

LINE	DIRECTION	DISTANCE
L1	S27°57'33"E	110.23'
L2	S10°18'29"E	75.78'
L3	S30°22'07"W	19.26'
L4	N89°10'52"W	157.71'
L5	S09°28'56"W	4.60'
L6	S56°27'00"W	135.55'
L7	S64°11'19"W	127.61'
L8	N40°10'07"E	84.55'
L9	N46°03'55"E	177.80'

M. NAZARIAN M.P., TRUSTEE
VOL. 1251, PG. 192, D.R.P.C.T.

APPROXIMATE LOCATION OF EXISTING 100 YEAR
FLOOD PLAIN FROM FLOOD INSURANCE RATE MAP
FOR PARKER COUNTY, TEXAS COMMUNITY PANEL
NO. 480520 0300 B, EFFECTIVE 9-27-91

POINT OF BEGINNING



GRAPHIC SCALE: 1 IN = 200 FT
200 0 200 400

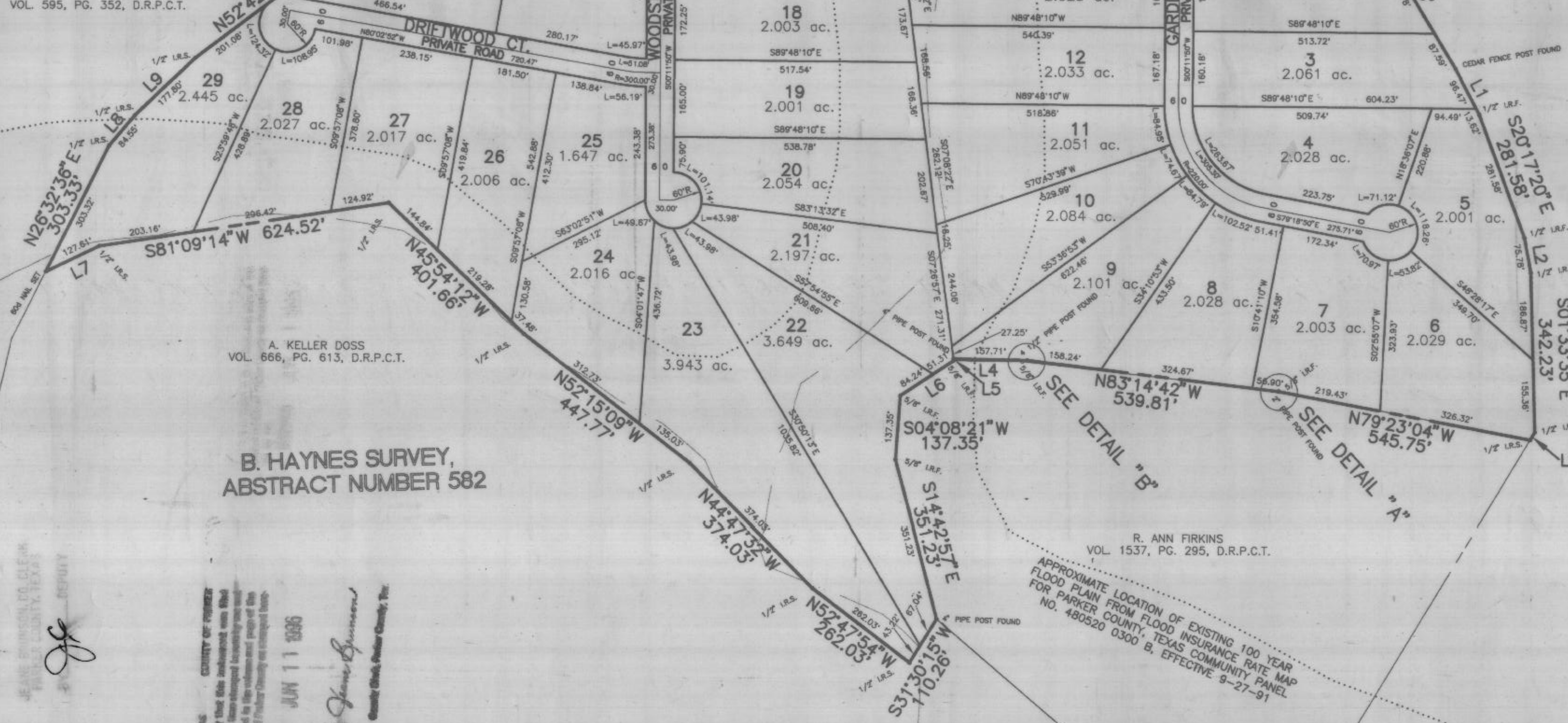
P. WYCHE SURVEY,
ABSTRACT NUMBER 1652

PATE ROAD

S89°48'10"E 1627.30'

SHERMAN RUSKIN BEHELER
VOL. 595, PG. 352, D.R.P.C.T.

TRACT 1
HIGHWAY 377 PARKER COUNTY, INC.
VOL. 1557, PG. 221, D.R.P.C.T.

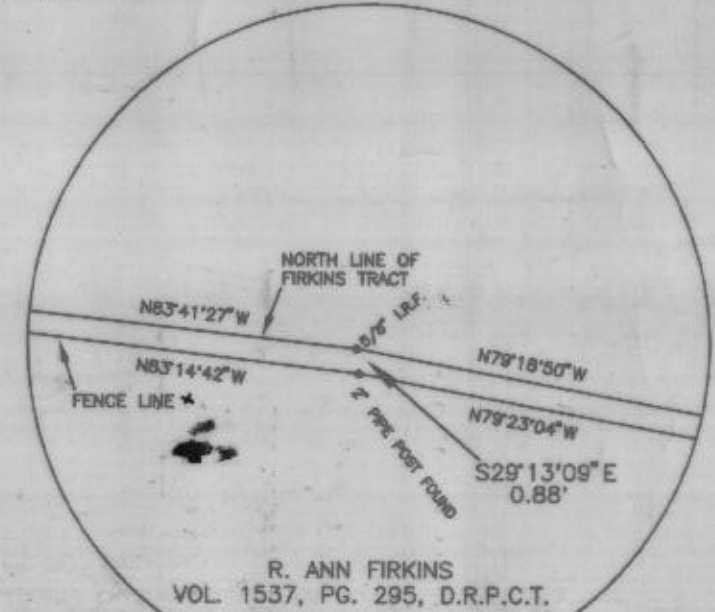


A. KELLER DOSS
VOL. 666, PG. 613, D.R.P.C.T.

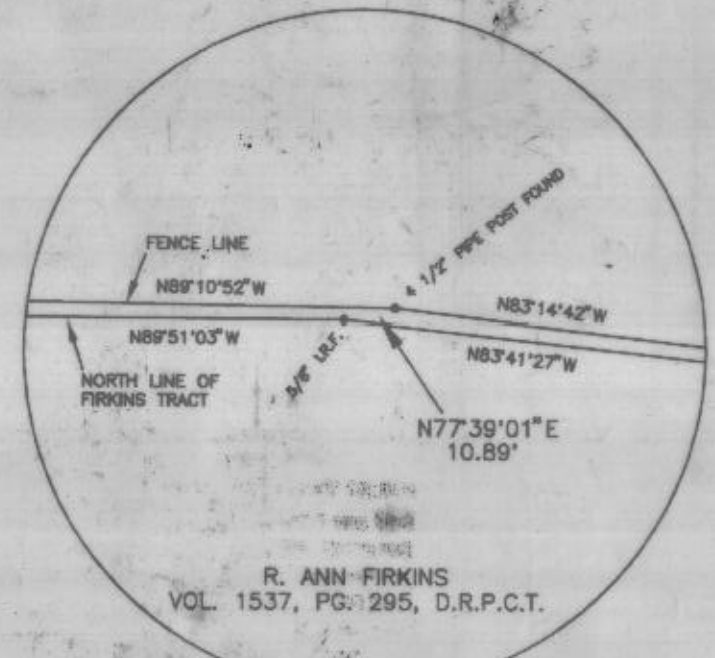
B. HAYNES SURVEY,
ABSTRACT NUMBER 582

R. ANN FIRKINS
VOL. 1537, PG. 295, D.R.P.C.T.

A. KELLER DOSS
VOL. 666, PG. 613, D.R.P.C.T.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

FINAL PLAT

THE HILLS OF BEAR CREEK PHASE ONE

BEING 73.389 ACRES OF LAND IN THE
P. WYCHE SURVEY, ABSTRACT NUMBER 1652 AND THE
B. HAYNES SURVEY, ABSTRACT NUMBER 582
PARKER COUNTY, TEXAS

PREPARED APRIL 24, 1996

LandCon, Inc.
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-6865 FAX (817) 335-6067

OWNER:
CHOCTAW PROPERTIES, L.L.C.
112 NW 24th STREET
FORT WORTH, TEXAS 76106
(817) 740-0120

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

NOTE:
NO PORTION OF THIS PLAT
IS WITHIN THE EXTRA-TERRITORIAL
JURISDICTION OF ANY CITY OR TOWN.

LAND USE DATA:

TOTAL LAND AREA --- 73.389 ACRES
R-O-W DEDICATION --- 2935.89 L.F.
TOTAL LOTS --- 32
EST. POPULATION --- 112
MIN. LOT SIZE --- 1.647 ACRES
PROPOSED LAND USE - RESIDENTIAL

GENERAL NOTES:

1. UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE 15.0 FEET.

LOCATION MAP



293996
PCB-127

96 JUL 11 1996
STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this abstract was filed
on the date and hour indicated hereon and that
the same is a true and correct copy of the
original recorded in the Public County or County Clerk
office by me.
RECORDED JUN 11 1996
James D. ...
County Clerk, Parker County, TX