NOTE
THE PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480265 0295 B.
DATED SEPTEMBER 27, 1901.

LAND USE DATA:

TOTAL LAND AREA: 12.71 ACRES
MINIMUM LOT SIZE: 11.9 ACRES
TOTAL RESIDENTIAL LOT: 10
PROPOSED LAND USE: RESIDENTIAL
ESTIMATED POPULATION: 35

GENERAL NOTES:
1. UTILITY EASEMENTS SHALL BE 15.0 FEET INSIDE ALL FRONT, REAR AND SIDE LOT LINES AS SHOWN ON PLAT.
2. ALL STREETS SHALL HAVE A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.
3. ALL BUILDING LINES SHALL BE 100.0 FEET FRONT ALONG PROPOSED ROADS AND 50.0 FEET ALONG SIDE LOT LINES.
4. ALL CUL-DE-SACS SHALL HAVE A 60.0 FOOT RADIUS.
5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" HIGH-INTENSITY BURIED MARKERS AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
6. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL AERobic SEPTIC SYSTEMS DESIGNED AND INSTALLED TO CURRENT PARKER COUNTY AND T.H.R.C.C. RULES AND REGULATIONS.

FINAL PLAT
WINCHESTER RANCH ESTATES, PHASE TWO
12.71 ACRES OUT OF T & P RR CO SURVEY NO. 215, AB-1479
PARKER COUNTY, TEXAS
FEBRUARY, 1992