

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS

**EASEMENTS:**

THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5' ON EACH LOT).

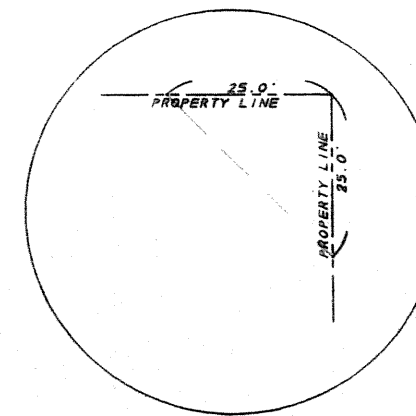
WATER AND SEWER SHALL BE PRIVATE ON-SITE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY AND T.N.R.C.G.C.

Doc# 588655  
Book 2415 Page 1002

**PC C-383**

FLOOD NOTE:  
ACCORDING TO FEMA F.I.R.M. PANEL NO. 480520 0125 C DATED JAN. 3, 1997 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA.

WILLIAM TURNER SURVEY  
ABSTRACT NO. 2508



TYPICAL VISIBILITY TRIANGLE EASEMENT

TRAILWOOD DRIVE

**SANDSTONE ESTATES - PHASE ONE**  
CAB. C. SLIDE 227



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	150.00	239.87	148.93	218.03	S 40° 43' 18" E	85° 53' 26"
C-2	300.00	34.34	17.19	34.32	S 1° 42' 43" E	6° 33' 39"
C-3	120.00	163.36	97.19	151.03	S 25° 53' 06" W	78° 01' 52"
C-4	50.00	60.69	34.72	57.03	S 29° 57' 19" E	69° 32' 18"
C-5	130.00	66.15	33.81	65.44	S 50° 09' 07" E	29° 09' 14"
C-6	1963.45	60.01	30.01	60.01	S 55° 26' 58" W	1° 45' 05"
C-7	70.00	35.62	18.21	35.24	N 50° 09' 05" W	29° 09' 45"
C-8	110.00	133.52	76.38	125.47	N 29° 57' 15" W	69° 32' 49"
C-9	300.00	136.28	69.33	135.11	S 77° 54' 48" W	26° 01' 19"
C-10	250.00	116.36	59.26	115.32	S 11° 46' 00" E	26° 40' 01"
C-11	190.00	60.61	30.37	60.35	S 7° 34' 20" E	18° 16' 35"
C-12	200.00	43.70	21.94	43.61	S 15° 29' 44" W	12° 30' 44"
C-13	370.00	332.63	178.30	321.54	S 86° 00' 10" W	51° 30' 34"

LEGEND

- TRACT BOUNDARY
- 30' B.L. BUILDING LINE



LT1-2-588655-1

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)

ACCT. NO: 17254  
SCH. DIST: WE  
CITY: CO  
MAP NO: J-14  
OUT OF: 20745-3-0-0  
22256-3-0-0  
-9-0-50

FINAL PLAT  
LOTS 21 THROUGH 77  
SANDSTONE ESTATES-PHASE TWO  
A SUBDIVISION IN PARKER COUNTY, TEXAS

OWNER/DEVELOPER  
AVANTI LANDSCAPE MANAGEMENT, INC.  
RAY FRENCH, PRESIDENT  
316 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76108  
940-745-3206

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-8613  
FAX 940-325-8028

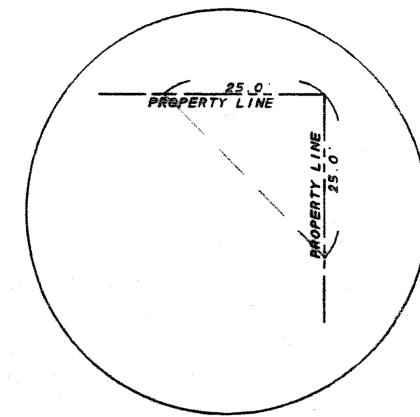


LT2-2415-1002-1

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS

WILLIAM TURNER SURVEY  
ABSTRACT NO. 2508

PCC-383



EASEMENTS:

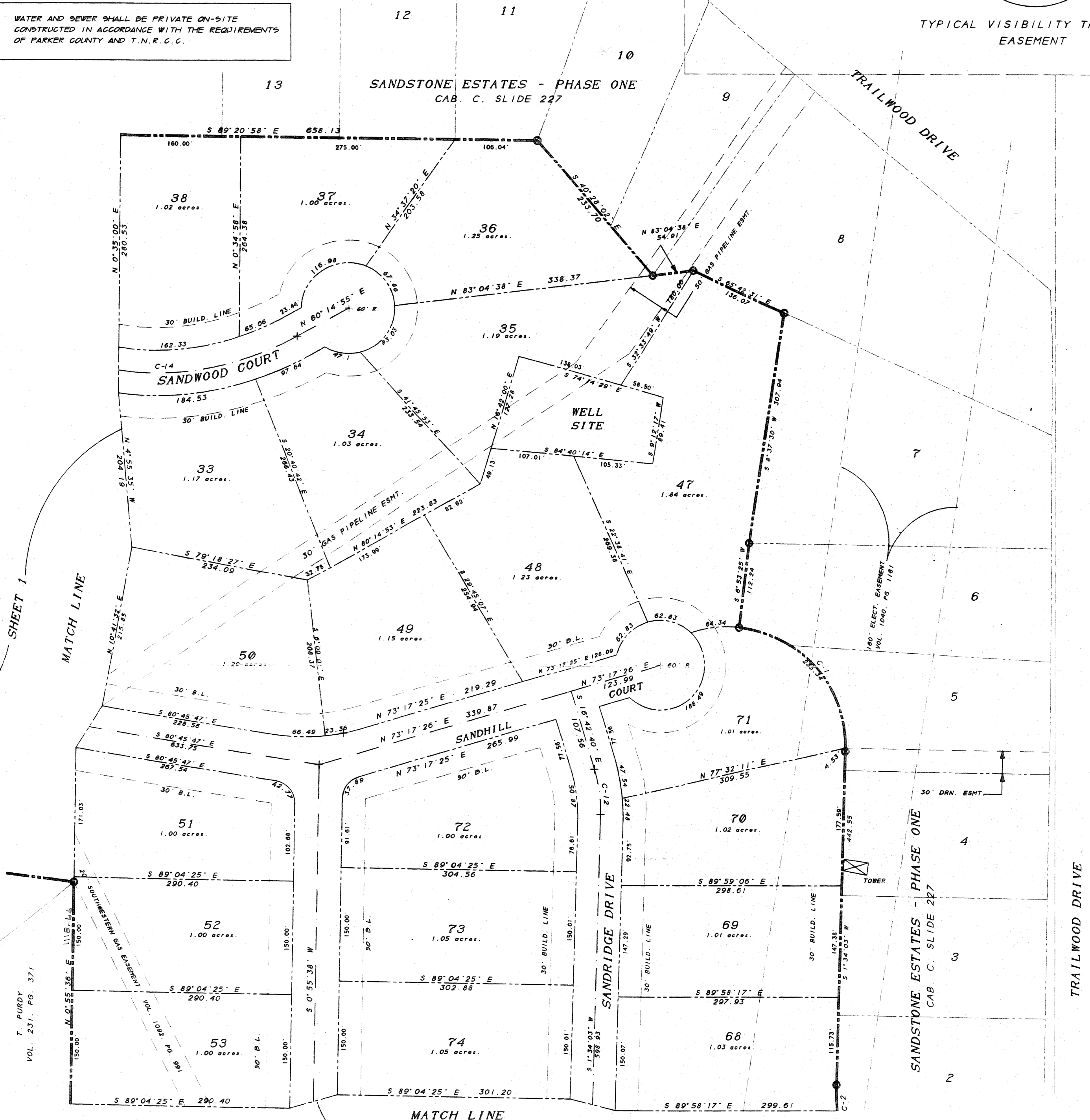
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D. MATH SURVEY  
ABSTRACT NO. 2030

TYPICAL VISIBILITY TRIANGLE EASEMENT

SANDSTONE ESTATES - PHASE ONE  
CAB. C. SLIDE 227



B. MATHIS SURVEY  
ABSTRACT NO. 2729

SHEET 1

MATCH LINE

SHEET 3

MATCH LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	160.00	239.87	148.93	218.03	S 40° 43' 18" E	85° 53' 26"
C-2	300.00	34.34	17.19	34.32	S 1° 42' 43" E	6° 33' 39"
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LEGEND



SCALE: 1" = 100'

GRAPHIC SCALE



FLOOD NOTE:  
ACCORDING TO FEMA F. I. R. M. PANEL NO. 480520 0125 C DATED JAN. 3, 1997 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNER/DEVELOPER  
AVANTI LANDSCAPE MANAGEMENT, INC.  
RAY FRENCH, PRESIDENT  
316 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76106  
940-745-3206

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-0613  
FAX 940-325-8028

ACCT. NO.: 17254  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: J-14

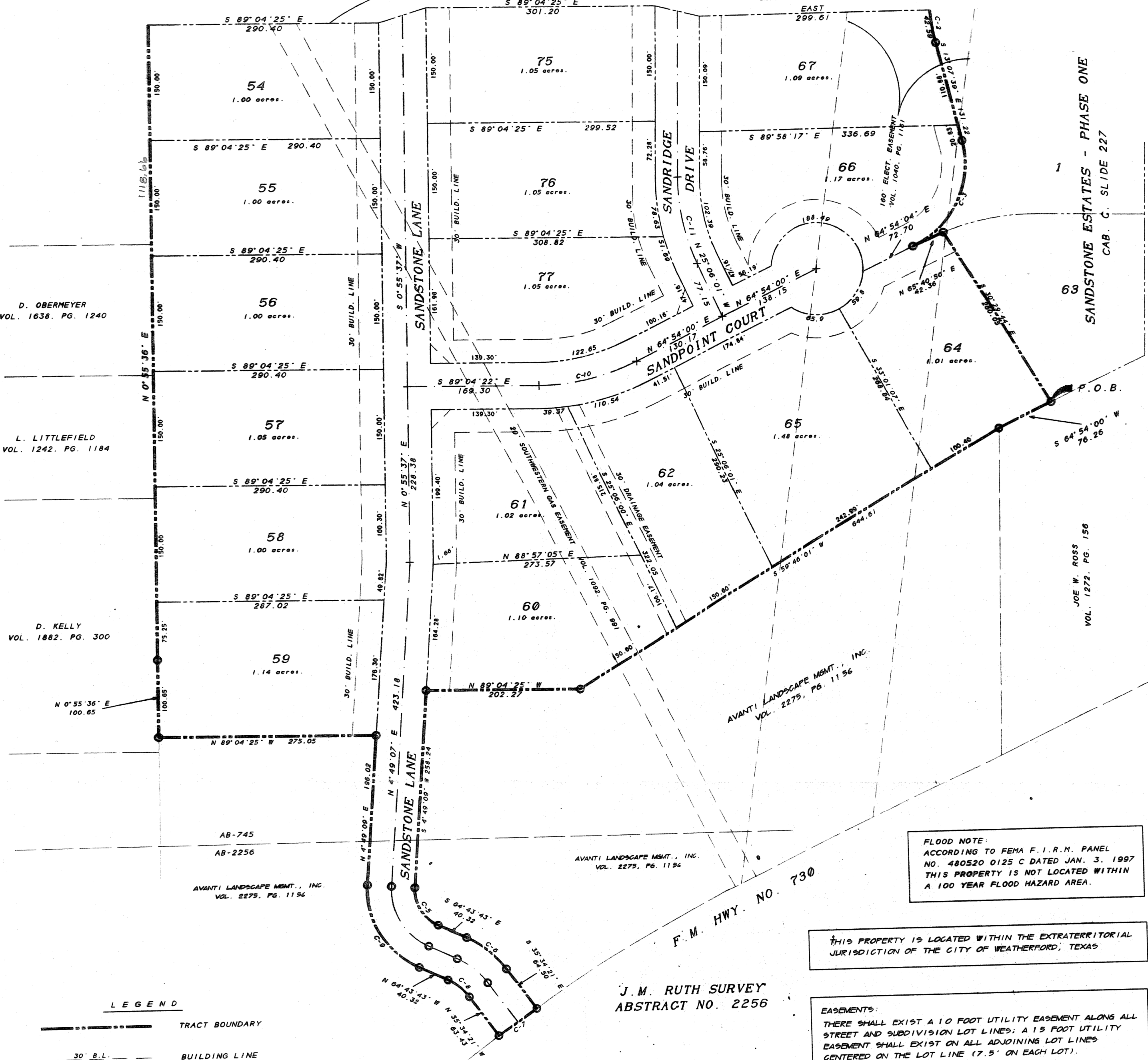
FINAL PLAT  
LOTS 21 THROUGH 77  
SANDSTONE ESTATES-PHASE TWO  
A SUBDIVISION IN PARKER COUNTY, TEXAS

PC C-383

SHEET 2

MATCH LINE

THOMAS JACKSON SURVEY  
ABSTRACT NO. 745



OFF  
41.32  
(GAP)

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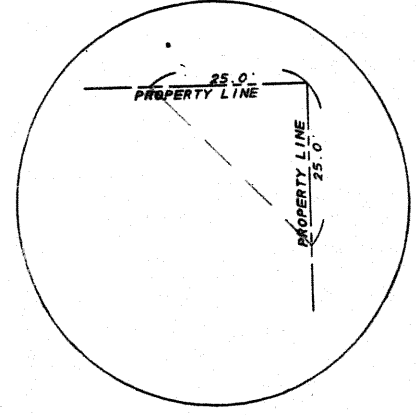
LEGEND  
--- TRACT BOUNDARY  
--- 30' B.L. --- BUILDING LINE

SCALE: 1" = 100'

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TYPICAL VISIBILITY TRIANGLE  
EASEMENT



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KNOW ALL MEN BY THESE PRESENTS:

That I, D.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land described and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*[Signature]*  
D.F. Rivers, P.E., R.P.L.S.  
No. 2190, State of Texas

FEBRUARY, 2006

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-0613  
FAX 940-325-0028



ACCT. NO: 17264  
SCH. DIST: WE  
CITY: CO  
MAP NO: J.14

FINAL PLAT  
LOTS 21 THROUGH 77  
SANDSTONE ESTATES-PHASE TWO  
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SHEET 3 OF 4 SHEETS