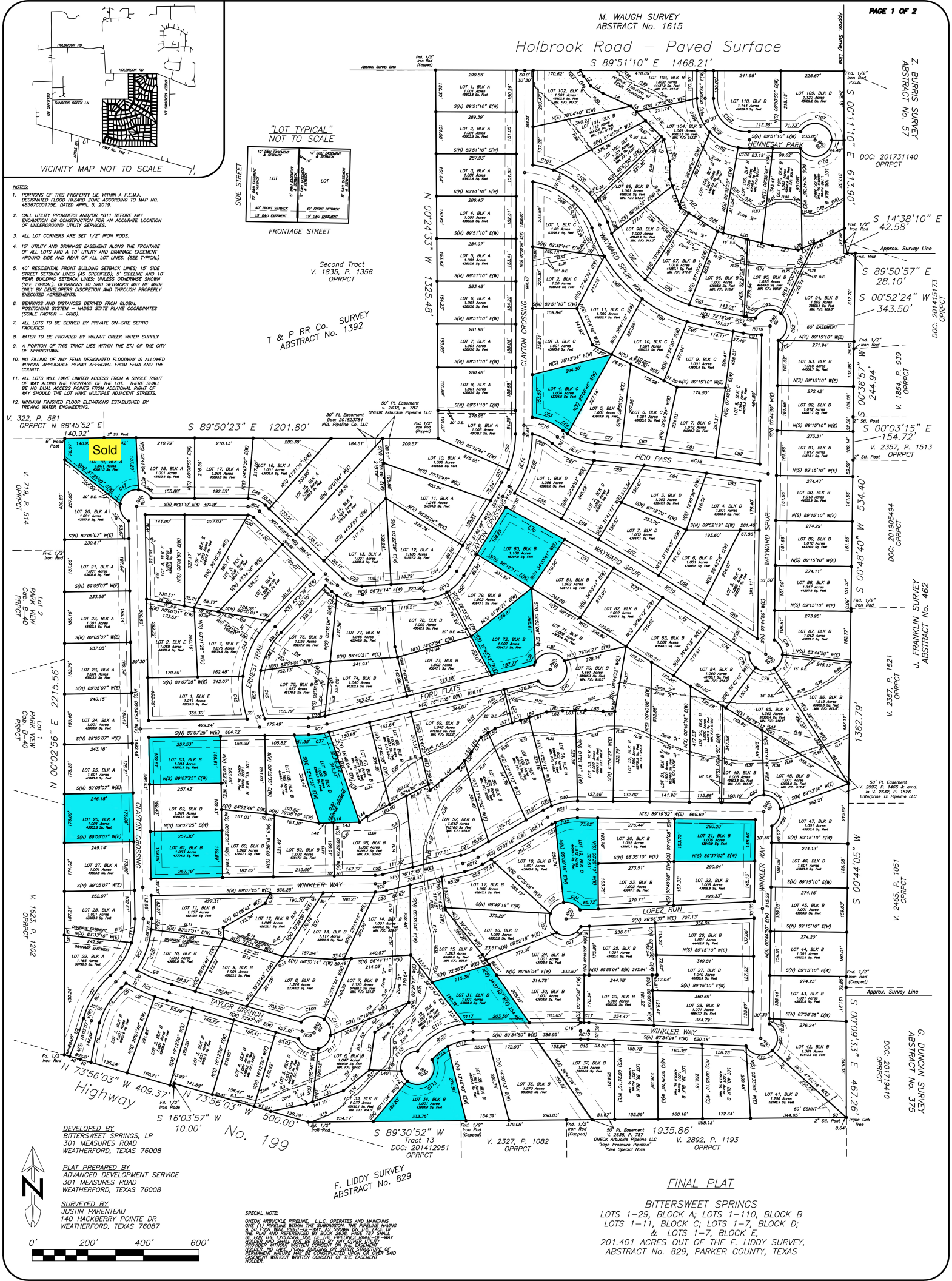
VICINITY MAP NOT TO SCALE

NOTES:

1. PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0017SE, DATED APRIL 5, 2019.
2. CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
3. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
4. 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES. (SEE TYPICAL)
5. 40' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES; UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE ONLY BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS.
6. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM – NAD83 STATE PLANE COORDINATES (SCALE FACTOR – GRID).
7. ALL LOTS TO BE SERVED BY PRIVATE ON–SITE SEPTIC FACILITIES.
8. WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
9. A PORTION OF THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF SPRINGTOWN.
10. NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY.
11. ALL LOTS WILL HAVE LIMITED ACCESS FROM A SINGLE RIGHT OF WAY ALONG THE FRONTAGE OF THE LOT. THERE SHALL BE NO DUAL ACCESS POINTS FROM ADDITIONAL RIGHT OF WAY SHOULD THE LOT HAVE MULTIPLE ADJACENT STREETS.
12. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED BY TREVINO WATER ENGINEERING.

"LOT TYPICAL"
NOT TO SCALE



DEVELOPED BY
BITTERSWEET SPRINGS, LP
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES ROAD
WEATHERFORD, TEXAS 76008

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087

0' 200' 400' 600'

SPECIAL NOTE:

ONEOK ARBUCKLE PIPELINE, L.L.C. OPERATES AND MAINTAINS ONE (1) PIPELINE WITHIN THE SUBDIVISION. THE PIPELINE HAVING A 50 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FACE OF THE PLAT AND REFERENCED BY BOOK 2638, PAGE 787 SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES RIGHT-OF-WAY HOLDER AND SHALL NOT BE USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT. THE EASEMENT HOLDER NO LAKE, POND, BUILDING, OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED, USED OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

FINAL PLAT

BITTERSWEET SPRINGS
LOTS 1–29, BLOCK A; LOTS 1–110, BLOCK B
LOTS 1–11, BLOCK C; LOTS 1–7, BLOCK D;
& LOTS 1–7, BLOCK E,
201.401 ACRES OUT OF THE F. LIDDY SURVEY,
ABSTRACT No. 829, PARKER COUNTY, TEXAS