

C-485

NOTES:

- FRONT (STREET) BUILDING LINE SHALL BE 30 FEET. SIDE STREET BUILDING LINE SHALL BE 30 FEET.
- A 15' UTILITY EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (17.5' ON EACH LOT)
- A 15' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG THE SUBDIVISION PERIMETER.
- A 10' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG ALL STREET LOT LINES.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE ON-SITE SEWAGE DISPOSAL IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.
- DOMESTIC WATER SHALL BE PROVIDED BY TECON WATER CO., L.P.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00	102.18	51.59	101.69	S 70° 18' 45" W	10° 30' 56"
C-2	300.00	102.18	51.59	101.69	S 70° 18' 45" W	10° 30' 56"
C-3	500.00	235.56	120.01	233.39	S 47° 04' 13" W	26° 59' 33"

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.



DRAINAGE EASEMENT LINE TABLE

LINE NO.	DIRECTION	LENGTH
E-1	N 68° 28' 44" W	142.13
E-2	S 68° 28' 44" E	170.41
E-3	S 74° 33' 17" E	361.10
E-4	S 74° 33' 17" E	313.36
E-5	S 68° 44' 44" E	114.63
E-6	N 88° 44' 44" W	173.53
E-7	S 68° 33' 34" E	103.10
E-8	S 67° 30' 06" E	112.46
E-9	N 68° 47' 27" E	84.13
E-10	S 68° 47' 27" W	84.36
E-11	N 68° 02' 34" E	150.80
E-12	S 68° 03' 34" E	143.49
E-13	N 80° 20' 33" E	82.88
E-14	N 80° 20' 33" E	84.74
E-15	S 73° 02' 33" E	87.40
E-16	S 73° 02' 33" E	53.20
E-17	S 23° 01' 50" E	51.60
E-18	S 23° 01' 50" E	48.18
E-19	S 64° 44' 52" E	118.81
E-20	S 64° 44' 52" E	125.06
E-21	S 45° 19' 34" E	158.69
E-22	S 24° 20' 51" E	751.31
E-23	S 24° 20' 51" E	147.54
E-24	S 3° 48' 41" E	185.58
E-25	S 18° 06' 01" E	284.14
E-26	N 87° 14' 30" E	103.26
E-27	S 24° 20' 52" E	224.79
E-28	S 5° 42' 10" W	30.13
E-29	S 5° 42' 10" W	124.79
E-30	S 28° 32' 09" E	150.18
E-31	S 28° 32' 09" E	145.21
E-32	S 48° 00' 11" E	204.15
E-33	S 48° 00' 11" E	301.67
E-34	S 28° 49' 12" E	333.06
E-35	S 28° 49' 12" E	336.00
E-36	S 80° 18' 34" E	114.74
E-37	S 80° 18' 34" E	124.58
E-38	N 57° 28' 41" E	130.16
E-39	N 57° 28' 41" E	119.20
E-40	S 46° 15' 44" E	188.22
E-41	S 46° 15' 44" E	134.83
E-42	S 68° 23' 34" E	84.81
E-43	S 68° 23' 34" E	60.87



NOTE:
ALL LOT CORNERS AND POINTS OF CURVATURE SHALL BE MARKED WITH 1/2 INCH IRON RODS

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

SURVEYOR'S CERTIFICATION
I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2006.
B.F. RIVERS, M.S., P.E., R.P.L.S., NO. 2190, STATE OF TEXAS

ACCT. NO: 10705
SCH. DIST: W/E
CITY: CO
MAP NO: H-22

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



ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
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FAX 940-325-8028

OWNER/DEVELOPER
O-STATE AGGIE, L.P.
940 S. BURLESON BLVD.
BURLESON, TEXAS 76028
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