

338939

plot cabinet B slide 308

RECEIVED AND FILED FOR RECORD 10:36 O'Clock A M

JUN 25 1998

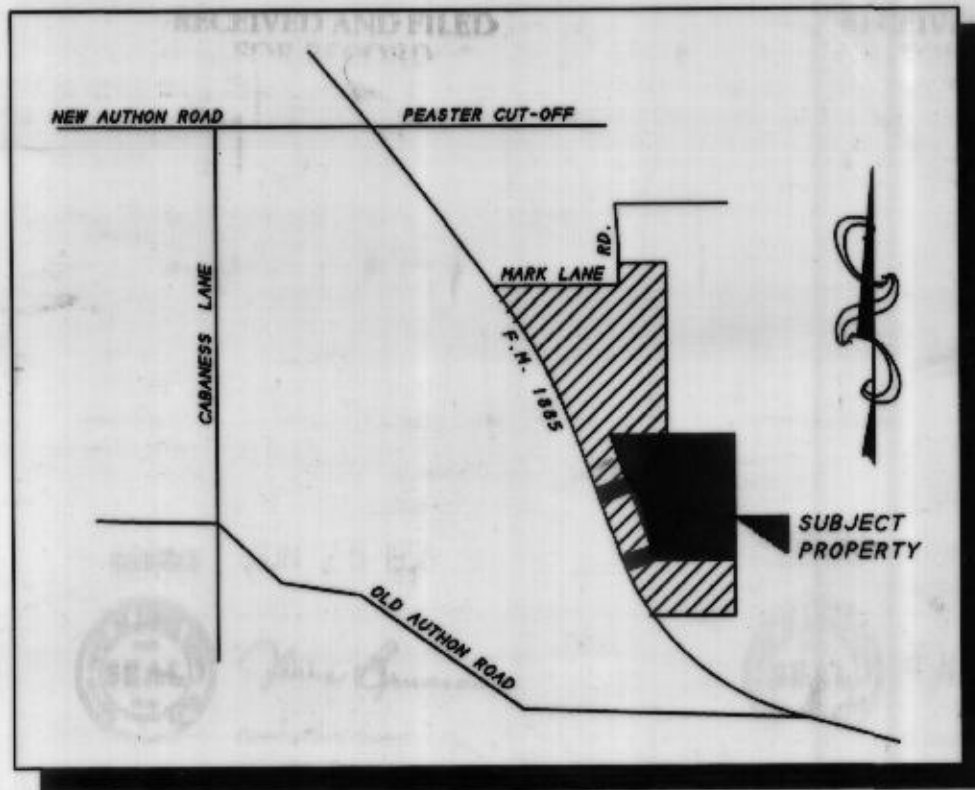
Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS

STATE OF TEXAS COUNTY OF PARKER I hereby certify that the instrument was filed on this date...

JUN 25 1998



Jeane Brunson County Clerk - Parker County, Texas



LOCATION MAP



SCALE: 1" = 100'

NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS PANEL NO. 480520 0125 C. DATED JANUARY 3, 1997.

LAND USE DATA:

TOTAL LAND AREA	22.53 ACRES
MINIMUM LOT SIZE	2.2 ACRES
TOTAL RESIDENTIAL LOTS	7
PROPOSED LAND USE	RESIDENTIAL
ESTIMATED POPULATION	25

GENERAL NOTES:

- UTILITY EASEMENTS SHALL BE 15.0 FEET INSIDE ALL FRONT, REAR AND SIDE LOT LINES AND AS INDICATED ON PLAT.
- ALL STREETS SHALL HAVE A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.
- ALL BUILDING LINES SHALL BE 100.0 FEET FRONT ALONG PROPOSED ROADS AND 20.0 FEET ALONG SIDE LOT LINES.
- ALL CUL-DE-SACS SHALL HAVE A 60.0 FOOT RADIUS.
- ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2 INCH IRON RODS AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL AEROBIC DISPOSAL SYSTEMS DESIGNED AND INSTALLED TO CURRENT PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

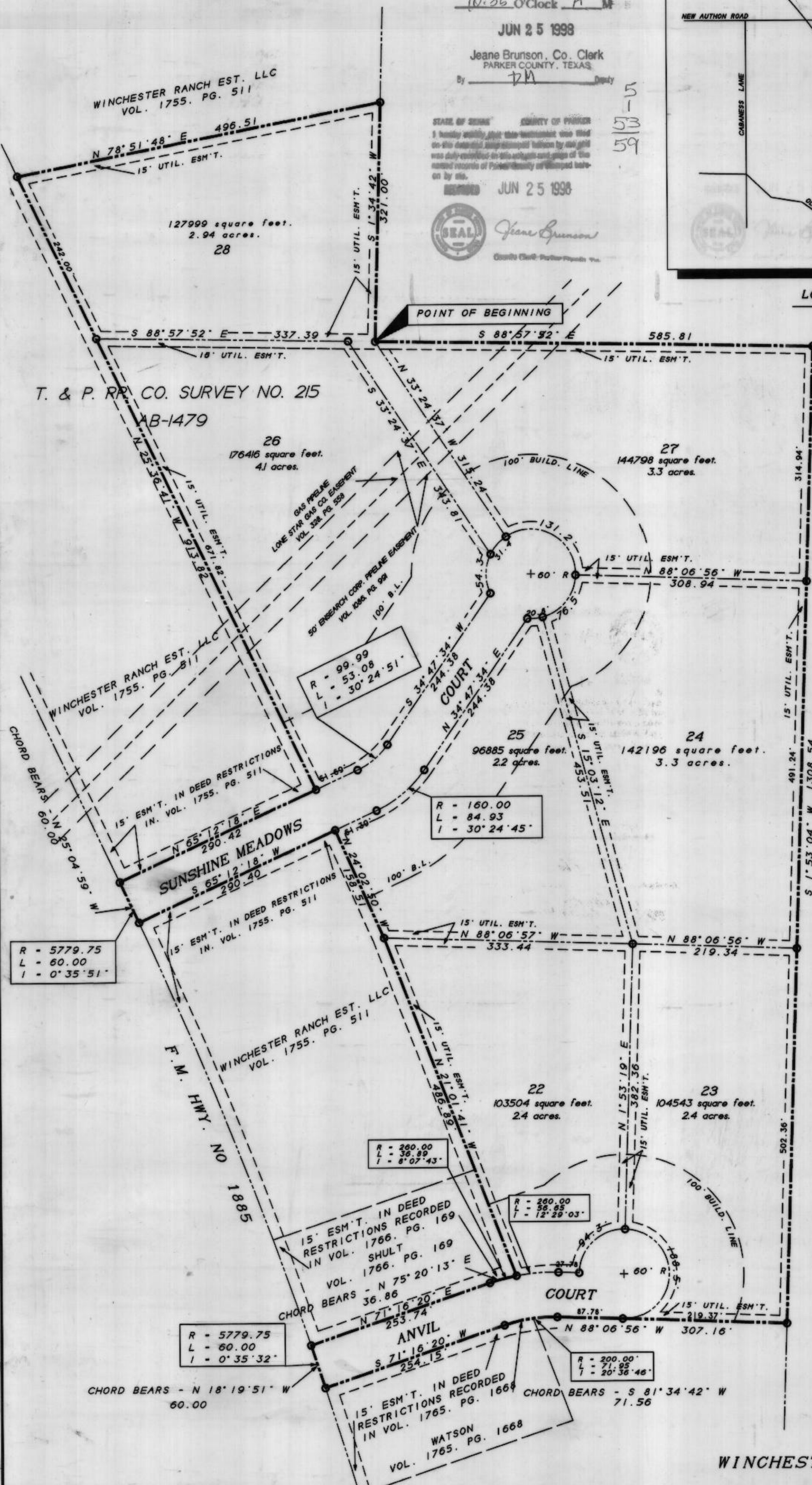
FINAL PLAT WINCHESTER RANCH ESTATES, PHASE ONE 22.53 ACRES OUT OF T. & P. RR. CO. SURVEY NO. 215. AB-1479 PARKER COUNTY, TEXAS

DEVELOPER WINCHESTER RANCH ESTATES, L.L.C. 622 W. COLUMBIA WEATHERFORD, TEXAS 76068 817-341-7700

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

MAY, 1998

SHEET 1 OF 2



WINCHESTER RANCH EST. LLC VOL. 1755, PG. 511

127999 square feet. 2.94 acres. 28

T. & P. RR. CO. SURVEY NO. 215

AB-1479

26 176416 square feet. 4.1 acres.

27 144798 square feet. 3.3 acres.

25 96885 square feet. 2.2 acres.

24 142196 square feet. 3.3 acres.

22 103504 square feet. 2.4 acres.

23 104543 square feet. 2.4 acres.

R = 5779.75 L = 60.00 I = 0°35'32"

R = 200.00 L = 36.89 I = 8°02'43"

R = 200.00 L = 36.89 I = 12°29'03"

R = 200.00 L = 71.93 I = 20°36'46"

CHORD BEARS - N 18°19'51" W 60.00

CHORD BEARS - S 81°34'42" W 71.56

SUNSHINE MEADOWS

COURT

COURT

F.M. HWY. NO 1885

WINCHESTER RANCH EST. LLC VOL. 1755, PG. 511

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