

C-485

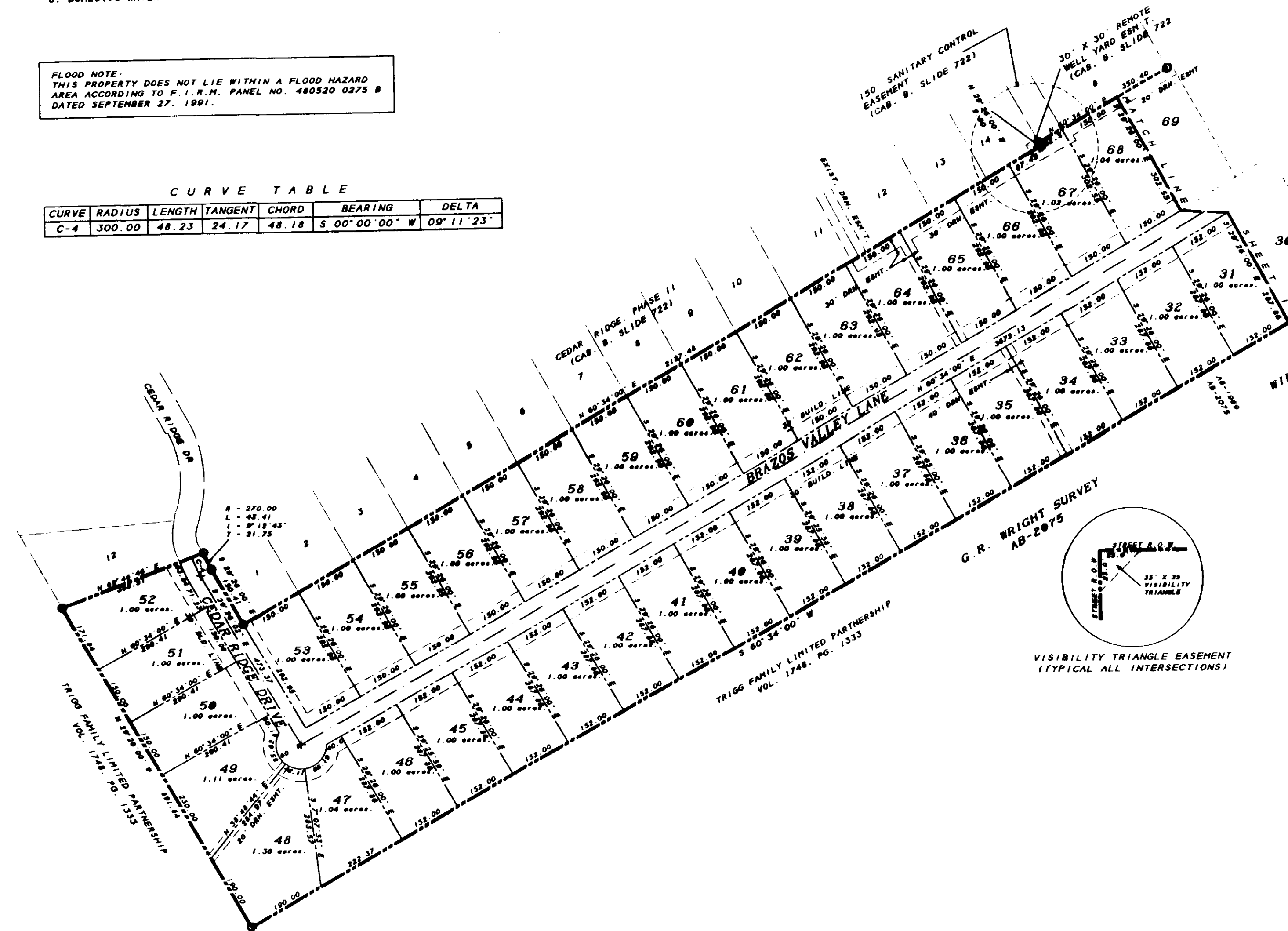
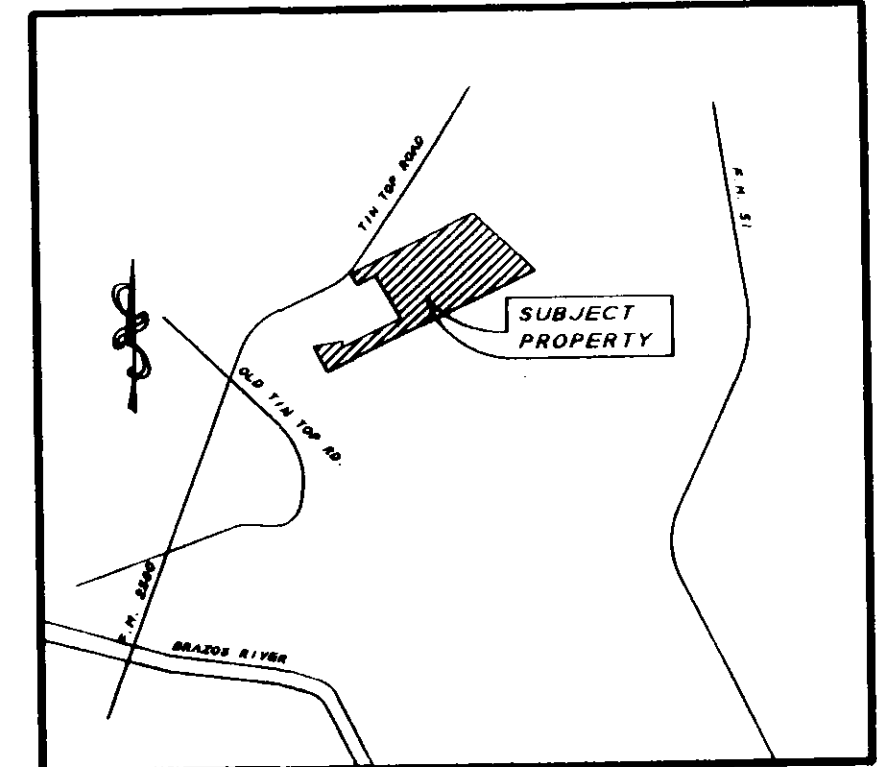
NOTES:

1. FRONT (STREET) BUILDING LINE SHALL BE 30 FEET. SIDE STREET BUILDING LINE SHALL BE 20 FEET.
2. A 15' UTILITY EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (7.5' ON EACH LOT)
3. A 15' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG THE SUBDIVISION PERIMETER.
4. A 10' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG ALL STREET LOT LINES.
5. SEWAGE SERVICE SHALL BE PROVIDED BY PRIVATE ON-SITE SEWAGE DISPOSAL IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.
6. DOMESTIC WATER SHALL BE PROVIDED BY TECON WATER CO., L.P.

FLOOD NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 480520 0275 B DATED SEPTEMBER 27, 1991.

CURVE TABLE

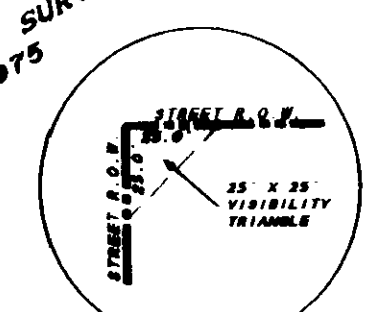
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-4	300.00	48.23	24.17	48.18	S 00° 00' 00" W	09° 11' 23"



WILLIAM HARRIS SURVEY  
AB-1969

G. R. WRIGHT SURVEY  
AB-2075

TRIGG FAMILY LIMITED PARTNERSHIP  
VOL. 1748, PG. 1333



VISIBILITY TRIANGLE EASEMENT (TYPICAL ALL INTERSECTIONS)



SCALE: 1" = 200'

GRAPHIC SCALE



NOTE:  
THIS PROPERTY IS NOT LOCATED WITHIN THE CORPORATE LIMITS OR THE EXTRATERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

ACCT. NO.: \_\_\_\_\_  
SCH. DIST.: \_\_\_\_\_  
CITY: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_

FINAL PLAT OF  
LOTS 1 THROUGH 102  
BRAZOS RIDGE ESTATES  
182.06 ACRES  
OUT OF THE

T. M. STEWART SURVEY, AB-2424; THE W. H. STEWART SURVEY, AB-2058;  
THE G. R. WRIGHT SURVEY, AB-2075; THE WILLIAM HARRIS SURVEY, AB-1969;  
THE I. & G. N. RR. CO. SURVEY, AB-1803 AND  
BLOCK 1, LEON COUNTY SCHOOL LAND, AB-798,  
PARKER COUNTY, TEXAS

OWNER/DEVELOPER  
O-STATE ARBIE, L.P.  
940 S. BURLISON BLVD.  
BURLISON, TEXAS 76028  
877-665-2253

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-8613  
FAX 940-325-8028