

C612

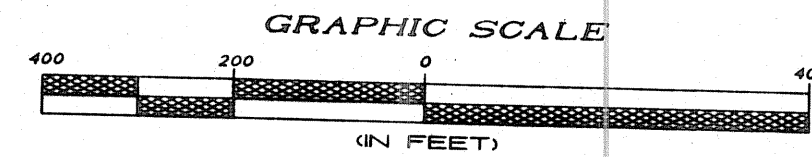
- NOTES:
1. ALL STREET BUILDING LINE SHALL BE 30 FEET.
  2. A 15' UTILITY EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (7.5' ON EACH LOT)
  3. A 15' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG THE SUBDIVISION PERIMETER.
  4. A 10' DRAIN/UTILITY EASEMENT SHALL EXIST ALONG ALL STREET LOT LINES.
  5. SEWAGE 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 TECUM 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	19° 30' 56"
C-2	300.00	102.18	51.59	101.69	S 70° 18' 45" W	19° 30' 56"
C-3	500.00	235.56	120.01	233.39	S 47° 04' 12" W	26° 59' 34"

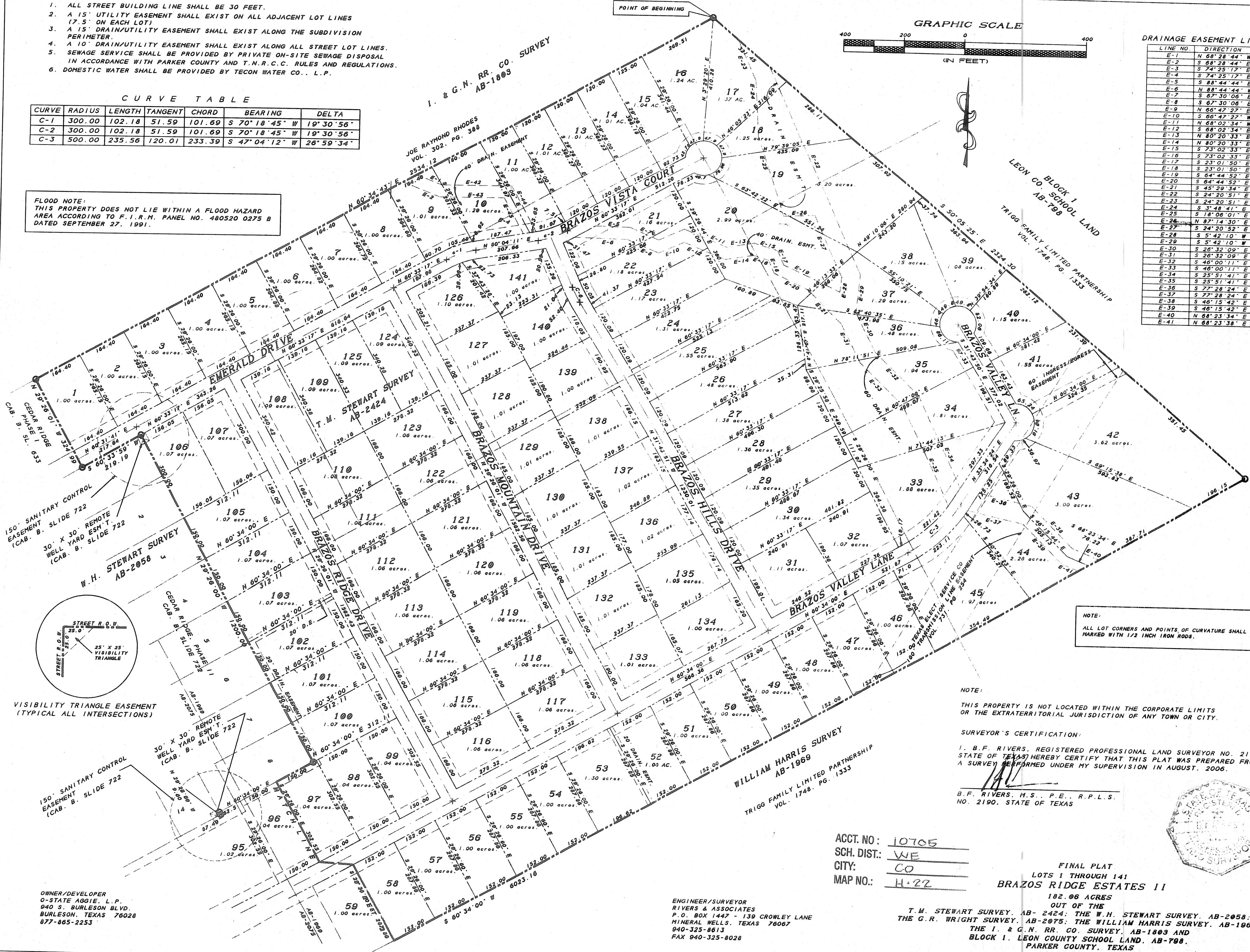
FLOOD NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 480520 0275 B DATED SEPTEMBER 27, 1991.

POINT OF BEGINNING



DRAINAGE EASEMENT LINE TABLE

LINE NO.	DIRECTION	LENGTH
E-1	N 68° 28' 44" W	145.13
E-2	S 68° 28' 44" E	179.41
E-3	S 74° 25' 17" E	361.10
E-4	S 74° 25' 17" E	373.30
E-5	S 88° 44' 44" E	114.63
E-6	N 88° 44' 44" W	173.53
E-7	S 67° 30' 06" E	103.10
E-8	S 67° 30' 06" E	112.46
E-9	N 66° 47' 27" E	94.13
E-10	S 66° 47' 27" W	94.36
E-11	N 68° 02' 34" W	150.80
E-12	S 68° 02' 34" E	145.49
E-13	N 60° 20' 33" E	92.88
E-14	N 60° 20' 33" E	94.74
E-15	S 73° 02' 33" E	81.40
E-16	S 73° 02' 33" E	53.29
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	116.61
E-20	S 64° 44' 52" E	125.06
E-21	S 45° 29' 34" E	156.69
E-22	S 24° 20' 52" E	751.31
E-23	S 5° 42' 10" W	124.79
E-24	S 3° 48' 41" E	185.56
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	50.13
E-29	S 5° 42' 10" W	124.79
E-30	S 26° 32' 09" E	150.16
E-31	S 26° 32' 09" E	145.21
E-32	S 46° 00' 11" E	204.15
E-33	S 46° 00' 11" E	201.67
E-34	S 25° 51' 41" E	325.71
E-35	S 25° 51' 41" E	350.22
E-36	S 77° 28' 24" E	179.78
E-37	S 77° 28' 24" E	186.46
E-38	S 46° 15' 42" E	186.22
E-39	S 46° 15' 42" E	182.91
E-40	N 68° 23' 34" E	94.61
E-41	N 68° 23' 34" E	60.97



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: WE  
CITY: CO  
MAP NO.: H-22

OWNER/DEVELOPER  
O-STATE AGGIE, L.P.  
940 S. BURLISON BLVD.  
BURLISON, TEXAS 76028  
877-865-2253

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

FINAL PLAT  
LOTS 1 THROUGH 141  
BRAZOS RIDGE ESTATES II  
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 I, LEON COUNTY SCHOOL LAND, AB-798,  
PARKER COUNTY, TEXAS