SCALE 1"= 100' Survey Plat Lot 2, Hunters Ridge, an Addition to Parker County, Texas, according to Map or Plat thereof recorded in Cabinet B. Slide(s) 164, of the Map and/or Plat Records of Parker County, Texas. TELE. PEDESTAL LOT 3 EAST 645.08 CAPPED IRON FOUND /2" IRON FOUND 10 UTILITY EASEMENT & BUILDING LINE PER PLAT 5' UTILITY EASEMENT VOLUME 1889, PAGE 1487 20' UTILITY EASEMENT PER PLAT VOLUME 1689, PAGE 1487 20' UTILITY EASEMENT NORTH VOLUME 1889, PAGE 1487 STATION BASIS OF BEARING PER PLAT. LOT 2 5.00 ACRES SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY TRINITY TITLE COMPANY IN TITLE COMMITMENT NO. 10225FW, DATED AUGUST 01, 2014. 337.64 337.64 PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1889, PAGE 1487; VOLUME 1724, PAGE 399 AND VOLUME 1760, PAGE 140. R.R.P.C.T. ROADACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. 5' UTILITY EASEMENT VOLUME 1689, PAGE 1487 THE EASEMENTS RECORDED IN VOLUME 253, PAGE 539 AND VOLUME 254, PAGE 248. D.R.P.C.T. DO NOT AFFECT THIS PROPERTY. 10' UTILITY EASEMENT & BUILDING LINE PER PLAT THE EASEMENT RECORDED IN VOLUME 1487, PAGE 1177, R.R.P.C.T. IS A BLANKET EASEMENT. CONTACT UTILITY COMPANY FOR EXACT LOCATION. 1/2" IRON FOUND WEST 645.08 1/2" IRON FOUND (BASIS OF BEARING) CABLE MARKER LOT 1 THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED NRB SURVEYING P.O. BOX 454 SPRINGTOWN, TEXAS, 76082 DOUG BURY REGISTERED PROFESSIONAL LAND SURVEYOR RSB# 817-584-9027 NLR# 817-406-6439 TEXAS REGISTRATION NO. 2023 AUGUST 12, 2014 2014376 RSB