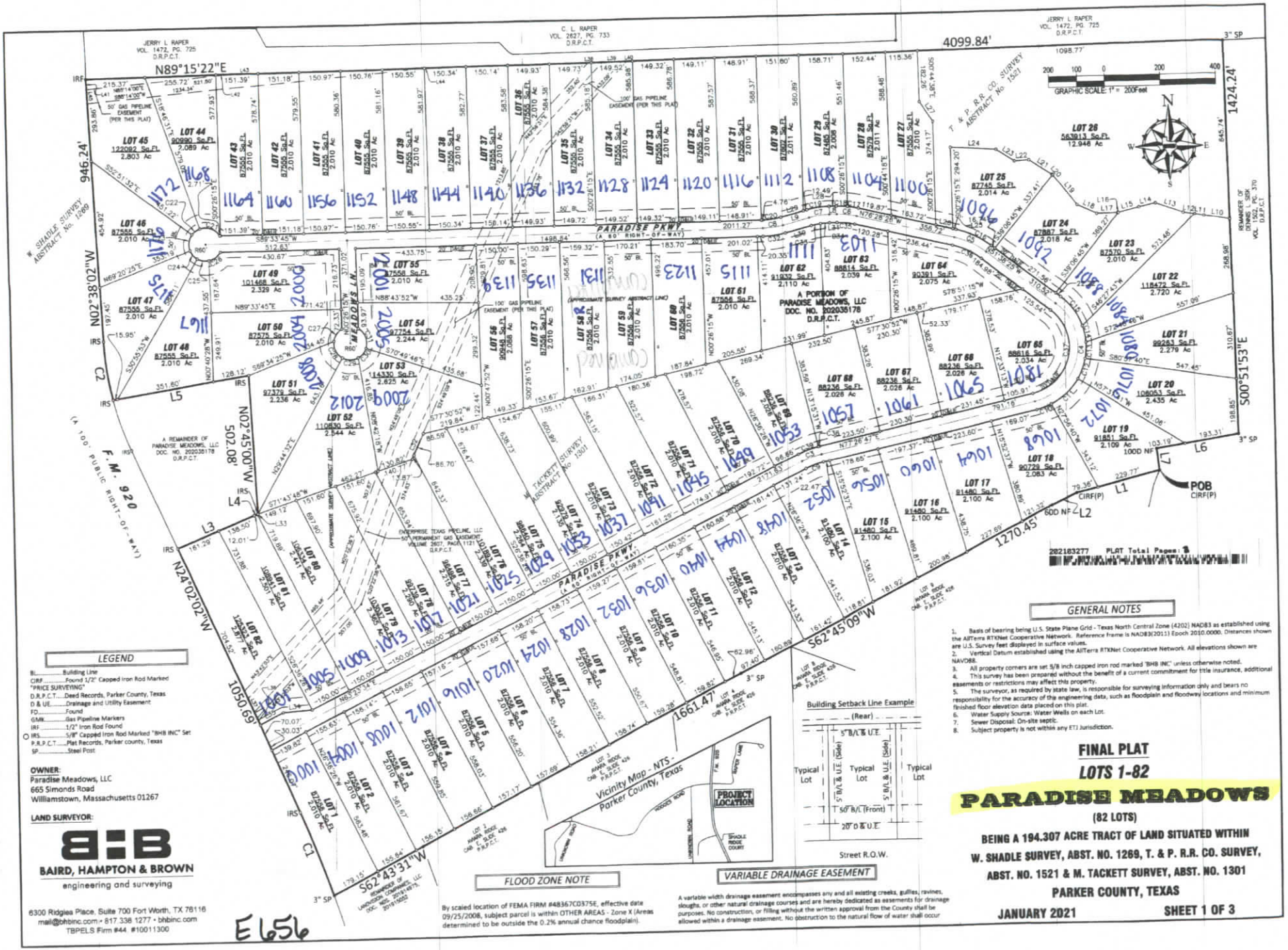

LEGEND

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

OWNER:
Paradise Meadows, LLC
665 Simonds Road
Williamstown, Massachusetts 01267

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbinc.com • 817.336.1277 • bhbinc.com
TBPELS Firm #44 #10011300

E656

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0375E, effective date 09/25/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

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

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet 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 RTKNet 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. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. 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.
6. Water Supply Source: Water Wells on each Lot.
7. Sewer Disposal: On-site septic.
8. Subject property is not within any ETJ Jurisdiction.

FINAL PLAT

LOTS 1-82

PARADISE MEADOWS

(82 LOTS)

BEING A 194.307 ACRE TRACT OF LAND SITUATED WITHIN W. SHADLE SURVEY, ABST. NO. 1269, T. & P. R.R. CO. SURVEY, ABST. NO. 1521 & M. TACKETT SURVEY, ABST. NO. 1301 PARKER COUNTY, TEXAS

JANUARY 2021 **SHEET 1 OF 3**

Drawing: E:\Surveys\172 Paradise Meadows\1000\Dwg\PARADISE MEADOWS FINAL PLAT.dwg