

Note: Bearings Correlated to Deed Call S.01°34'00"E. 360100 along the most northerly east line of site; V. 1496 P. 283

REMARKS: THIS SURVEY DEPARTMENT DISK IN SOUTH END OF THE WEST CORNER OF A 6" X 6" BOX CULVERT, ON THE WEST SIDE OF S.H. 377, ELEVATION - 282.02

LAND USE DATA:
TOTAL LAND AREA --- 86.885 ACRES
PRIVATE ROADS --- 5,188.31 L.F.
TOTAL LOTS --- 40
MIN. LOT SIZE --- 1,000 ACRES

- 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 5.0' FEET. ALL SIDE YARD BUILDING LINES WILL BE 2.0' FEET. ALL REAR BUILDING LINES WILL BE 10.0' FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE 15.0' FEET.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S82°18'06"W	24.04'
L2	N07°43'52"E	40.00'
L3	N82°18'08"E	52.92'
L4	N82°18'08"E	17.08'
L5	S07°43'52"E	40.00'
L6	S82°18'08"W	24.04'
L7	N18°23'55"E	19.09'

APR 14 1999

Plat Cabinet B-370



GRAPHIC SCALE: 1 IN = 200 FT

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

NOTE: ANY CONSTRUCTION WITHIN A REGULATED FLOOD PLAIN MUST BE PERMITTED THROUGH THE PARKER COUNTY FLOOD PLAN ADMINISTRATOR. RECEIVED AND FILED FOR RECORD 11:13 O'clock APR 14 1999

FLOOD PLAIN LIMITS BY STUDY PERFORMED BY MORRISON HYDROLOGY, INC. FEBRUARY, 1999
LOT 21, BLOCK 1, BOURLAND FIELD ESTATES PHASE ONE C.M. & S.M. 204, P.R.P.C.T.

PORTIONS OF THIS DOCUMENT NOT REPRODUCIBLE WHEN RECORDED

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COUNTY, TEXAS. APPROVED FOR RECORD APR 14 1999

RICHARD T. BARNETT SURVEY ABST. NO. 40
STATE HIGHWAY NO. 377

STEPHEN HEFFINGTON SURVEY ABST. NO. 620

J. H. TAYLOR SURVEY ABST. NO. 1558

Δ = 03°41'08"
R = 5619.12'
T = 180.78'
L = 361.44'
CH = N28°37'54"E 361.38'

Δ = 01°40'10"
R = 430.00'
T = 6.28'
L = 12.53'
CH = N06°48'39"W 12.53'

Δ = 01°40'10"
R = 430.00'
T = 6.28'
L = 12.53'
CH = N06°48'39"W 12.53'

Δ = 01°40'10"
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Δ = 01°40'10"
R = 430.00'
T = 6.28'
L = 12.53'
CH = N06°48'39"W 12.53'

CALEB PEARCE SURVEY ABST. NO. 1043

POINT OF BEGINNING

I. & G. N. RR. CO. SURVEY ABST. NO. 1800

PARKER COUNTY IS NOT RESPONSIBLE FOR CONSTRUCTION & MAINT. OF ROADS IN THIS SUBDIVISION.

NOTE: LOT A, BLOCK 2 IS GOFORTH CEMETARY.



FINAL PLAT

LOTS 1-25 AND 27-30, BLOCK 1,
LOTS 1-11 AND LOT A, BLOCK 2;
M3:X RANCH ESTATES
PHASE ONE

BEING 86.885 ACRES OF LAND IN THE RICHARD T. BARNETT SURVEY, ABSTRACT NUMBER 40, THE STEPHEN HEFFINGTON SURVEY, ABSTRACT NUMBER 620, THE I. & G. N. RR. CO. SURVEY, ABSTRACT NUMBER 1801, AND THE CALEB PEARCE SURVEY, ABSTRACT NUMBER 1043 PARKER COUNTY, TEXAS

SURVEYOR:
MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

OWNER/DEVELOPER:
M3:X DEVELOPMENT CORP.
585 SHADY OAKS DRIVE
SOUTHLAKE, TEXAS 76092
(817) 877-3361

PREPARED MARCH 1, 1999
LandCon Inc.
Engineers • Surveyors • Planners

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