

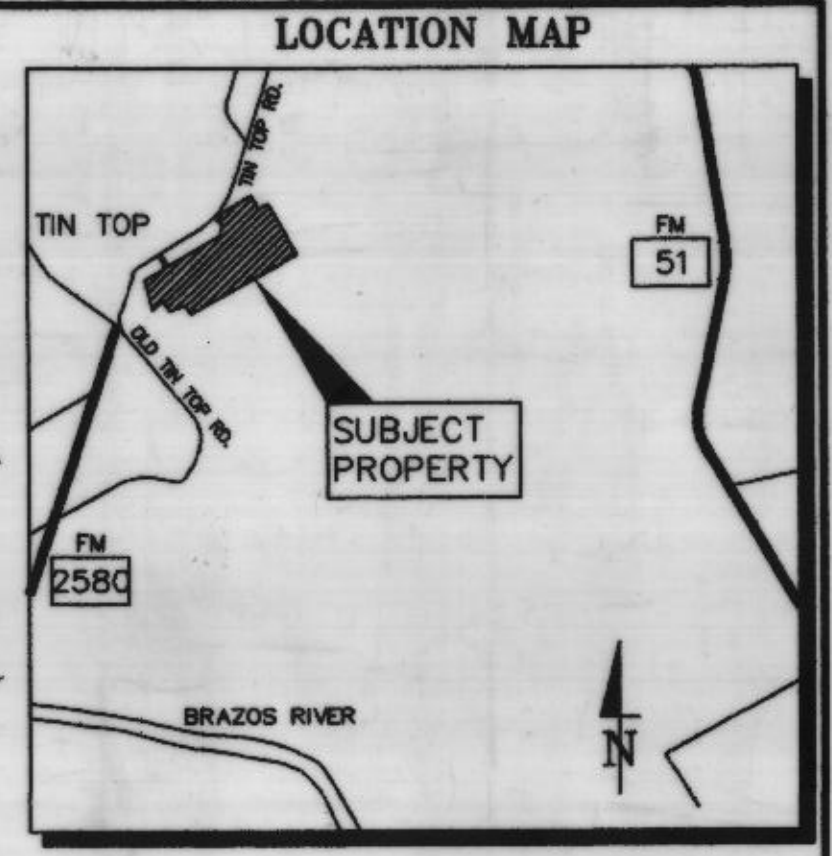
LAND USE DATA:

TOTAL LAND AREA --- 83.893 ACRES
 R-O-W DEDICATION --- 7,016.57 L.F.
 TOTAL LOTS --- 69
 EST. POPULATION --- 242
 MIN. LOT SIZE --- 1,000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

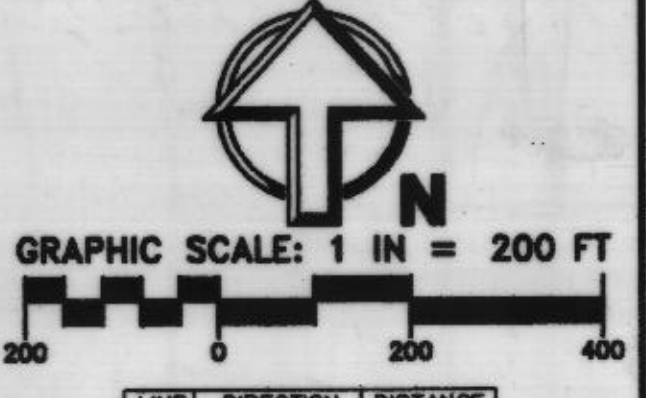
1. DRAINAGE AND UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING 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'
5. WATER SERVICE BY PUBLIC WATER UTILITY: SOUTHWEST WATER SERVICES
 6116 N. CENTRAL EXPRESSWAY, SUITE 1300
 DALLAS, TEXAS 75206
 (214) 363-0111
6. EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
7. 20' x 20' P.O.S.E. AT STREET INTERSECTION

Doc 00454315 Bk OR Vol 2032 Pg 1884
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Aug 14, 2002 at 10:07A
 Document Number: 00454315
 Assent: .00
 By Sherry Jackson
 B-722
 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.
 Aug 14, 2002
 JEROME BRUNSON, COUNTY CLERK
 PARKER COUNTY



NOTE:
 NO PORTION OF THE SUBJECT TRACT IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 490520 0275 B, SEPT. 27, 1991

NOTE:
 1. DENOTES MONUMENTS USED FOR BASIS OF BEARING.
 BASIS OF BEARING IS THE DEED CALL S. 60°34'00" W. ALONG THE SOUTH LINE OF WATERS TRACT AS RECORDED IN VOLUME 302, PAGE 453, D.R.P.C.T.



LINE	DIRECTION	DISTANCE
L1	N60°34'00"E	37.50'
L2	N60°34'00"E	37.50'
L3	S29°26'00"E	75.00'
L4	S80°34'00"W	75.00'
L5	N29°26'00"W	75.00'



△ = 09°12'46"
 R = 270.00'
 T = 21.75'
 L = 43.41'
 CH = N24°49'37"W
 43.37'

Plat CAB. B
 Slide 722

FINAL PLAT
 LOTS 4-12, BLOCK 1; LOTS 10-42, BLOCK 2;
 LOTS 1-14, BLOCK 3; LOTS 1-4, BLOCK 4;
 AND LOTS 1-8, BLOCK 5;

CEDAR RIDGE PHASE TWO

BEING 83.893 ACRES OF LAND IN THE W.H. STEWART SURVEY, ABSTRACT NUMBER 2058, THE G.R. WRIGHT SURVEY, ABSTRACT NUMBER 2075, THE WILLIAM HARRIS SURVEY, ABSTRACT NUMBER 1969, AND THE I. & G. N. RR. CO. SURVEY, ABSTRACT NUMBER 1803, PARKER COUNTY, TEXAS

PREPARED JULY 17, 2000

LandCon Inc.
 Engineers · Surveyors · Planners

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 FORT WORTH, TEXAS 76108
 (817) 367-6167

SURVEYOR:
 WHITFIELD-HALL SURVEYORS
 3559 WILLIAMS ROAD SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

