

EAST - 60.01 WEST - 774.45

VEAL STATION ROAD

FOUND RAILROAD SPIKE

ENCHANTED LAKES INC. ADDITION  
VOLUME 362-A, PAGE 37, P.R.P.C.T.

T & P R.R. CO. SURVEY NO. 41  
ABSTRACT NO. 1427

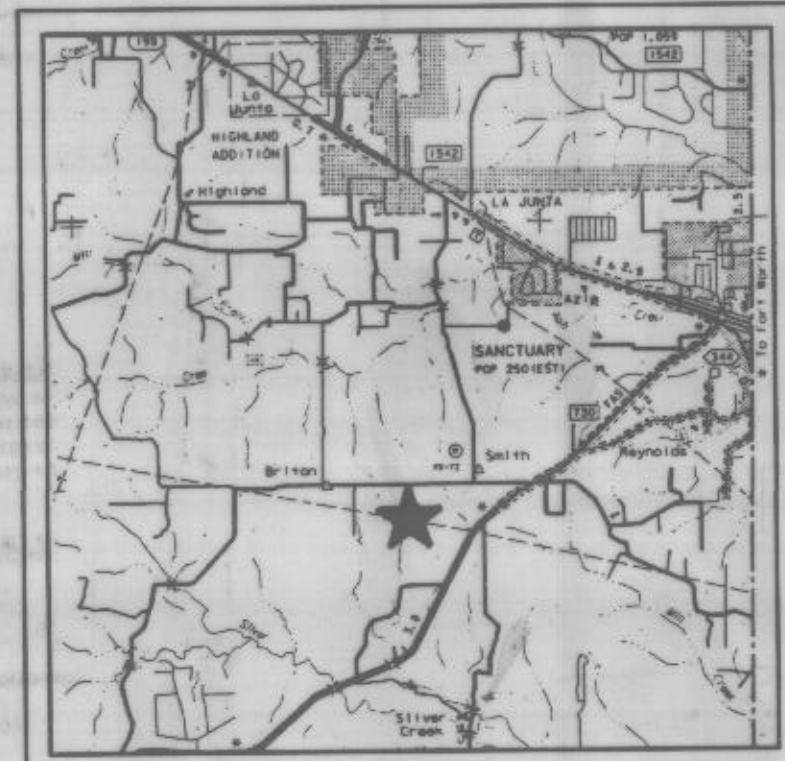
GENE M. RIDER  
VOLUME 340, PAGE 389

POINT OF BEGINNING

POINT OF COMMENCING

FRANKLIN SPRAGUE  
VOLUME 241, PAGE 457

- GENERAL NOTES:
1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND NON-ADJACENT SIDE LOT LINES AND 8.0' ON EACH SIDE OF ADJACENT LOT SIDE LINES, UNLESS NOTED OTHERWISE.
  2. ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
  3. ALL FRONT BUILDING LINES WILL BE 35.0 FEET.
  4. ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVES AND POINTS OF TANGENCIES WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH 1/2" IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.



LOCATION MAP

LAND USE DATA:  
 TOTAL LAND AREA --- 70.2642 ACRES  
 RIGHT-OF-WAY --- 5.2378 ACRES  
 DEDICATION --- 5.2378 ACRES  
 TOTAL LOTS --- 13 LOTS  
 MINIMUM 5.000 ACRE TRACTS

T & P R.R. CO. SURVEY NO. 25,  
ABSTRACT NO. 1422

258942  
 JC Boos  
 RECEIVED AND FILED  
 FOR RECORD  
 10:25 O'clock  
 APR 11 1984  
 Jeanne Branson, Co. Clerk  
 PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and hour stamped hereon by me and was duly recorded in the volume and page of the public records of Parker County as stamped hereon by me.  
 APR 11 1984  
 Jeanne Branson  
 County Clerk  
 Parker County, Texas

FRANKLIN SPRAGUE  
VOLUME 241, PAGE 457

### REPLAT OF ENCHANTED LAKES INC. ADDITION

BEING A REVISION OF A PORTION OF THE ENCHANTED LAKES INC. ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 362-A, PAGE 37, PLAT RECORDS, PARKER COUNTY, TEXAS BEING 70.2642 ACRES OF LAND OUT OF THE T & P R.R. CO. SURVEY NO. 41, ABSTRACT NUMBER 1427, PARKER COUNTY, TEXAS

OWNERS:  
 JACK R. BRANDENBURGER  
 JERRY CAMPBELL, TRUSTEE  
 112 24th STREET  
 FORT WORTH, TEXAS 76106  
 (817) 740-0120

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

**LandCon Inc.**  
 Engineers • Surveyors • Planners  
 P.O. Box 100247  
 Fort Worth, Texas 76185  
 (817) 763-0127

