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STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
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Nov 22, 2000

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PARKER COUNTY



J. DON WILLIAMSON
VOL. 1522, PG. 1168,
D.R.P.C.T.

J. DON WILLIAMSON
VOL. 1512, PG. 137,
D.R.P.C.T.

J.H. TAYLOR SURVEY,
ABSTRACT NUMBER 1557

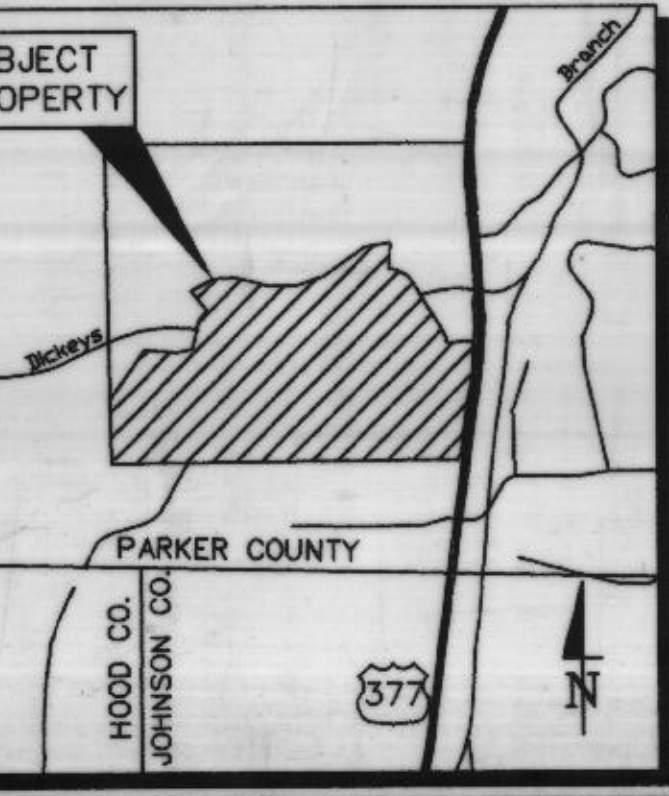
I. & G.N. R.R. CO. SURVEY NO. 2,
ABSTRACT NUMBER 1801

J. DON WILLIAMSON
VOL. 1522, PG. 1172,
D.R.P.C.T.

APPROXIMATE LOCATION OF EXISTING
100 YEAR FLOOD PLAN AS DETERMINED
BY THE FLOOD INSURANCE RATE MAP
FOR PARKER COUNTY, TEXAS
UNINCORPORATED AREAS, COMMUNITY
PANEL NUMBER 480520 0300 G,
EFFECTIVE DATE JANUARY 3, 1997

REMAINDER
MILES CATTLE CO., II
VOL. 1491, PG. 1163,
D.R.P.C.T.

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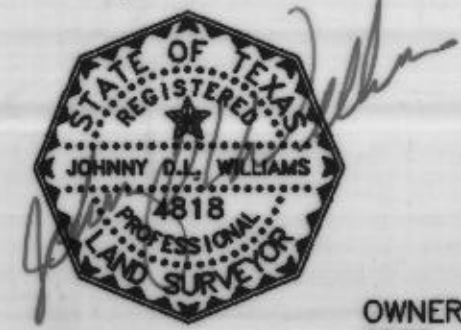
NOTES:
1. WATER SERVICE TO BE BY INDIVIDUAL WELLS.
2. SANITARY SEWER SERVICES BY ALTERNATIVE
SEWAGE DISPOSAL SYSTEMS - AEROBIC.

NOTE:
ALL ROADS ARE PRIVATE AND ARE TO BE
MAINTAINED BY THE TRES VISTAS
HOMEOWNERS ASSOCIATION.

LINE	DIRECTION	DISTANCE
L1	S86°27'56"E	21.45'
L2	N79°29'53"E	103.06'
L3	S86°27'56"E	105.00'
L4	N48°32'04"E	28.28'

LAND USE DATA:
TOTAL LAND AREA --- 144.957 ACRES
R-O-W DEDICATION --- 7,655.86 L.F.
TOTAL LOTS --- 44
EST. POPULATION --- 154
MIN. LOT SIZE --- 2,002 ACRES
PROPOSED LAND USE --- RESIDENTIAL

GENERAL NOTES:
1. DRAINAGE & UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL
SIDE AND REAR LOT LINES, AND 15.0' ON ALL FRONTS LOT LINES,
UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0'
WIDTH.
3. ALL CUL-DE-SACS HAVE A MINIMUM 80.0' RADIUS.
4. 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:
SIDE YARDS - 15.0'
FRONT YARDS - 40.0'



WHITE STONE ESTATES
CABINET A, SLIDE 643,
P.R.P.C.T.

FINAL PLAT LOTS 1-44, BLOCK 1, TRES VISTAS ESTATES

BEING 144.957 ACRES OF LAND IN THE
I. & G.N. R.R. COMPANY SURVEY NO. 2, ABSTRACT NUMBER 1801 AND THE
J.H. TAYLOR SURVEY, ABSTRACT NUMBER 1557
PARKER COUNTY, TEXAS

PREPARED SEPTEMBER 18, 2000

LandCon Inc.
Engineers • Surveyors • Planners

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P.O. Box 100247, Fort Worth, Texas, 76185-0247
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OWNER:
TRES VISTAS DEVELOPMENT, LTD.
TRES VISTAS, L.L.C. GENERAL PARTNER
1300 SOUTH UNIVERSITY BLVD., SUITE 410
FORT WORTH, TEXAS 76107
(817) 335-1382

SURVEYOR:
WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916