

LAND USE DATA:
 TOTAL LAND AREA ----- 82.1916 ACRES
 MINIMUM LOT SIZE ----- 1.000 ACRE
 TOTAL RESIDENTIAL LOTS ----- 67
 LENGTH OF PRIVATE ROADS ----- 7,586 L.F.
 PROPOSED LAND USE ----- RESIDENTIAL
 ESTIMATED POPULATION ----- 235

- GENERAL NOTES:
1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE. (SEE TYPICAL EASEMENT LAYOUT)
 2. ALL INTERIOR STREETS HAVE A MINIMUM 60.0' RIGHT-OF-WAY.
 3. ALL CUL-DE-SACS HAVE A 60.0' RADIUS.
 4. ALL BUILDING LINES ARE AS FOLLOWS:
 35.0' FRONT BUILDING LINES ON PROPOSED ROADS;
 40.0' ALONG EXISTING COUNTY ROADS;
 40.0' AROUND CUL-DE-SACS
 5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2" IRON RODS DRIVEN INTO THE GROUND, UNLESS NOTED OTHERWISE, AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- NOTES:
1. WATER SERVICE WILL BE PROVIDED BY WALNUT CREEK Special Utility Dist.
 2. SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL SUB-SURFACE DISPOSAL SYSTEMS. SEPTIC SYSTEMS WILL BE DESIGNED AND INSTALLED TO CURRENT TARRANT COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

CANYON VALLEY ESTATES

BEING 82.1916 ACRES OF LAND IN THE
 T. & P. R.R. CO. SURVEY, ABSTRACT NUMBER 1342
 PARKER COUNTY, TEXAS

PREPARED OCTOBER 9, 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) 335-0065 FAX (817) 335-5067

OWNER:
 AGEIS, L.L.C.
 112 NW 24TH STREET
 FORT WORTH, TX, 76106
 (817)740-0120

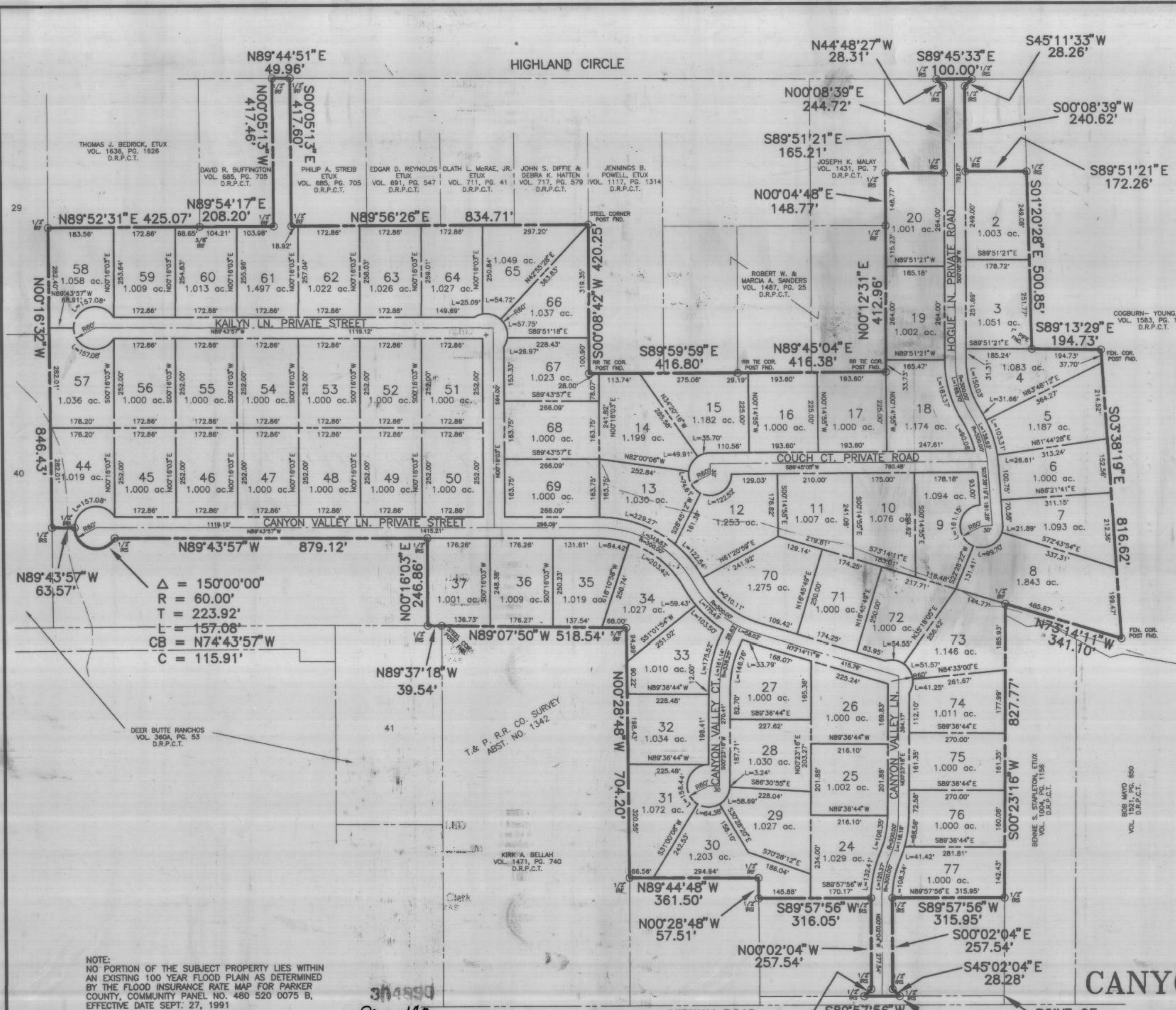
SURVEYOR:
 MIZELL LAND SURVEYING, INC.
 513 NORTH HIGHWAY 1187
 ALEDO, TX, 76008
 (817)441-6199

RECEIVED AND FILED
 FOR RECORD
 10-09 O'Clock A M
 DEC 10 1996

Jeane Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By *Ramela Love* Deputy

STATE OF TEXAS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and folio the named recorder of Parker County and that the same is a true and correct copy of the original as shown to me.

Jeane Brunson
 County Clerk, Parker County, Texas



$\Delta = 150^{\circ}00'00''$
 $R = 60.00'$
 $T = 223.92'$
 $L = 157.08'$
 $CB = N74^{\circ}43'57''W$
 $C = 115.91'$

NOTE:
 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, COMMUNITY PANEL NO. 480 520 0075 B, EFFECTIVE DATE SEPT. 27, 1991

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 PC B 183