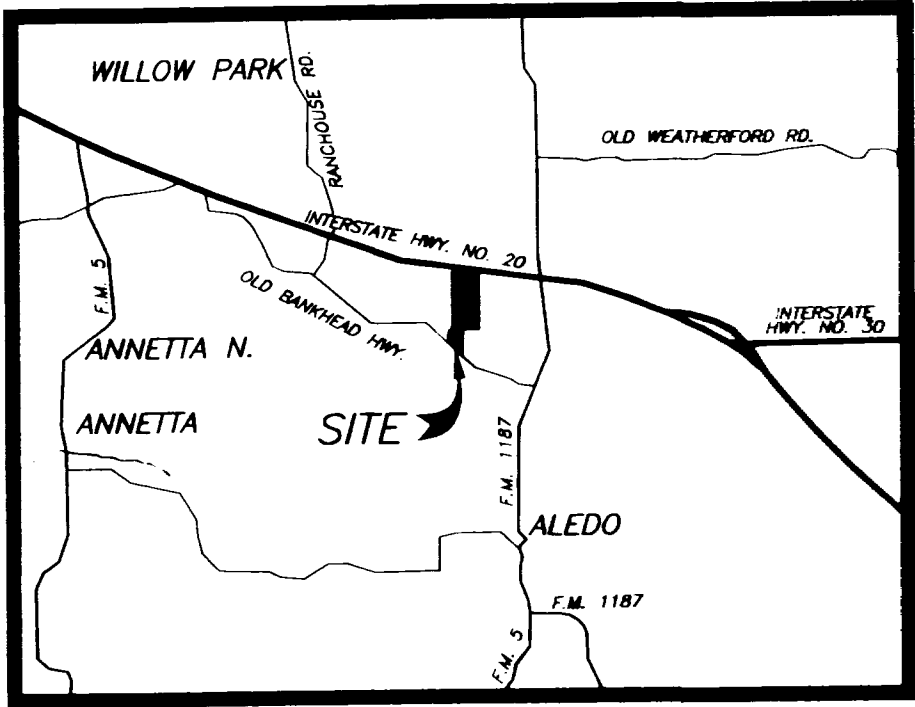


INTERSTATE HIGHWAY NO. 20  
(EAST BOUND ACCESS ROAD - RIGHT-OF-WAY VARIES)

C-333

NOTE:  
1/2" IRONS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

NOTES:  
1. BEARINGS CORRELATED TO DEED CALL.  
S 00°53'14"E ALONG EAST LINE OF PRAIRIE CREEK BUSINESS PARK, L.L.C. TRACT, VOL. 2183, PG. 1848.



VICINITY MAP N.T.S.

CONTOWN ENTERPRISES, INC.  
VOL. 1601, PG. 1791  
7000 E. INTERSTATE 20  
ALEDO, TX. 76008

VARIABLE WIDTH FLOOD PLAIN EASEMENT  
(PER NAVE ENGINEERING)

McKINNEY & WILLIAM SURVEY  
ABST. NO. 955

DEVELOPER:  
PRAIRIE CREEK BUSINESS PARK, L.L.C.  
6 PARK ROW COURT  
ARLINGTON, TEXAS, 76013  
PHONE 817-228-9447

OWNERS:  
PRAIRIE CREEK BUSINESS PARK, L.L.C.  
6 PARK ROW COURT  
ARLINGTON, TEXAS, 76013

LX3 CORPORATION  
1844 W. DIVISION, SUITE 201  
ARLINGTON, TEXAS 76012

PHILIP G. HANSON & PATRICIA G. HANSON  
17871 BUCKYBORN  
HESPERIA, CALIFORNIA, 92346

JIMMY L. WOOD & EDDIE BILLS  
P.O. BOX 201  
ALEDO, TEXAS, 76008

C'VILLE PROPERTIES, L.P.  
P.O. BOX 388  
CAINESVILLE, TEXAS 76241

ELR PROPERTIES, LTD.  
907 W. 7TH STREET  
FORT WORTH, TEXAS 76102

ALEDO SPORTS, LLC  
208 ASPEN COURT WEST  
ALEDO, TEXAS 76008

POINT OF BEGINNING  
TRACT TWO  
1" PIPE FOUND

POINT OF BEGINNING  
TRACT ONE  
(P.O.C. TRACT TWO)

APPROXIMATE LOCATION  
OF A SURVEY LINE

APPROXIMATE LOCATION  
OF A SURVEY LINE

THE CHARLES AND MANDY  
CALHOUN REVOCABLE TRUST  
VOL. 1908, PG. 1687

THOMAS FREEMAN SURVEY  
ABST. NO. 475

PRAIRIE RIDGE ADDITION  
PLAT CABINET B, SLIDE 795

COMMISSIONERS COURT  
PARKER COUNTY, TEXAS

Plat Approved Date: 10-26-05

County Judge: *[Signature]*

Commissioner: *[Signature]*

Commissioner: Absent  
Commissioner: Absent  
Commissioner: Ruth

NOTE: WATER SUPPLY = PRIVATE WELLS  
SEWER SERVICE = PRIVATE SEPTIC

AVG. SIZE OF LOT = 2.768 ACRES  
SMALLEST LOT = 0.081 ACRE  
# OF NON RESIDENTIAL LOTS = 16

FLOOD PLAIN EASEMENT  
LINE DETAIL

COURSE	BEARING	DISTANCE
F-1	S 45°00'00" W	62.22'
F-2	S 27°53'50" W	38.38'
F-3	S 74°44'24" W	65.93'
F-4	S 16°48'43" W	193.28'
F-5	S 49°43'24" W	235.54'
F-6	S 09°57'58" W	520.24'
F-7	S 06°09'02" W	405.33'
F-8	S 10°02'02" W	236.92'
F-9	S 16°09'45" W	185.75'
F-10	S 27°01'51" W	201.77'
F-11	S 01°27'43" E	197.10'
F-12	S 03°18'30" W	390.89'
F-13	S 12°22'51" W	54.79'
F-14	S 19°16'47" E	105.02'
F-15	S 20°33'22" W	38.82'
F-16	S 53°31'51" W	32.37'
F-17	S 75°22'45" W	17.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	370.00'	108.27'	16°45'57"	107.88'	S 13°39'48" W
C-2	1820.00'	432.20'	13°36'22"	431.19'	S 15°14'36" W
C-3	300.00'	423.65'	80°54'43"	389.32'	S 48°53'45" W
C-4	100.00'	158.01'	89°23'15"	140.67'	S 44°39'35" W
C-5	180.00'	242.84'	77°17'52"	224.84'	S 47°05'19" W
C-6	330.00'	466.02'	80°54'42"	428.25'	S 48°53'45" W
C-7	70.00'	109.20'	89°22'57"	98.46'	S 57°53'10" W
C-8	250.00'	243.08'	55°42'37"	233.62'	S 47°42'04" W
C-9	1780.00'	165.17'	5°19'00"	165.11'	S 19°23'17" W
C-10	460.00'	260.92'	32°30'19"	257.44'	S 17°18'25" W

JAMES BROWN SURVEY  
ABST. NO. 69

OLD BANKHEAD HIGHWAY  
COUNTY ROAD NO. 4001  
(80' ULTIMATE R.O.W.)

ACCT. NO: 16835  
SCH. DIST: AL  
CITY: 20  
MAP NO: 116  
ALCOE

FS-05-247

Final Plat  
Lot 1 thru 6, Block 1  
and

Lots 1A and 1 thru 9, Block 2  
**PRAIRIE CREEK BUSINESS PARK**  
An Addition to Parker County, Texas

Being 44.915 Acres Situated in the  
McKINNEY & WILLIAMS SURVEY, ABST. NO. 955

THOMAS FREEMAN SURVEY, ABST. NO. 475  
JAMES BROWN SURVEY, ABST. NO. 69

Parker County, Texas

BSC

JULY 24, 2005

SHEET ONE OF THREE



THIS PLAT HAS BEEN PREPARED BY ME FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

DAVID HARLAN, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2074

HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833