

JNO. LEIPER SURVEY,
ABSTRACT NUMBER 811

W.C.W., L.P.
VOL. PG.
D.R.P.C.T.

T & P R.R. CO. SURVEY
SECTION 189
ABSTRACT NUMBER 1349

STATE OF TEXAS COUNTY OF PARKER

364417

Plat Cabinet B 384

RECORDED JUN 9 1999

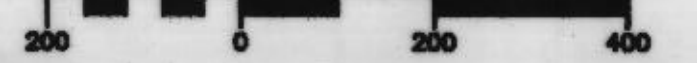
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FOR RECORD
9:52 o'clock A.M.

JUN 9 1999

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS



GRAPHIC SCALE: 1 IN = 200 FT



LAND USE DATA:
TOTAL LAND AREA --- 223.197 ACRES
R-O-W DEDICATION --- 8,587.47 L.F.
TOTAL LOTS --- 72
EST. POPULATION --- 252
MIN. LOT SIZE --- 1,076 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 60.0' 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'

FINAL PLAT
LOTS 1-71, BLOCK 1,
**THE WOODLANDS
OF PARKER COUNTY**

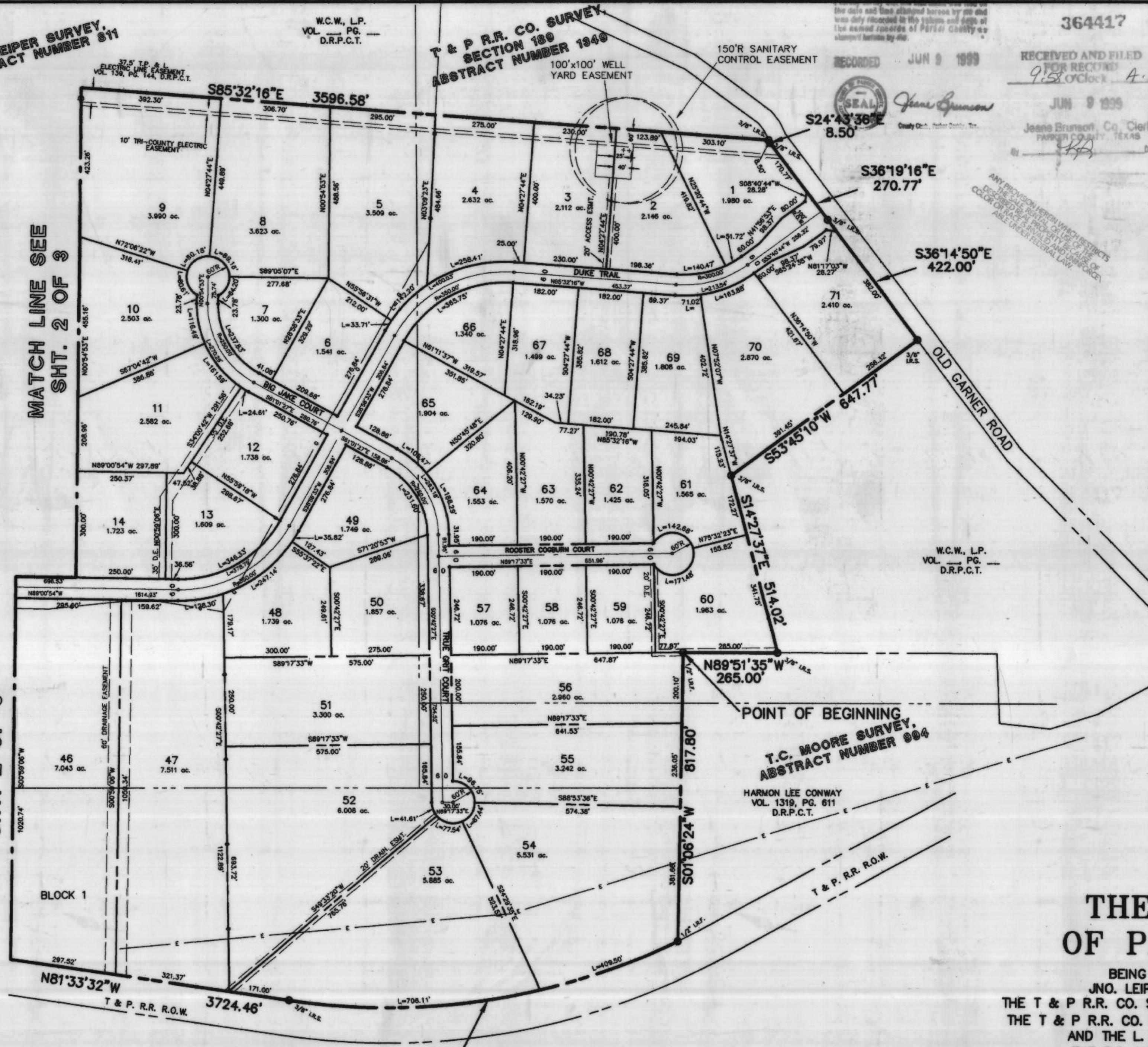
BEING 223.197 ACRES OF LAND IN THE
JNO. LEIPER SURVEY, ABSTRACT NUMBER 811
THE T & P R.R. CO. SURVEY, SECTION 189, ABSTRACT NUMBER 1349
THE T & P R.R. CO. SURVEY, SECTION 195, ABSTRACT NUMBER 1350
AND THE L. LEE SURVEY, ABSTRACT NUMBER 825
THE T.C. MOORE SURVEY, ABSTRACT NUMBER 994
PARKER COUNTY, TEXAS

PREPARED MARCH 12, 1999

LandCon Inc.
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-6808
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-6065 FAX (817) 335-6067

SHEET ONE OF THREE



MATCH LINE SEE
SHT. 2 OF 3

MATCH LINE SEE
SHT. 2 OF 3

L. LEE SURVEY,
ABSTRACT NUMBER 825

Δ = 34°22'04"
R = 1859.86'
T = 575.15'
L = 1115.61'
CH = S81°15'26"W
1098.96'

OWNER:
W.C.W., L.P.
3220 SOUTHLAKE BLVD. SUITE C
SOUTHLAKE, TEXAS 76092
(817) 379-6565

SURVEYOR:
EUGENE ANGERMAN SURVEYING
P.O. BOX 993
STEPHENVILLE, TEXAS 76401
(254) 965-4444

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