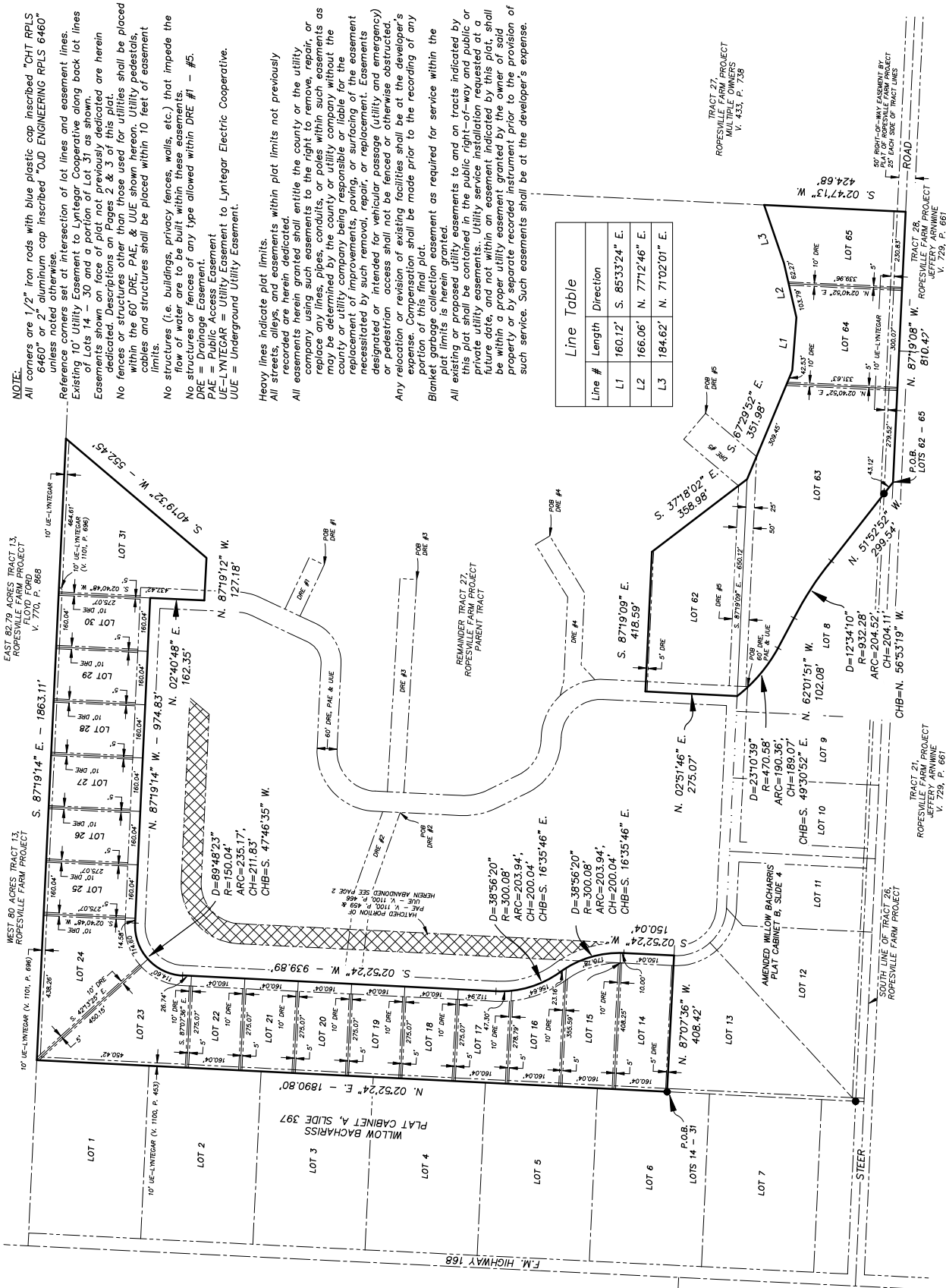
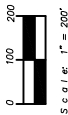




NOTE:
All corners are 1/2" iron rods with blue plastic cap inscribed "CHT RPLS 6460" or 2" aluminum cap inscribed "OD ENGINEERING RPLS 6460" unless noted otherwise.
Reference corners set at intersection of lot lines and easement lines.
Existing 10' Utility Easement to Lyntegar Cooperative along back lot lines of Lots 14 - 30 and a portion of Lot 31 as shown.
Easements shown on face of plat not previously dedicated are herein dedicated. Descriptions on Pages 2 & 3 of this plat.
No fences or structures other than those used for utility pedestals, within the 60' DRE, PAE, & UUE shown herein. Utility pedestals, cables and structures shall be placed within 10 feet of easement limits.
No structures (i.e. buildings, privacy fences, walls, etc.) that impede the flow of water are to be built within these easements.
No structures or fences of any type allowed within DRE #1 - #5.
DRE = Drainage Easement
PAE = Public Access Easement
UUE = Utility Easement to Lyntegar Electric Cooperative.
UUE = Underground Utility Easement.

Heavy lines indicate plat limits.
All streets, alleys, and easements within plat limits not previously recorded are herein dedicated.
All easements herein granted shall entitle the county or the utility company using such easements to the right to remove, repair, or replace any lines, pipes, conduits, or poles within such easements as may be determined by the county or utility company without the consent or approval of the owner of the land.
The county or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement designated by such removal, repair, or replacement. Easements designated for intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
Any relocation or revision of existing facilities shall be at the developer's expense and shall be made prior to the recording of any easement.
Blanket garbage collection easement as required for service within the plat limits is herein granted.
All existing or proposed utility easements to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property or by separate recorded instrument prior to the provision of such service. Such easements shall be at the developer's expense.

PHASE III

WILLOW BACCHARIS

LOTS 14 THROUGH 31 & LOTS 62 THROUGH 65
A SUBDIVISION OF HOCKLEY COUNTY, TEXAS
SITUATED IN TRACT 26 OF THE ROPESVILLE FARM PROJECT

AS RECORDED IN CABINET A, SLIDE 65 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

PAGE 1 OF 4

SCALE: 1" = 200'	APPROVED BY: CHT	DRAWN BY: CHT
SURVEY DATE: 12/05/2018	FILE NAME: 19-LE006	606-791-2300
	OJD Engineering, L.P.	328 E. HWY. 62/82 UNIT #1
Consulting Engineers & Surveyors		PO BOX 1A, 75382
SURVEYING FIRM#10183983		DRAWING NUMBER
		1 of 1