

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTNNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTNNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. Water Supply Source: Water Wells on each Lot.
9. Sewer Disposal: On-site septic.
10. Subject property is not within any ETJ Jurisdiction.

VARIABLE DRAINAGE EASEMENT

A variable width drainage easement encompasses any and all existing creeks, gullies, ravines, sloughs, or other natural drainage courses and are hereby dedicated as easements for drainage purposes. No construction, or filling without the written approval from the County shall be allowed within a drainage easement. No obstruction to the natural flow of water shall occur.

OWNER:
The Preserve on Ash Creek, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76118
mail@bhbc.com • 817.338.1277 • bhbc.com
TBPELS Firm #44, #10011300

FLOOD ZONE NOTE

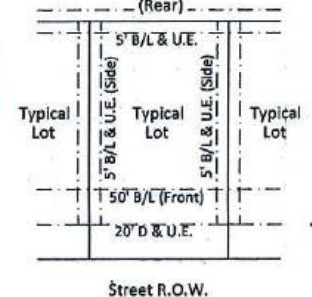
By scaled location a portion of subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (ZONE A) - No Base Flood Elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367CD175E, Map Revised September 26, 2008.

By scaled location a portion of subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367CD175E, Map Revised September 26, 2008.

LEGEND

- BL.....Building Line
- CIRF.....Found 1/2" Capped Iron Rod Marked "PRICE SURVEYING"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- D & UE.....Drainage and Utility Easement
- FD.....Found
- GMK.....Gas Pipeline Markers
- IRF.....1/2" Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SP.....Steel Post
- ST.....Street

Building Setback Line Example



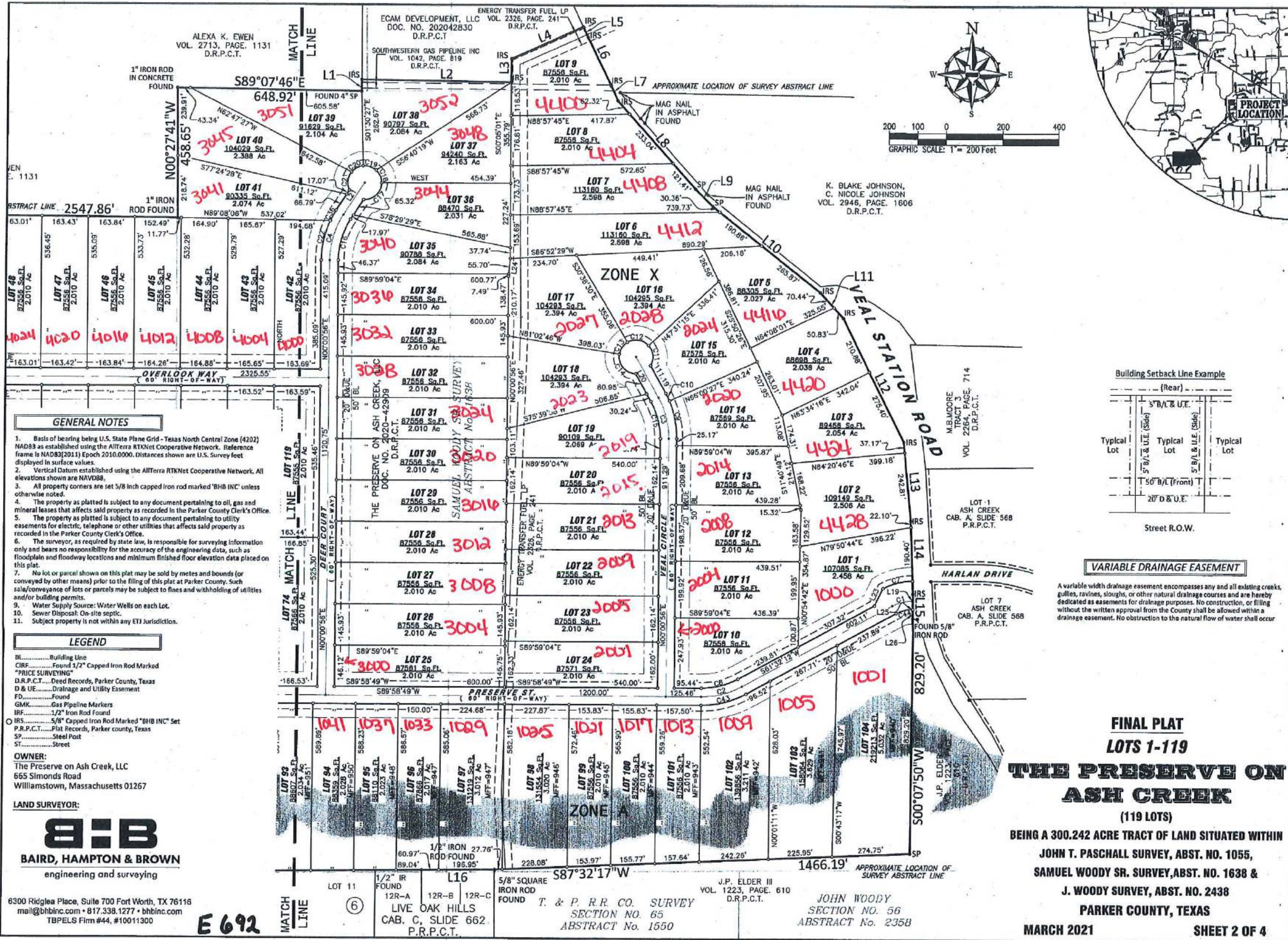
FINAL PLAT
LOTS 1-119

THE PRESERVE ON ASH CREEK
(119 LOTS)

BEING A 300.242 ACRE TRACT OF LAND SITUATED WITHIN
JOHN T. PASCHALL SURVEY, ABST. NO. 1055,
SAMUEL WOODY SR. SURVEY, ABST. NO. 1638 &
J. WOODY SURVEY, ABST. NO. 2438

PARKER COUNTY, TEXAS
MARCH 2021 **SHEET 1 OF 4**

E692



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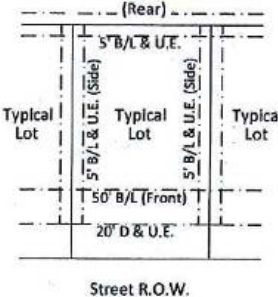
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LOTS 1-119
THE PRESERVE ON
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PARKER COUNTY, TEXAS
MARCH 2021 SHEET 2 OF 4

Building Setback Line Example



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