



LAND USE DATA:
 TOTAL LAND AREA --- 95.012 ACRES
 R-O-W DEDICATION --- 6,492.45 L.F.
 TOTAL LOTS --- 72
 EST. POPULATION --- 252
 MIN. LOT SIZE --- 1,000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
- UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
 - ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
 - ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES SHALL BE 10.0 FEET. ALL REAR BUILDING LINES SHALL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS SHALL BE:
 SIDE YARDS - 15.0'
 FRONT YARDS - 40.0'
 - EACH LOT SHALL BE SERVED BY AN INDIVIDUAL PRIVATE WATER WELL.
 - EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
 - 20' x 20' P.O.S.E. AT STREET INTERSECTION

FINAL PLAT
 LOTS 1-16, BLOCK 1,
 LOTS 1-16, BLOCK 2, AND
 LOTS 1-40, BLOCK 3,
CARTER HILLS
 BEING 95.012 ACRES OF LAND IN THE
 JOSEPH S. AMOS SURVEY, ABSTRACT NUMBER 2 AND THE
 WILLIS PICKARD, ABSTRACT NUMBER 2684
 PARKER COUNTY, TEXAS

LandCon Inc.
 Engineers • Surveyors • Planners
 2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0800
 P.O. Box 100247, Fort Worth, Texas, 76105-0247
 (817) 355-0000 FAX (817) 355-0067

POINT OF BEGINNING

381945 B-497
 T. & P. RR. CO.
 SURVEY 89
 ABST. NO. 1465

RECEIVED AND FILED
 FOR RECORD
 11:15 O'Clock A.M.
 JUN 28 2000

Jeanne Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By *B. Morris* Deputy

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on
 the date and time stamped hereon by me and
 was duly recorded in the volume and page of
 the named records of Parker County as
 stamped hereon by me.
 RECORDED JUN 28 2000
 Jeanne Brunson
 County Clerk, Parker County, Texas

W.V. RAINEY AND WIFE,
 WILLIE HATTIE BOYD RAINEY
 V. 1219, P. 1345

ANY PROVISION HEREIN WHICH RESTRICTS
 THE SALE, RENTAL OR USE OF THE
 DESCRIBED REAL PROPERTY BECAUSE OF
 COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE
 UNDER FEDERAL LAW.

HENRY P. DUBELLET SURVEY
 ABST. NO. 2090

ROBERT M. WOODY AND WIFE,
 SHEILA G. WOODY
 V. 1620, P. 1146

DEAN ENGBERG AND WIFE,
 JO ANN ENGBERG
 EXHIBIT "T", TRACT 2
 V. 1661, P. 1277

WILLIS PICKARD SURVEY
 ABST. NO. 2684

T.W. BURRIS SURVEY
 ABST. NO. 101

DEAN ENGBERG AND WIFE,
 JO ANN ENGBERG
 EXHIBIT "T"
 V. 1661, P. 1277

OWNER:
 ADVANTAGE OPPORTUNITIES, L.P.
 P.O. BOX 151473
 FORT WORTH, TEXAS 76108
 (817) 367-6167

SURVEYOR:
 MIZELL LAND SURVEYING
 513 NORTH HIGHWAY 1187
 ALEDO, TEXAS 76008
 (817) 441-6199

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE
 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD
 INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND
 INCORPORATED AREAS COMMUNITY PANEL NUMBER
 480520 0125 C, JANUARY 3, 1997