

Block	Lot No.	Area in Square Feet
A	23	6,794
	24	7,725
	25-29	6,607
	30-31	6,608
	32	8,280
	33	6,607
	34-35	6,606
	36	6,812
	37	7,704
	38	6,603
	39	6,602
	40	6,601
	41	6,722
	42	6,400
	43	11,552
	44	12,062
	45	14,802
	46	6,990
	47-50	6,600
	51	7,615
	52	9,701
	53	7,198
	54	7,199
	55	8,973
	56	14,788
	57	9,308
	58	7,150
	59-60	7,200
	61	7,541
	62	7,735
	63-66	7,200
C	1	9,138
	2-5	7,200
	6	11,231
	7	13,499
	8	9,400
	9	11,291
D	1	8,905
	2	8,933
	3	8,993
	4	7,047
	5	7,514
	6	7,277
	7-11	7,200
	12	8,511
	13	8,695
	14	7,258
	15-17	7,200
	18	8,159
	19	9,020
	20	7,435
	21	9,931
	22	9,273

PROPERTY LINE CURVE TABLE

$\Delta = 04^{\circ}48'11''$

C 1 R = 100.00'
L = 8.38'
LCB = N04°48'17"E
LC = 8.38'

$\Delta = 02^{\circ}22'29''$

C 2 R = 300.00'
L = 12.43'
LCB = N17°24'47"E
LC = 12.43'

$\Delta = 10^{\circ}35'54''$

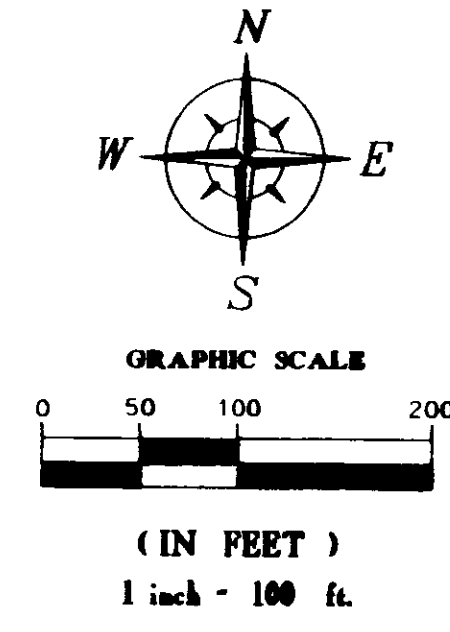
C 3 R = 250.00'
L = 46.24'
LCB = N13°18'04"E
LC = 46.18'

$\Delta = 05^{\circ}43'55''$

C 4 R = 1000.00'
L = 100.04'
LCB = S42°56'44"W
LC = 100.00'

$\Delta = 00^{\circ}24'51''$

C 5 R = 1000.00'
L = 7.23'
LCB = S40°17'13"W
LC = 7.23'



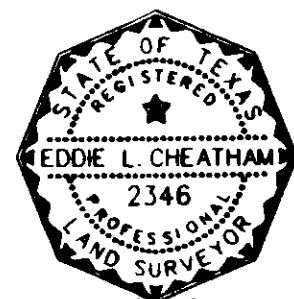
PROPERTY LINE - LINE TABLE

L 1	S74°01'56"W - 130.15'
L 2	N82°47'38"W - 25.00'
L 3	S69°37'41"W - 28.20'
L 4	N07°12'22"E - 37.68'
L 5	N82°47'38"W - 120.00'
L 6	S07°12'22"W - 76.27'
L 7	N82°47'38"W - 123.71'
L 8	N71°23'56"W - 50.00'
L 9	N71°23'59"W - 138.98'
L 10	S45°48'42"W - 70.18'
L 11	N44°11'18"W - 120.00'
L 12	S45°48'42"W - 5.13'
L 13	N44°11'18"W - 50.00'
L 14	N44°11'18"W - 115.81'

FLOOD STATEMENT:
This property is located in Zone 'X' (Areas determined to be outside the 500 year floodplain) as shown on FEMA Flood Insurance Administration Rate Map, Community-Panel Number 481164 0005 B, Dated Jan. 3, 1997. This statement does not imply that the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION:
This is to certify that I, EDDIE L. CHEATHAM, of CHEATHAM & ASSOCIATES, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made by me or under my direction and supervision.

Eddie L. Cheatham
Registered Professional Land Surveyor No. 2346
Address: 1250 E. Copeland Road Suite 900
Arlington, Texas 76011



SITE NOTES:

TOTAL ACREAGE - 15.837 ACRES
DEDICATED ACREAGE - 3.033 ACRES
NET ACREAGE - 12.803 ACRES

PHASE TWO - 71 LOTS
LARGEST LOT - 14,807 SQ.FT. OR 0.339 ACRES
SMALLEST LOT - 6,400 SQ.FT. OR 0.146 ACRES

FRONT YARD SETBACK - FACE OF HOUSE 20' MINIMUM
FACE OF GARAGE 15' MINIMUM

SIDE YARD SETBACK 5' MINIMUM
(LOTS 60' x 110' & 60' x 120')

REAR YARD SETBACK 10' MINIMUM
(LOTS 60' x 110' & 60' x 120')

2 - LOTS 10' SIDE YARD

15% of Lots may have minimum 1500 square feet of Living Space (12 Lots)

30% of Lots may have 1700 to 1900 square feet of Living Space (18 Lots)

50% of Lots shall have minimum 1900 square feet of Living Space (31 Lots)

BEARINGS BASED ON A WEST LINE OF A TRACT OF LAND BY DEED TO CROWN POINT PROPERTIES, L.P. AS RECORDED IN VOLUME 2163, PAGE 76, REAL RECORDS, PARKER COUNTY, TEXAS BEING N45°48'35"E

ALL INTERIOR LOT CORNERS - 5/8" IRON PIN SET

APPROVED BY THE CITY OF WILLOW PARK PLANNING AND ZONING COMMISSION

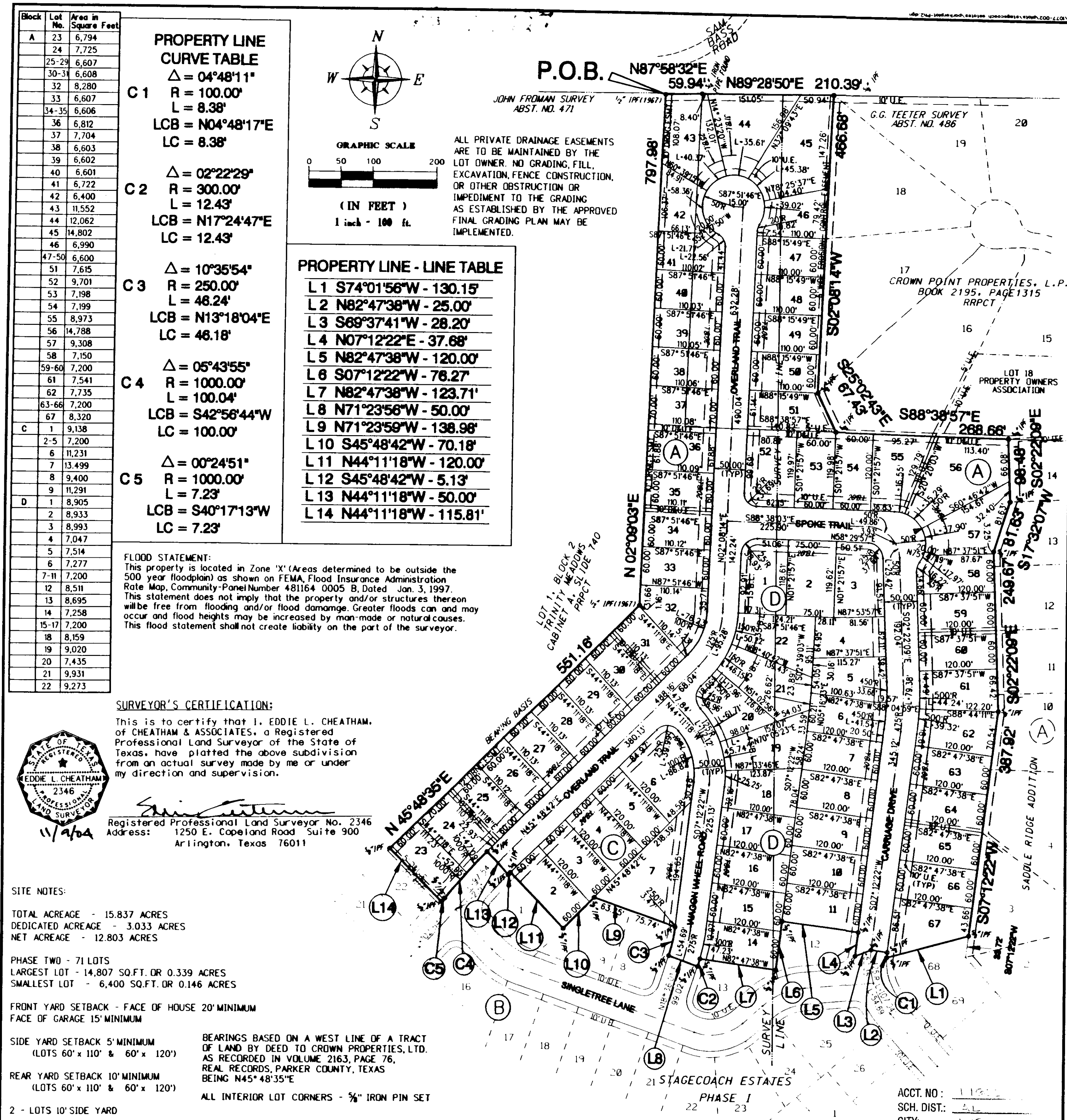
[Signature] 11-9-04
CHAIRMAN DATE

APPROVED BY THE CITY OF WILLOW PARK CITY COUNCIL

[Signature] 11-09-2004
MAYOR DATE

[Signature] 11/9/04
CITY SECRETARY DATE

THIS PLAT WAS FILED IN CABINET SLIDE# _____ ON DATE _____



Doc 00537219 Blk OR 2274 Vol 46 Pg

FILED AND RECORDED OFFICIAL PUBLIC RECORDS Oct Nov 12, 2004 at 10:25:00

Document Number: 00537219

Amount: 26.00

By: Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
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 page of the named records of Parker County as stamped herein by me.

Nov 12, 2004

SERIE WALDEA COUNTY CLERK PARKER COUNTY

FINAL PLAT
STAGE COACH ESTATES
PHASE II

LOTS 23 THRU 67, BLOCK A
LOTS 2 THRU 7, BLOCK C
LOTS 1 THRU 11, BLOCK D
LOTS 14 THRU 22, BLOCK D

AN ADDITION TO THE CITY OF WILLOW PARK PARKER COUNTY, TEXAS

BEING 15.837 ACRES SITUATED IN THE G.G. TEETER SURVEY, ABSTRACT NO. 486 AND THE JOHN FROMAN SURVEY, ABSTRACT NO. 471 PARKER COUNTY, TEXAS

SEVENTY ONE RESIDENTIAL LOTS
OCTOBER, 2004