

FLOOD HAZARD
 NO 100 YEAR FLOOD PLAIN ON THIS TRACT FOR THIS COUNTY. THIS TRACT IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE 1:50,000 SCALE FLOOD MAP OF THIS COUNTY. THIS TRACT IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE 1:50,000 SCALE FLOOD MAP OF THIS COUNTY.

FIELD NOTES
 BEING a 1/2" steel rod set in the southwest corner of the southeast side of the lot intersection R.O.M. as depicted on plat recorded on the 2008, Pg. 438 DIRECT, and being the east corner of the Meadows of Palmer, Phase Three as described by the plat thereof as recorded in the Plat Records, Ellis County, Texas (DIRECT), and being the north corner of this tract, with the bearing being the description from GPS observation: Iron Co. (Palmer) Station, North Central Zone, with a bearing on-catch of heading: 464.068.375, Easting: 734.155.318.

HENCE South 17°45'18" East, 375.00 feet along the southeast line of the lot tract and set for the east corner of this tract.

HENCE South 17°45'18" East, 375.00 feet along the southeast line of the lot tract to a 1/2" steel rod set for the east corner of this tract.

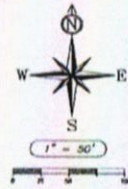
HENCE South 72°19'03" West, 438.52 feet along a southeast line of the lot tract to a 1/2" steel rod set in the southeast line of said 864 tract, and in the southeast line of a certain 100.00 acre tract conveyed to the J & A Warr Family, Ltd., as by plat recorded in Volume 886, Page 265, Plat Records, Ellis County, Texas (DIRECT) for the south corner of this tract.

HENCE North 84°34'41" West, 363.71 feet along the southeast line of this tract and set with West 1/2" steel rod set for the west corner of this tract, and being a south corner of the deeded tract of Meadows of Palmer, Phase Three.

HENCE North 72°19'03" East, 575.12 feet along the southeast line of this tract and set with the southeast line of said Meadows of Palmer, Phase Three to a 1/2" steel rod set for an interior corner of this tract, and being an east corner of said Meadows of Palmer, Phase Three.

HENCE North 17°45'18" West, 120.00 feet along a southeast line of this tract and set with the southeast line of said Meadows of Palmer, Phase Three to a 1/2" steel rod set for a west corner of this tract, and being an interior corner of said Meadows of Palmer, Phase Three.

HENCE North 72°19'03" East, 170.37 feet along a southeast line of this tract and set with the southeast line of said Meadows of Palmer, Phase Three to the point of BEGINNING and containing approximately 4.864 acres of land.



Owner: Jack Warr
 MEADOWS OF PALMER, LTD.
 P.O. Box 249
 Palmer, Texas 75152
 Phone: 972-845-3950

LEGEND
 - Easement
 - Flood Hazard
 - Proposed Street
 - Proposed Right of Way
 - Proposed Utility Line
 - Proposed Structure
 - Proposed Fencing
 - Proposed Planting
 - Proposed Paving
 - Proposed Lighting

LEGEND
 - Boundary Line
 - Property Line
 - Proposed Street
 - Proposed Right of Way
 - Proposed Utility Line
 - Proposed Structure
 - Proposed Fencing
 - Proposed Planting
 - Proposed Paving
 - Proposed Lighting

BENCHMARK #1
 EXISTING SEWER MANHOLE RM AT INTERSECTION OF PALMER VIEW DRIVE AND CHERRY POINT DRIVE. RM ELEV. = 480.90

BENCHMARK #2
 EXISTING SEWER MANHOLE RM AT INTERSECTION OF CHERRY POINT DRIVE AND SUNSET BOULEVARD. RM ELEV. = 482.34

APPROVED BY the Planning & Zoning Commission, subject to any conditions enumerated by the Commission.

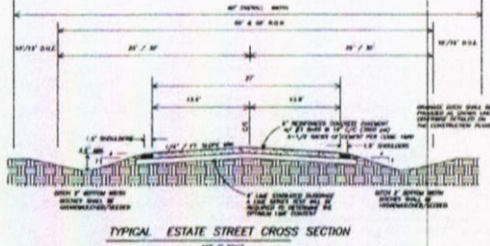
Date: _____ Commission Chairman

APPROVED FOR PREPARATION OF FINAL PLAT SUBJECT TO ANY CONDITIONS ENUMERATED BY THE CITY COUNCIL.

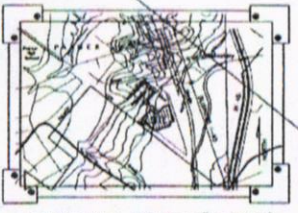
Date: _____ Mayor, City of Palmer

Witness my hand this _____ day of _____ 2018

 City Secretary, City of Palmer



PRELIMINARY PLAT
THE MEADOWS OF PALMER
PHASE FOUR
 Being 4.864 Acres in the
 R. de la PENA SURVEY, ABSTRACT NO. 3
 The City of Palmer Ellis County, Texas
 15 SINGLE FAMILY LOTS



Preliminary Plat
THE MEADOWS OF PALMER
PHASE FOUR

Subdivision Data:
 1. Total Acreage: 4.864 Acres
 2. Total Lots: 15
 3. Minimum Lot Size: 7,500 sf
 4. Average Lot Size: 8,000 sf
 5. Building Area: 25% front building area, 10% rear building area, 10% side lot area and any others as shown on plat.
 6. Easement lines: 10' front, 10' rear and 10' side utility easement and any others as shown on plat.
 7. No building shall be constructed until the Final Plat is accepted and filed.
 8. Existing Residential - 3 Single Family Zoning (R-3)

1.40 Acre
 Park Land
 Addition

REVISIONS		BY

D&M DAVIS & McDILL, Inc.
 ENGINEERS
 A Texas Licensed engineering firm # F-6489
 P.O. BOX 428, Waco, Texas 76780
 Phone: Metro 972-938-1165

BASE OF TEXAS
ENGINEERS
17-42616

Date: 12-3-2018
 Scale: 1" = 80'
 Drawn: KMB/DAM
 Job: 216-0348
 Sheet: BASE-PRELIM
 of 1 sheets