

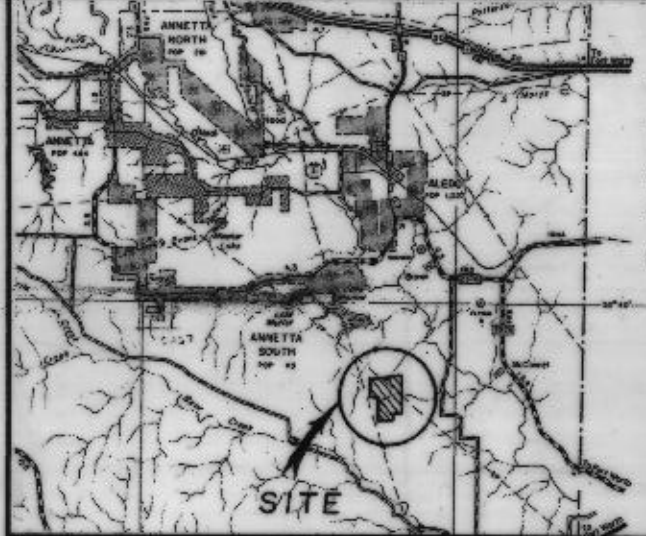
THIS PROJECT WAS APPROVED BY THE PLAN COMMISSION AS "VISTA HILLS" UNDER FILE NO. PP-97-023

Doc 000418862 DR 1937 Pg 723
 PC B 606
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 ON THE 20th DAY OF JUN 1999
 Document Number: 0841862
 Agent: .18
 By: Faye Moody
 STATE OF TEXAS
 COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped herein by me and is duly recorded in the value and page of the same records of Parker County as stamped herein by me.
 Jun 20, 2001
 JEANE BRUNSON, COUNTY CLERK
 PARKER COUNTY

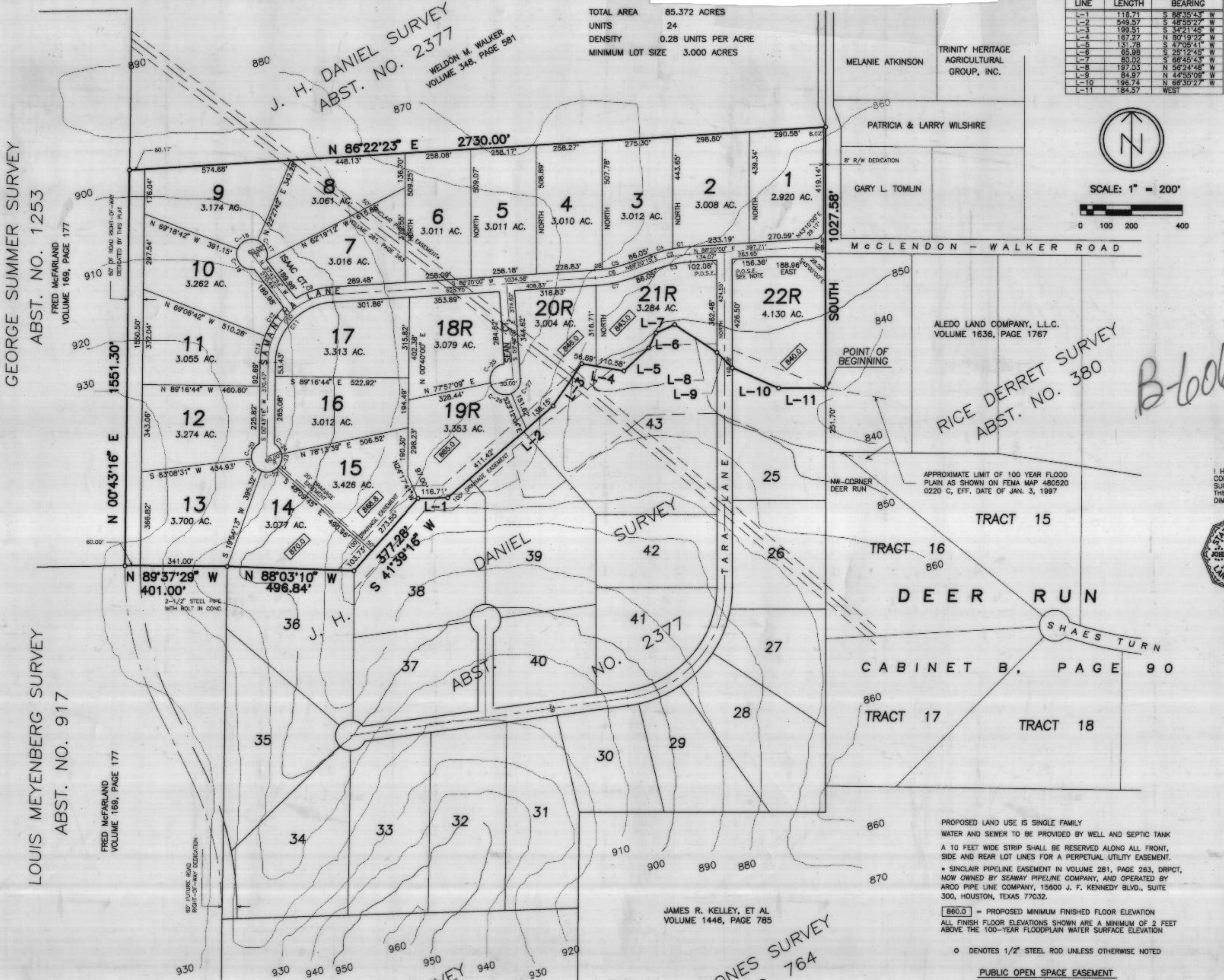
TOTAL AREA 85.372 ACRES
 UNITS 24
 DENSITY 0.28 UNITS PER ACRE
 MINIMUM LOT SIZE 3,000 ACRES

LINE	LENGTH	BEARING
L-1	118.71	S 88°35'43" W
L-2	549.57	S 48°55'27" W
L-3	199.51	S 34°21'45" W
L-4	187.27	N 89°13'23" W
L-5	181.78	S 47°05'41" W
L-6	65.88	S 29°12'45" W
L-7	80.02	S 88°45'45" W
L-8	197.03	N 58°14'48" W
L-9	84.97	N 44°55'08" W
L-10	95.74	N 68°30'27" W
L-11	184.57	WEST

CURVE	RADIUS	DELTA	LENGTH
C-1	530.00	0707'07"	85.85'
C-2	500.00	1859'45"	148.32'
C-3	470.00	1859'45"	139.42'
C-4	530.00	0952'38"	81.37'
C-5	470.00	1323'46"	109.89'
C-6	500.00	1859'45"	148.32'
C-7	530.00	1859'45"	157.21'
C-8	470.00	0335'59"	29.53'
C-9	300.00	2823'33"	148.85'
C-10	270.00	8536'44"	403.44'
C-11	240.00	8536'44"	358.61'
C-12	300.00	2834'27"	133.91'
C-13	300.00	2810'02"	105.80'
C-14	410.00	8218'57"	589.04'
C-15	440.00	8218'57"	632.14'
C-16	470.00	8218'57"	676.24'
C-17	80.00	8944'24"	93.98'
C-18	80.00	9148'24"	98.10'
C-19	80.00	11829'12"	124.08'
C-20	80.00	8734'45"	70.77'
C-21	80.00	8314'18"	66.22'
C-22	80.00	8803'58"	71.28'
C-23	80.00	5338'36"	56.14'
C-24	80.00	4730'23"	49.75'
C-25	80.00	9822'51"	103.02'
C-26	80.00	10109'13"	105.93'
C-27	80.00	7027'56"	73.79'



LOCATION MAP
SCALE: 1" = 2 MILES



CORRECTION TO
FINAL PLAT
 TRACTS 1 - 17 & 18R - 22R
HIGHLAND RANCH ESTATES
 PHASE 1
 JULY, 1999
 BEING 85.372 ACRES OUT OF THE
 J. H. DANIEL SURVEY, ABSTRACT NO. 2377
 PARKER COUNTY, TEXAS



I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 1999, AND THAT THE LOT CORNERS WILL BE SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III 6.30.99
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN 6 MONTHS OF DATE OF APPROVAL.
 PLAT APPROVAL DATE _____
 BY CHAIRMAN _____
 BY SECRETARY _____

OWNER
 S.S.S. TENANCY IN COMMON
 2901 STANLEY AVENUE
 FORT WORTH, TEXAS 76110
 817-921-3081

THE STATE OF TEXAS
 COUNTY OF PARKER
 I, JEANE BRUNSON, CLERK OF THE COUNTY COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 1999, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 1999, AT _____ O'CLOCK _____ M., IN _____ RECORDS OF SAID COUNTY IN PLAT CABINET _____, PAGES _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1999.

JEANE BRUNSON, COUNTY CLERK
 PARKER COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 14 DAY OF JULY, 1999.

Charlie Horton
 DANNY CHOATE
 COMMISSIONER #1

Mark Dobbs
 MACK DOBBS
 COMMISSIONER #2

Gary Plugge
 GARY PLUGGE
 COMMISSIONER #4

PROPOSED LAND USE IS SINGLE FAMILY
 WATER AND SEWER TO BE PROVIDED BY WELL AND SEPTIC TANK
 A 10 FEET WIDE STRIP SHALL BE RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR A PERPETUAL UTILITY EASEMENT.
 • SINGULAR PIPELINE EASEMENT IN VOLUME 281, PAGE 283, DRPCT, NOW OWNED BY SEAWAY PIPELINE COMPANY, AND OPERATED BY ARCO PIPE LINE COMPANY, 15900 J. F. KENNEDY BLVD., SUITE 300, HOUSTON, TEXAS 77032.

860.0 = PROPOSED MINIMUM FINISHED FLOOR ELEVATION
 ALL FINISH FLOOR ELEVATIONS SHOWN ARE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION

o DENOTES 1/2" STEEL ROD UNLESS OTHERWISE NOTED

PUBLIC OPEN SPACE EASEMENT
 NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF PAVEMENT, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., MAY BE HEREAFTER PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

PLAT RECORDED IN
 CABINET _____
 SLIDE _____
 DATE _____

THE SOLE PURPOSE OF FILING THIS CORRECTED PLAT IS TO ADJUST THE MINIMUM FINISH FLOOR ELEVATIONS ON TRACTS 14, 15, 19R, 20R, 21R AND 22R, DUE TO A SURVEYING ERROR

Grant Engineering
 Engineers Surveyors Planners
 3244 Hemphill Fort Worth, Texas 76110 817-923-3131

FLOODPLAIN / DRAINAGEWAY RESTRICTION AND MAINTENANCE NOTE
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN ELEVATION.
 THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ACQUISITION SHALL REMAIN UNOBTURATED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE ADJACENT TO, OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE DRAINAGEWAYS TRAVELING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SOIL OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.