

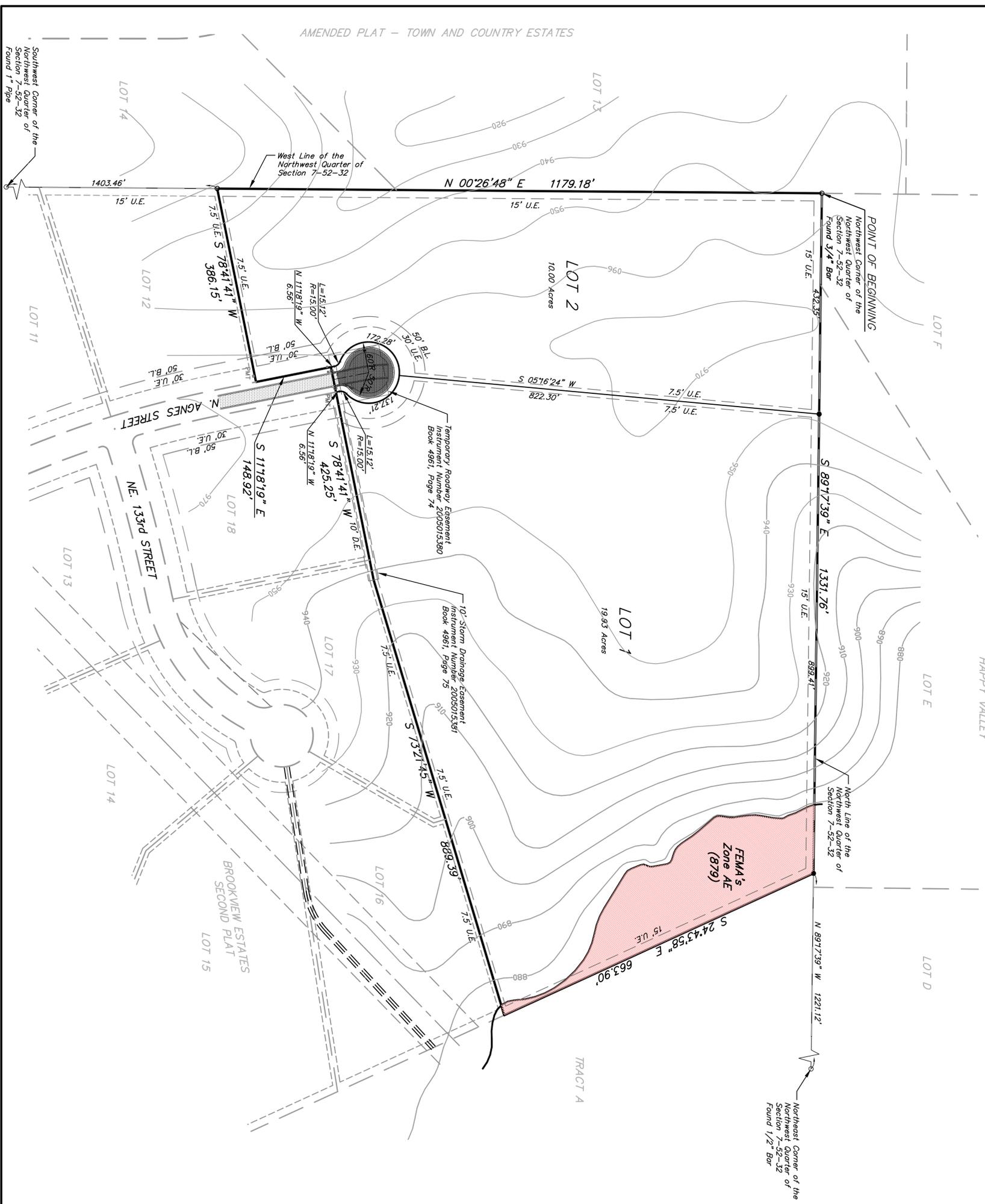
VICINITY MAP  
Not to Scale

SCALE: 1"=100'  
0" 10' 25' 50' 100' 200'



# PRELIMINARY PLAT HOUSTON HILLS

NW 1/4 of Sec. 7, Twp. 52, Rng. 32  
Clay County, Missouri



**DESCRIPTION:**

A Tract of land in the Northwest Quarter of Section Seven (7), Township Fifty-two (52), Range Thirty-two (32), Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Northwest Quarter-Section; Thence South 89° 17' 39" East, along the North line of said Northwest Quarter-Section, said line also being the South boundary of Happy Valley, a subdivision in said County and State, a distance of 1331.76 feet to the Northwest corner of Tract A, BROOKVIEW ESTATES SECOND PLAT, a subdivision in said County and State; Thence South 24° 43' 58" East, a distance of 663.90 feet, this and the following four (4) courses being along the Northern boundary of said plat; Thence South 73° 21' 45" West, a distance of 889.39 feet; Thence South 78° 41' 41" West, a distance of 423.23 feet; Thence South 11° 18' 42" East, a distance of 148.92 feet; Thence South 78° 41' 41" West, a distance of 386.15 feet; Thence North 0° 28' 48" East, along said West line, a distance of 1179.18 feet to the Point of Beginning. Containing 30.20 Acres, more or less.

**EXISTING CONDITIONS:**

**ZONING:**  
Current: R-10  
Proposed: R1

**FLOOD PLAIN:**  
The subject property does contain areas of Zone AE and Zone X as depicted on the plat, per Clay County, Missouri Flood Insurance Rate Map (FRM), Community - Panel Number 2900860055 B, Revised April 16, 2003.

**PREDOMINANT SOIL TYPES:**

CLASSIFICATION	TYPE	APPROX. PERCENTAGE
26B (10069)	Lodoga Silt Loam 2-5%	13%
26D2 (10072)	Lodoga Silt Loam 9-14%	66%
10F (10141)	Shedd Rock Outcrop	18%
38 (12505)	Woria Silt Loam 0-2%	0.1%
39 (13563)	Nodaway Silt Loam 0-2%	2.9%

**WATER SERVICE:**  
Subject Property is in Clay County Water District No. 9.

**LEGEND**

- BL = Building Line
- UE = Utility Easement
- SE = Sanitary Sewer Easement
- DE = Drainage Easement
- WE = Water Main Easement
- ▲ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- Denotes Found Existing Bar with Plastic Cap
- Fire Hydrant
- Pad Mounted Transformer
- \*WV Water Valve
- X Existing Fence
- OH-P Overhead Power Line
- 870- Existing Contours
- W- Existing 4" Water Main
- Existing Asphalt Pavement

**DEVELOPER:** Lance and Janet L. Houston  
8516 N. Marsh Avenue  
Kansas City, MO. 64157

**SURVEYOR'S CERTIFICATION:**  
I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Missouri, do hereby certify that this Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

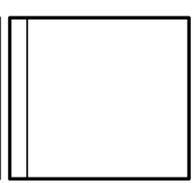
# PRELIMINARY

ROBERT C. PARKS, MO LS NO. 2362

REV	DESCRIPTION	DATE
1	Revised Cul-de-Sac radius to 50 ft.	5-22-15

DATE: 4/17/15  
DRAWN: T.K.O.  
CHECKED: B.P.  
JOB NO: 4063  
SCALE: NOTED  
SHEET NO: 1 OF 1

**PRELIMINARY PLAT  
HOUSTON HILLS  
NW 1/4 OF SEC. 7, TWP. 52, RNG. 32  
CLAY COUNTY, MISSOURI**



**WEISKIRCH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
No. 001060  
111 NORTH MAIN, SUITE #10  
INDEPENDENCE, MISSOURI 64050  
(816)254-5000 FAX: (816)252-9712  
WPKC@WPEKC.COM