

FOR SALE

3.578 ACRES SITUATED IN AND BEING A PORTION OF THE
B B B & C COMPANY SURVEY, ABSTRACT No. 145,
PARKER COUNTY, TEXAS
SEE ATTACHED FIELD NOTES

ROLLING VALLEY ADDITION
VOLUME 7359-A, PAGE 53

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11

10' UTILITY EASEMENT

N 88°47'00"E

511.97'

19'31"E

CONCRETE MONUMENT

200'x 30' CHANNEL EASEMENT
VOLUME 646, PAGE 28

30' PROPOSED CHANNEL EASEMENT

386.93'

DAWSON PROPERTIES, LTD.
VOLUME 1698, PAGE 161

N 00°09'53"W

SEWAGE TREATMENT PLANT
EASEMENT
VOLUME 1251, PAGE 318

"GR" - General Retail District Zoning

3.578 ACRES

155,857.68 Sq. Ft.

9.87'

10' UTILITY EASEMENT

L=258.52'

SOUTH BOWIE STREET

S 88°52'31"W

316.99'

ROY CARTER
VOLUME 1601, PAGE 738

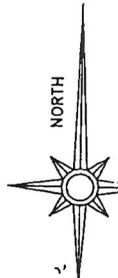
S 07°00'58"E 125.62'

S 88°53'50"W

191.98'

CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS
VOLUME 646, PAGE 127

NORTH



THE PLAT HEREON
ON THE GROUND
PROPERTY SHOWN
OF SAID PROPERTY
THE SIZE, LOCATION
IMPROVEMENTS AS
BEING WITHIN THE
EXCEPT AS SHOWN
LINES THE DISTANCE
FROM THE NEAREST
AS SHOWN ON THE
MENTS, DEEDS, ETC.
EXCEPT AS SHOWN

DAVID HARLAN, JR.
REGISTERED PROFESSIONAL
TEXAS REGISTRAR

NOTE:
ACCORDING TO THE U. S. DEPT.
AND URBAN DEVELOPMENT FEDERAL
ADMINISTRATION FLOOD INSURANCE
COMMUNITY PANEL NUMBER: 1
EFFECTIVE DATE: JAN. 3, 1997
THIS PROPERTY DOES NOT LIE
FLOOD HAZARD AREA.

NOTE:
NO REQUEST HAS BEEN MADE TO OUR OFFICE
AS OF THIS DATE, TO REVIEW BUILDING
RESTRICTIONS, EASEMENTS, AND/OR ANY OTHER
DOCUMENTS POSSIBLY RELATING TO THIS TRACT
OF LAND.

SCALE

