

METES & BOUNDS DESCRIPTION

BEING 32.908 ACRES OF LAND OUT OF THE JAMES H. WILSON SURVEY, ABSTRACT NO. 1287, WISE COUNTY, TEXAS, BEING THE SAME OF ALL OF THE THIRD TRACT IN A DEED TO C.C. FORTENBERRY FAMILY LIMITED PARTNERSHIP IN VOLUME 1545, PAGE 858, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID 32.908 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A NAIL FOUND IN THE INTERSECTION OF COUNTY ROAD NO. 379 AND COUNTY ROAD NO. 2937 FOR THE SOUTHEAST CORNER OF THE THIRD TRACT AS DEEDED TO C.C. FORTENBERRY FAMILY LIMITED PARTNERSHIP IN VOLUME 1545, PAGE 858, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF JAMES H. WILSON SURVEY, ABSTRACT NO. 128 AND THE NORTHEAST CORNER OF THE WILLIAM SWEENEY SURVEY, ABSTRACT NO. 749 AND IN THE WEST LINE OF THE ROBERT TOWNSLEY SURVEY, ABSTRACT NO. 812, WISE COUNTY TEXAS:

THENCE WITH COUNTY ROAD NO. 2937 IN THE SOUTH LINE OF SAID THIRD TRACT, BEING THE SOUTH LINE OF THE JAMES H. WILSON SURVEY AND THE NORTH LINE OF THE WILLIAM SWEENEY SURVEY, NORTH 89° 43' 14" WEST 1041.33 FEET TO A PK NAIL SET WITH SHINER FOR THE SOUTHWEST CORNER OF SAID THIRD TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND AS DEEDED TO ANN HANCOCK IN VOLUME 588, PAGE 294, REAL RECORDS, WISE COUNTY, TEXAS;

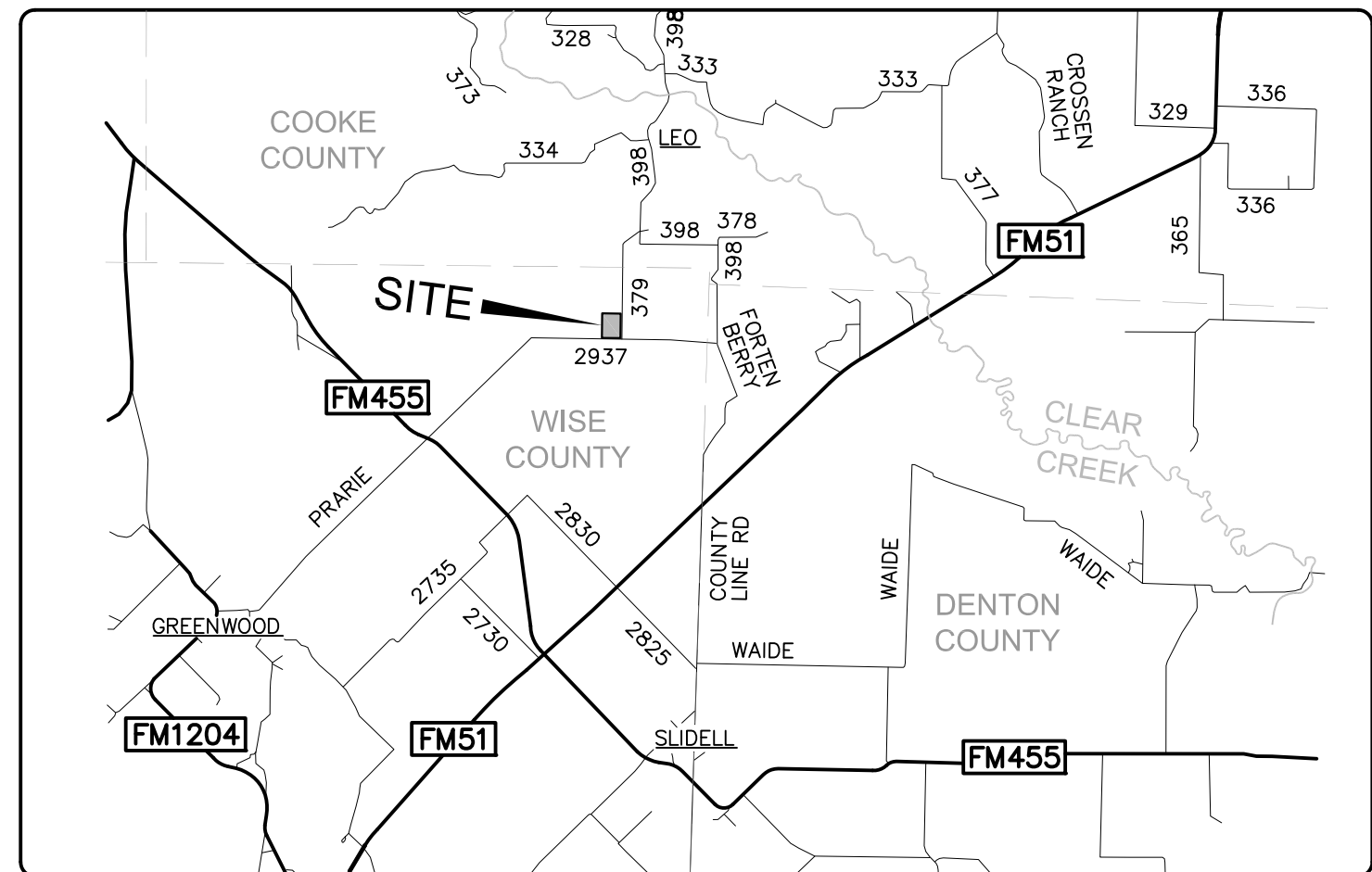
THENCE WITH THE WEST LINE OF SAID THIRD TRACT AND THE EAST LINE OF SAID HANCOCK TRACT. NORTH 00° 19' 53" WEST 1375.50 FEET TO A WOOD POST FOR THE NORTHWEST CORNER OF SAID THIRD TRACT AND THE NORTHEAST CORNER OF SAID HANCOCK TRACT;

THENCE WITH SAID FENCE LINE IN THE NORTH LINE OF SAID THIRD TRACT, SOUTH 89°46' 49" EAST, AT 1013.66 FEET PASSING A WOOD POST, IN ALL, 1042.26 FEET TO A NAIL FOUND IN COUNTY ROAD NO. 379 FOR THE NORTHEAST CORNER OF SAID THIRD TRACT, BEING IN THE EAST LINE OF THE JAMES H. WILSON SURVEY AND THE WEST LINE OF THE ROBERT TOWNSLEY SURVEY;

THENCE WITH COUNTY ROAD NO.379 IN THE EAST LINE OF SAID THIRD TRACT, SAME BEING THE EAST LINE OF THE JAMES H. WILSON SURVEY AND THE WEST LINE OF THE ROBERT TOWNSLEY SURVEY, SOUTH 00° 17' 32" EAST 1376.58 FEET TO THE POINT OF BEGINNING, CONTAINING 32.908 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT NOTES

- 1) NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY.
- 2) ACCORDING TO A COPY OF THE FLOOD INSURANCE RATE MAP FOR WISE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER _____ D, EFFECTIVE DATE _____ NO PART OF THE SUBJECT PROPERTY APPEARS TO BE IN THE 100-YEAR FLOOD ZONE, SAID PROPERTY IS IN ZONE _____.
- 3) BEARINGS REFERENCED TO NAD-83 NORTH CENTRAL TEXAS ZONE (4202).
- 4) VERTICAL DATUM REFERENCED TO NAVD-88.
- 5) AN EXISTING 4-INCH BOLIVAR WATER LINE ON THE WEST SIDE OF C.R. 379 REMAINS WITHIN PRIVATE PROPERTY AFTER PROPOSED R.O.W. DEDICATION.
- 6) AN EXISTING 4-INCH BOLIVAR WATER LINE ON THE NORTH SIDE OF C.R. 2937 IS LOCATED ENTIRELY WITHIN THE PROPOSED R.O.W. DEDICATION.
- 7) AN EXISTING PENTEX OVERHEAD POWER LINE ON THE WEST SIDE OF C.R. 379 REMAINS PARTIALLY WITHIN PRIVATE PROPERTY AFTER PROPOSED R.O.W. DEDICATION.
- 8) AN EXISTING PENTEX OVERHEAD POWER LINE ON THE NORTH SIDE OF C.R. 2937 IS LOCATED ENTIRELY WITHIN THE PROPOSED R.O.W. DEDICATION.
- 9) PROPOSED BUILDING LINES ARE 30-FT ALONG BOTH EXISTING COUNTY ROADS, 15-FT ALONG THE SIDES AND REAR OF THE LOTS AS SHOWN ON PLAT.
- 10) PROPOSED PENTEX ENERGY EASEMENTS FOR RESIDENTIAL ELECTRIC POWER SUPPLY TO BE 15-FT WIDE AT THE FRONT PROPERTY LINE ALONG THE DEDICATED R.O.W. AND 10-FT WIDE ON EACH SIDE OF ALL SIDE LOT LINES.
- 11) PROPOSED BOLIVAR WATER SUPPLY CO. EASEMENT TO BE A MINIMUM OF 15-FT WIDE AT THE FRONT PROPERTY LOT LINE ALONG THE DEDICATED R.O.W. OF ALL LOTS. THIS EASEMENT MAY BE SHARED WITH OR PLACED ADJACENT TO THE PENTEX EASEMENT AS DETERMINED BY FINAL PLAT. THIS PLAT SHOWS THE EASEMENT TO BE SHARED WITH PENTEX ENERGY.
- 12) PROPOSED DRAINAGE EASEMENTS TO BE 20-FT WIDE AT THE FRONT PROPERTY LOT LINE ALONG THE DEDICATED R.O.W. AND 10-FT WIDE ON EACH SIDE OF ALL SIDE LOT LINES AS SHOWN IN SEPARATE DETAIL THIS SHEET.
- 13) ON-SITE SEWAGE FACILITIES: AN O.S.S.F. STUDY HAS DETERMINED THAT AEROBIC SEPTIC SYSTEMS MAY BE UTILIZED FOR EACH LOT.
- 14) ALL BUILDINGS MUST BE BUILT A MINIMUM OF 24-INCHES ABOVE THE CROWN OF PUBLIC ROADWAY AS MEASURED DIRECTLY IN FRONT OF THE CENTERLINE OF THE BUILDING. ALL FINISHED FLOOR ELEVATIONS MUST BE PLACED AT LEAST 18-INCHES HIGHER THAN HIGHEST FINISHED YARD GRADE AS MEASURED ADJACENT TO THE BUILDING. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDING THAT MAY BE CAUSED BY STORM WATER DAMAGE.
- 15) ANY DRIVEWAY CULVERTS, IF NECESSARY, ARE TO BE INSTALLED BY THE LOT OWNER AND IN ACCORDANCE WITH THE POLICIES OF WISE COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS A 10-YEAR STORM EVENT.
- 16) THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX (6") INCHES BELOW THE OUTSIDE EDGE OF THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND ENTERING THE ROADWAY.
- 17) ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION ON THE LOT.



AREA SUMMARY

11 RESIDENTIAL LOTS =	31.115 AC
R.O.W. DEDICATION =	1.793 AC
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TOTAL =	32.908 AC

UTILITY PROVIDERS

ELECTRIC: PENTEX ENERGY, INC.
TELEPHONE: CENTURY LINK
WATER: BOLIVAR WATER
SUPPLY CO.
SEWER: SEPTIC

OWNER:
LINKEN REAL ESTATE, LP
11399 U.S. HIGHWAY 380
KRUM, TX 76249
PHONE: (940) 382-0186

ENGINEER:
OES, INC.
705 JONES ST.
FORT WORTH, TEXAS 76102
PHONE: (940) 595-0528

PRELIMINARY PLAT
FOR REVIEW
PURPOSES ONLY

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF JACK R. MEDCALF,
P.E. # 46057
ON 10/21/2019.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

PRELIMINARY
FOR REVIEW
ONLY

OES, INC.
TEXAS REGISTERED
PROFESSIONAL
ENGINEERING
FIRM F-11001

705 JONES ST.
FORT WORTH, TX 76102
PH. 940.595.0528

HIGH COUNTRY
ESTATES
1441 C.R. 2937
WISE COUNTY, TEXAS

PRELIMINARY
PLAT

PREPARED: 10/21/2019

PROJECT TECHNICIAN
NJO

JOB NUMBER
1118

SHEET NUMBER

1.1

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS (DATE _____, 20____)
VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS
PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS
DATE.

BY _____
WISE COUNTY JUDGE