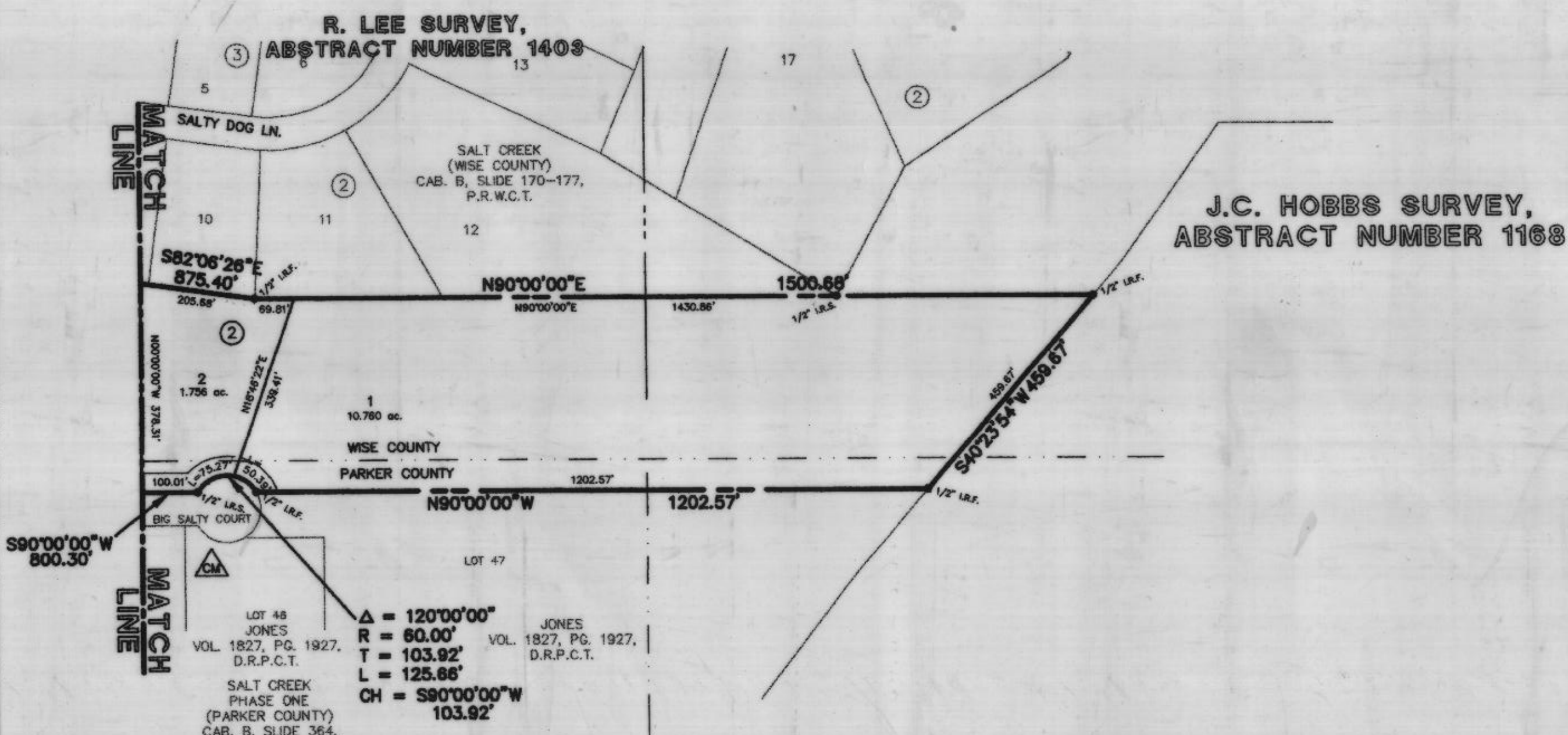


Doc 00418981 Bk OR Vol 1937 Pg 1329  
**PCB-607**  
 FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On: Jun 21, 2001 at 03:04P  
 Document Number: 00418981  
 Amount: .00  
 By: Faye Woody  
 STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was  
 filed on the date and time 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.  
 Jun 21, 2001  
 JENNE BRUNSON, COUNTY CLERK  
 PARKER COUNTY



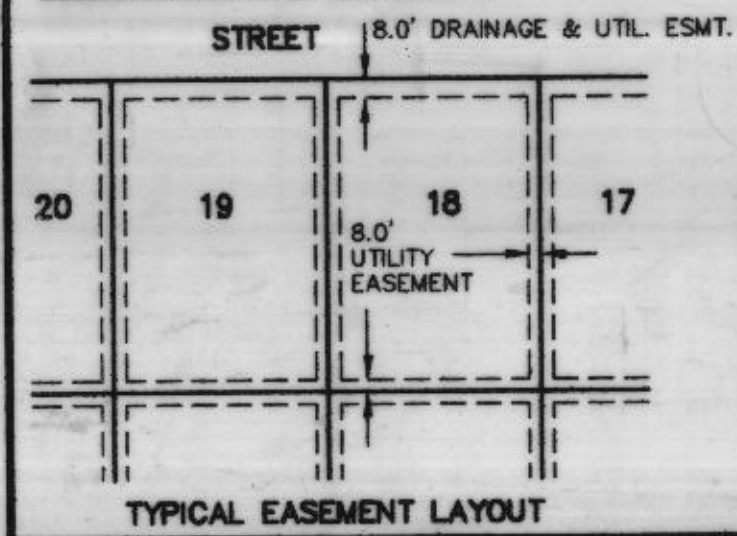
NOTE:  
 NO PORTION OF THE SUBJECT TRACT IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480520 0050 B, SEPT. 27, 1991

NOTE:  
 1. DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE NORTH RIGHT-OF-WAY LINE OF BIG SALTY COURT ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 364, P.R.P.C.T. BEARING S.90°00'00"W.

NOTE:  
 ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	330.00'	53.47'	26.79'	53.41'	S11°07'52"E	09°17'01"
C2	270.00'	88.04'	44.93'	88.63'	N08°19'33"W	18°53'39"
C3	270.00'	84.98'	32.65'	84.83'	N10°00'58"E	13°47'24"

LINE	DIRECTION	DISTANCE
L1	S15°46'23"E	97.24'
L2	N89°37'03"E	62.23'
L3	N15°46'23"W	113.76'
L4	N03°07'16"E	105.32'
L5	N16°54'40"E	49.07'



**LAND USE DATA:**  
 TOTAL LAND AREA --- 41.800 ACRES  
 R-O-W DEDICATION --- 58.76 L.F.  
 TOTAL LOTS --- 6  
 EST. POPULATION --- 22  
 MIN. LOT SIZE --- 1.749 ACRES  
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
- DRAINAGE AND 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'
  - WATER SERVICE BY PUBLIC WATER UTILITY: WALNUT CREEK S.U.D. P.O. BOX 657 SPRINGTOWN, TEXAS 76082
  - 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



*Doug Burt*  
 20 APR 2001

OWNER/DEVELOPER:  
 SALT CREEK PROPERTIES, LTD  
 3610 ANN ARBOR COURT  
 FORT WORTH, TEXAS 76109  
 (817) 929-4276

CONTACT: JAMES C. THOMASON, PRESIDENT  
 H & J PROPERTIES, L.L.C., GENERAL PARTNER  
 Surveyors:  
**D.K.B. & ASSOCIATES, LLC**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 323 HWY. 199 E.  
 SPRINGTOWN, TEXAS 76082  
 (817) 220-5888

**FINAL PLAT**  
**LOT 1, BLOCK 1, AND**  
**LOTS 1-5, BLOCK 2;**  
**SALT CREEK**  
**PHASE TWO**

BEING 41.800 ACRES OF LAND IN THE J.C. HOBBS SURVEY, ABSTRACT NUMBER 1168, THE RUSSELL LEE SURVEY, ABSTRACT NUMBER 1403 (WISE) 2842 (PARKER), AND THE RUSSELL LEE SURVEY, ABSTRACT NUMBER 1459 (WISE) 2701 (PARKER) PARKER COUNTY, TEXAS

PREPARED APRIL 6, 2001  
**LandCon Inc.**  
 Engineers • Surveyors • Planners  
 2901 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0803  
 P.O. Box 100247, Fort Worth, Texas, 76185-0247  
 (817) 935-8065 FAX (817) 935-8067