

THE HILLS OF BEAR CREEK
PHASE TWO
CAB. B. SLIDE 153, P.R.P.C.T.
AMENDED VOL. 1685, PG. 1182, D.R.P.C.T.

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CAB. B. SLIDE 153, P.R.P.C.T.
AMENDED VOL. 1685, PG. 1182, D.R.P.C.T.

CHOCTAW PROPERTIES, L.L.C.
VOL. 1671, PG. 1447, D.R.P.C.T.

PC B269
328051

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JAN 26 1998

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Janice Hale* (Deputy)

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed
on this date and time stamped herein by me and
was duly recorded in the volume and page of the
same records of Parker County as stamped here-
on by me.

RECORDED JAN 26 1998

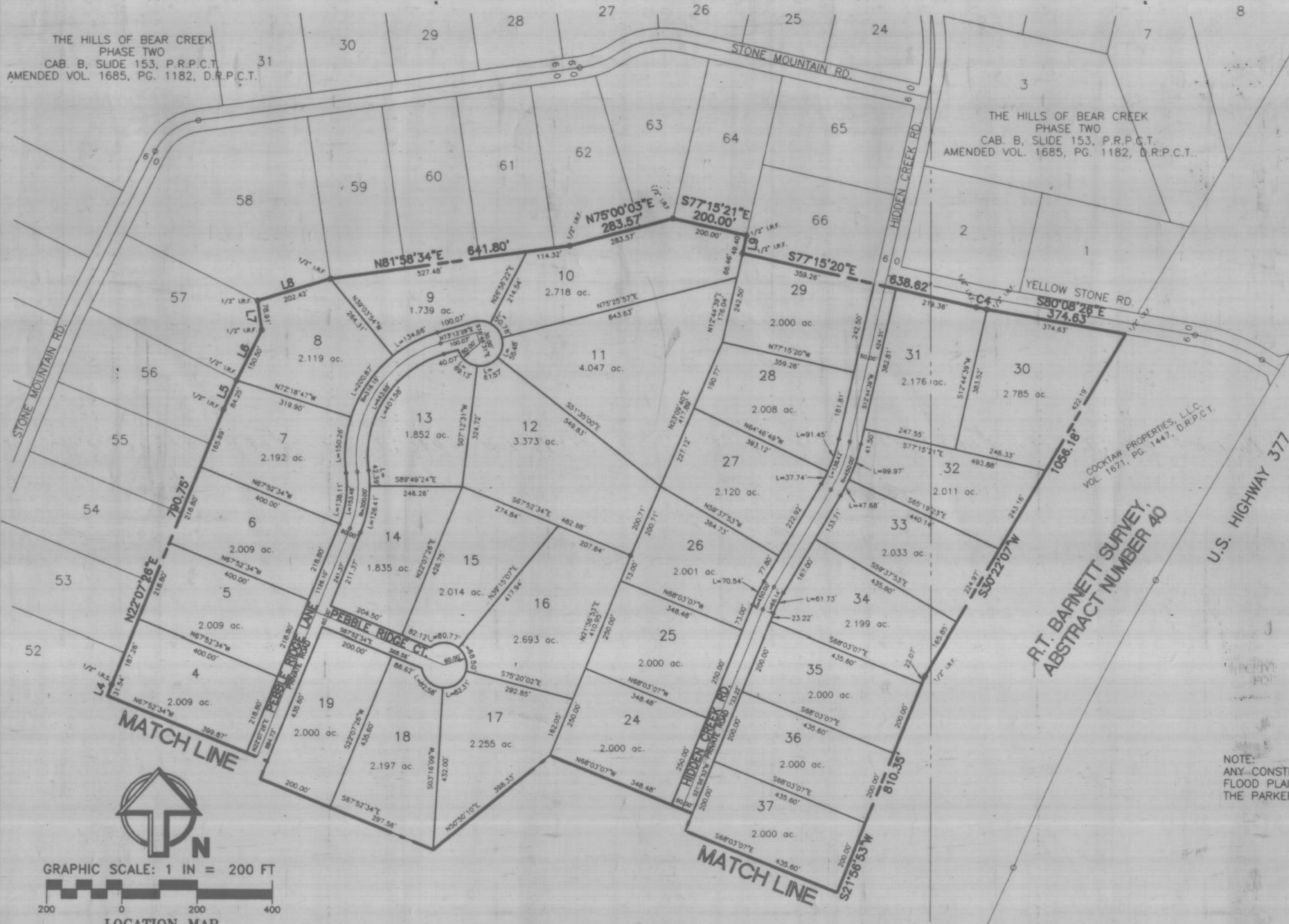


Jeanne Brunson
County Clerk, Parker County, Texas

U.S. HIGHWAY 377

R.T. BARNETT SURVEY,
ABSTRACT NUMBER 40

NOTE:
ANY CONSTRUCTION WITHIN A REGULATED
FLOOD PLAIN MUST BE PERMITTED THROUGH
THE PARKER COUNTY FLOOD PLAIN ADMINISTRATOR



GRAPHIC SCALE: 1 IN = 200 FT



LOCATION MAP



BENCHMARK:
TEXAS HIGHWAY DEPARTMENT DISK IN SOUTH END OF THE WEST
HEADWALL OF A 5'x8' BOX CULVERT, ON THE WEST SIDE OF
S.H. 377, APPROXIMATELY 370' NORTH ON A PROJECTION OF THE
SOUTH LINE OF PHASE THREE.
ELEVATION --- 888.02

LAND USE DATA:
TOTAL LAND AREA --- 151,908 ACRES
R-O-W DEDICATION --- 9,223.89 L.F.
TOTAL LOTS --- 66
EST. POPULATION --- 231
MIN. LOT SIZE --- 1.739 ACRES
PROPOSED LAND USE --- RESIDENTIAL

- GENERAL NOTES:
- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 - ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 - 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.

000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N89°43'09"E | 36.70' |
| L2 | N00°16'51"W | 60.00' |
| L3 | N84°09'58"E | 115.47' |
| L4 | N21°53'28"E | 116.22' |
| L5 | N24°19'07"E | 84.25' |
| L6 | N26°30'47"E | 150.50' |
| L7 | N08°01'26"W | 78.91' |
| L8 | N73°08'35"E | 202.42' |
| L9 | S12°44'39"W | 49.40' |
| L10 | N66°56'53"E | 35.36' |
| L11 | S21°56'53"W | 110.00' |
| L12 | N23°03'07"W | 35.36' |
| L13 | S16°39'53"W | 138.28' |

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------|--------|---------|--------|-------------|------------|
| C1 | 60.00' | 45.74' | 24.05' | 44.64' | N78°00'02"E | 43°40'39" |
| C2 | 30.00' | 63.05' | 52.40' | 52.07' | N30°04'18"W | 120°25'07" |
| C3 | 2727.95' | 60.00' | 30.00' | 60.00' | N26°11'33"E | 01°15'37" |
| C4 | 560.00' | 28.20' | 14.10' | 28.19' | S78°41'53"E | 02°53'05" |
| C5 | 1030.00' | 58.98' | 29.50' | 58.97' | S69°41'33"E | 03°16'51" |
| C6 | 970.00' | 58.98' | 29.50' | 58.98' | N69°47'39"W | 03°29'03" |

FINAL PLAT
THE HILLS OF BEAR CREEK
PHASE THREE

BEING 151,908 ACRES OF LAND IN THE
B. HAYNES SURVEY, ABSTRACT NUMBER 582 THE
I. & G. N. R.R. CO. SURVEY NUMBER 3, ABSTRACT NUMBER 1796 AND THE
R.T. BARNETT SURVEY, ABSTRACT NUMBER 40
PARKER COUNTY, TEXAS

PREPARED DECEMBER 17, 1997

LandCon, Inc.
Engineers • Surveyors • Planners

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

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067

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