

H.C. VARDY SURVEY
ABST. NO. 1588

RECEIVED AND FILED
FOR RECORD
D.B. P

J.G. PRAGUE SURVEY
ABST. NO. 1100 B-381

JACK BRYANT
V. 676, P. 570

JIM MCKAY
AND WIFE
ROBIN S. MCKAY
V. 1648, P. 1259

POINT OF
BEGINNING

FINAL PLAT
LOTS 1-11, BLOCK 1;
LOTS 1-38, BLOCK 2;
LOTS 1-40, BLOCK 3 AND
LOTS 1-95, BLOCK 4,

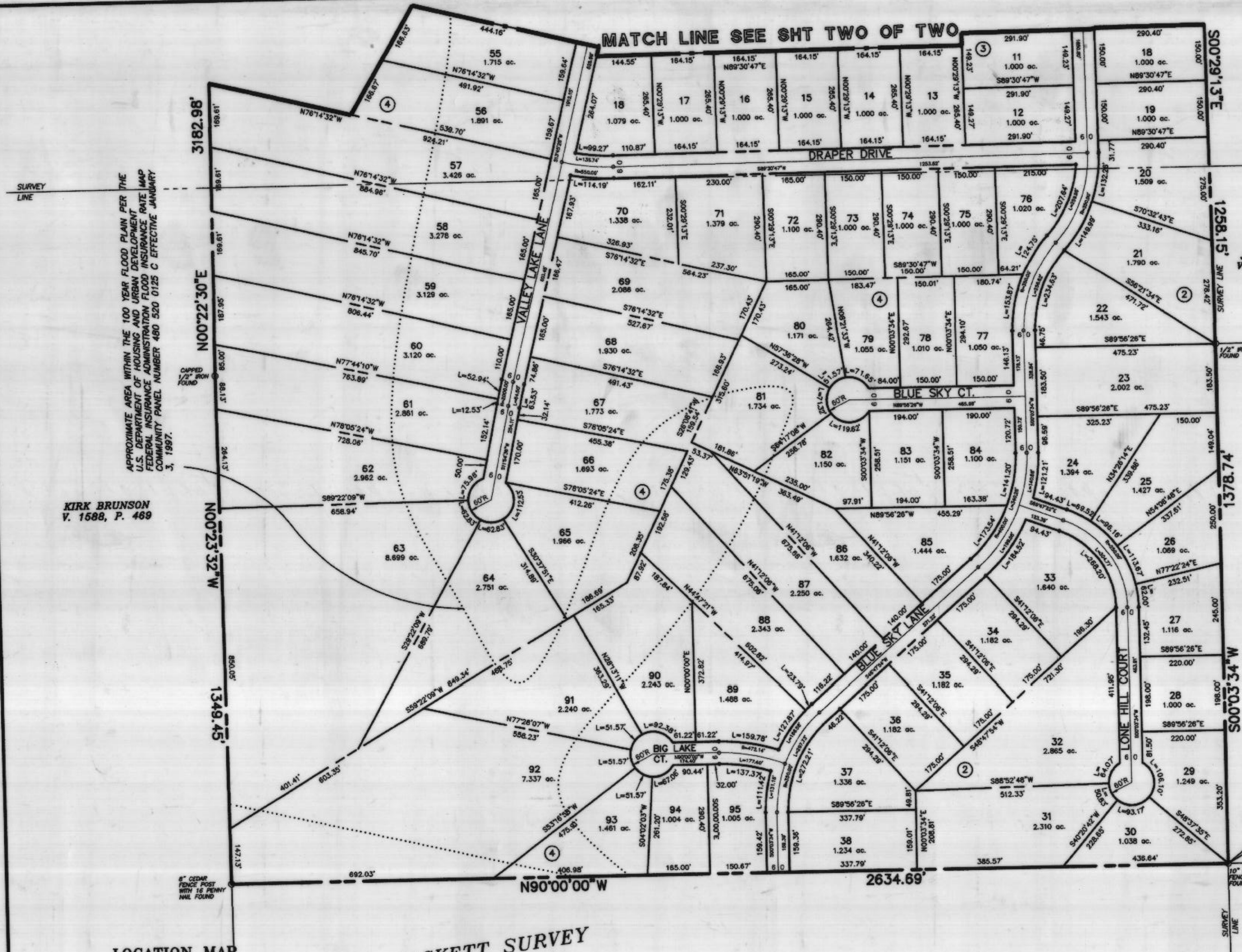
BLUE SKY VALLEY

BEING 298.028 ACRES OF LAND IN THE
A.M. HEMPHILL SURVEY, ABSTRACT NUMBER 678,
THE R.E. TACKETT SURVEY, ABSTRACT NUMBER 2801
AND THE H.C. HARDY SURVEY, ABSTRACT NUMBER 1588
PARKER COUNTY, TEXAS

PREPARED APRIL 30, 1999
LandCon Inc.
Engineers · Surveyors · Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 395-5085 FAX (817) 395-5067

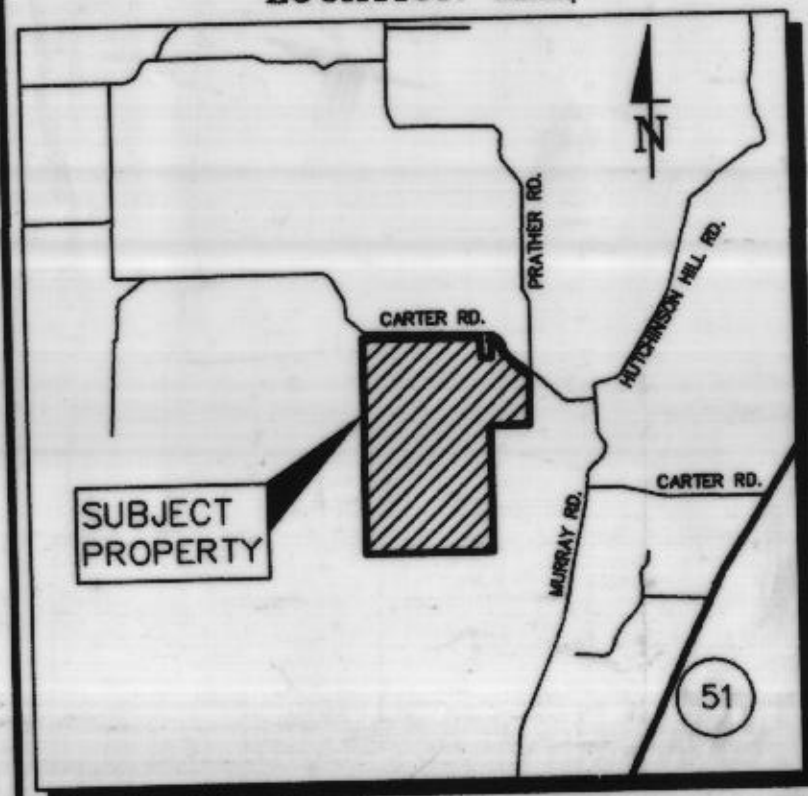
MATCH LINE SEE SHT TWO OF TWO



APPROXIMATE AREA WITHIN THE 100 YEAR FLOOD PLAIN PER THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 480 520 0125 C EFFECTIVE JANUARY
3, 1997.

KIRK BRUNSON
V. 1688, P. 469

LOCATION MAP

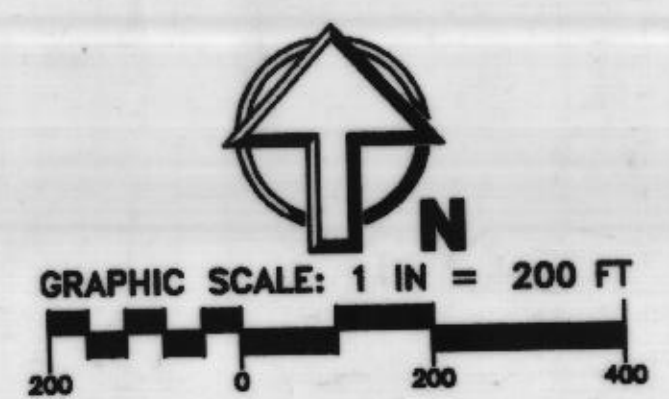


R.E. TACKETT SURVEY
ABST. NO. 2801

WILBURAN - PARKER PROPERTIES, LIMITED
V. 1474, P. 1322

LAND USE DATA:
TOTAL LAND AREA --- 298.028 ACRES
R-O-W DEDICATION --- 16,738.63 L.F.
TOTAL LOTS --- 184
EST. POPULATION --- 644
MIN. LOT SIZE --- 1.000 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
1. DRAINAGE & UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES, AND 15.0' ON ALL FRONTS 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:
SIDE YARDS - 15.0'
FRONT YARDS - 40.0'



Note: Bearings Correlated to Deed Call WEST
along the south line of site.
V. 432, P. 282



OWNER:
ADVANTAGE OPPORTUNITIES, L.L.C.
P.O. BOX 151473
FORT WORTH, TEXAS 76108
(817) 367-6167

SURVEYOR:
MIZELL LAND SURVEYING, INC.
519 NORTH 1187, SUITE 5
ALEDGE, TEXAS 76008
(817) 441-6199 (817) 598-1284