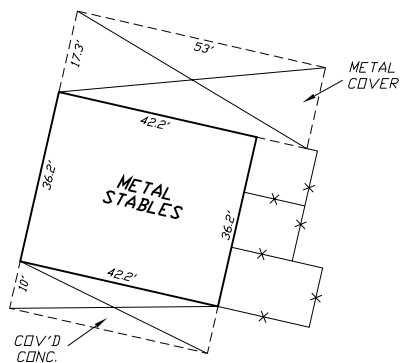
NOTE: DRIVEWAY CROSSES OVER
A 1.90 ACRES TRACT (1669/413),
BEFORE REACHING OLD AIRPORT ROAD.

D. SEARL
1.90 ACRE
V. 1669, P. 415

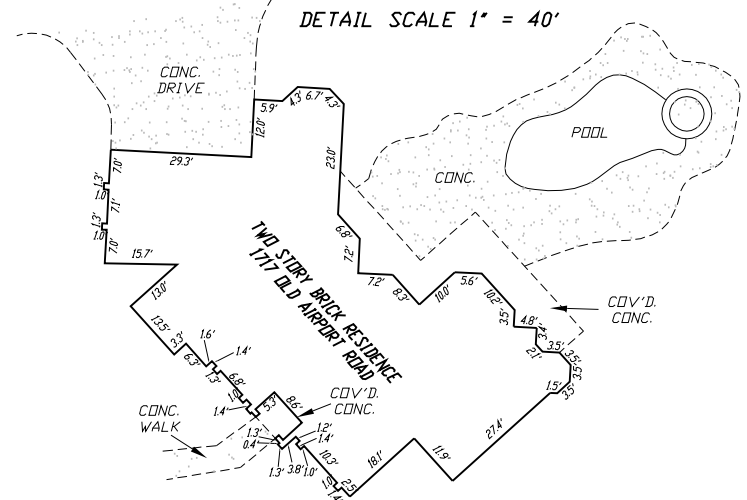
NOTE, THIS TRACT IS SUBJECT TO:

- 1) RESTRICTIVE COVENANTS AS RECORDED IN VOL. 1307, PG. 933 AND VOL. 1384, PG. 1518.
- 2) A 75 FOOT EXTERIOR BUILDING LINE (I.E. - ANY STREET); AND A 25 FOOT INTERIOR BUILDING LINE.
- 3) ALL EASEMENTS AND OR BUILDING LINES AS SHOWN ON PLAT RECORDED IN VOL. 363A, PG. 37.
- 4) 15 FOOT UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES.

DETAIL SCALE 1" = 40'



DETAIL SCALE 1" = 40'



PLAT OF SURVEY AND IMPROVEMENTS

OF ALL OF LOT 55, BLOCK 1, CLEAR LAKE ESTATES PHASE IV, AN ADDITION TO PARKER COUNTY, TEXAS.

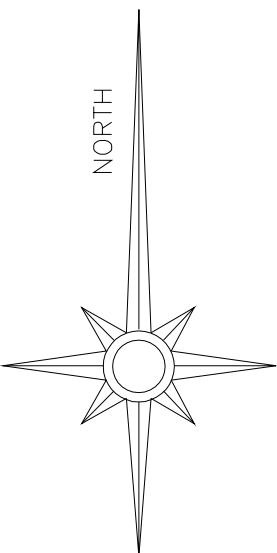
(ACCORDING TO PLAT AS RECORDED IN VOLUME 363-A, PAGE 37 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE FOREGOING PLAT CORRECTLY REPRESENTS AN ACCURATE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND AND THERE ARE NO VISIBLE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN: THIS PLAT CORRECTLY REPRESENTS THE BOUNDARIES AS FOUND OR LOCATED ON THE GROUND WITH RESPECT TO THE RECORDED REFERENCES SHOWN AND THE AREA, IF SHOWN, CORRECTLY REPRESENTS THE AREA ENCLOSED BY SAID BOUNDARIES. THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY: NOVEMBER 25, 2003.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086.
817-594-0400 JN031113

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0200 B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NORTH



100 0 100 200 300



GRAPHIC SCALE - FEET

CARTER SURVEYING & MAPPING

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