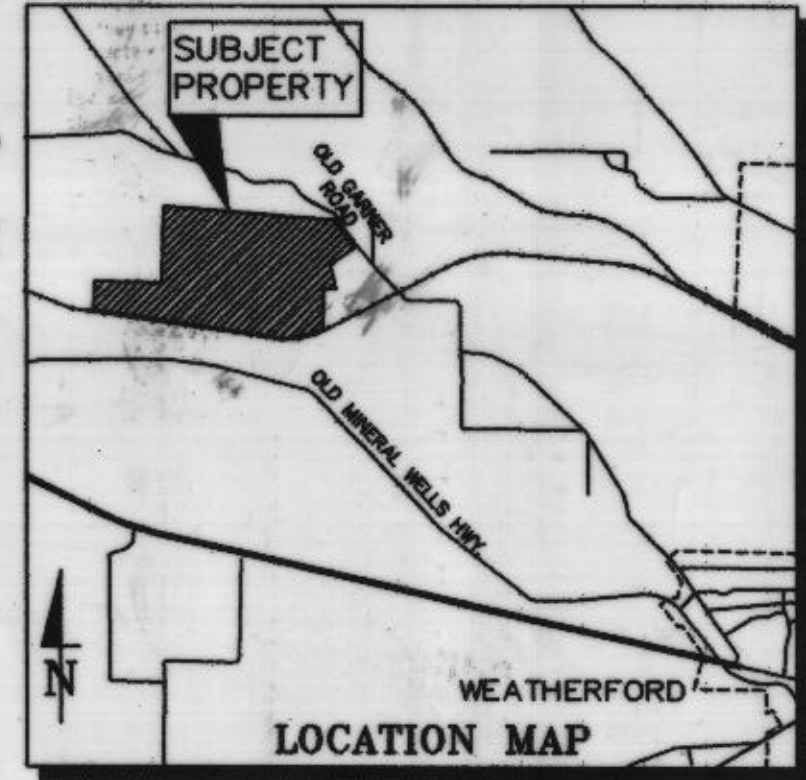
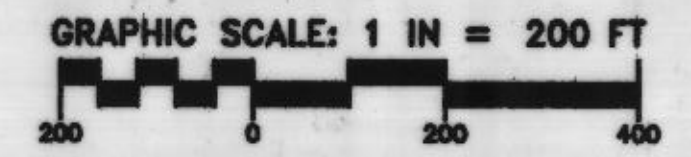


JNO. LEIPER SURVEY,
ABSTRACT NUMBER 811



364417
PCB-384

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on
the date and time stamped hereon by me and
was duly recorded in the volume and page of
the named records of Parker County as
stamped hereon by me.

RECORDED JUN 9 1999



ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCE-
ABLE UNDER FEDERAL LAW.

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

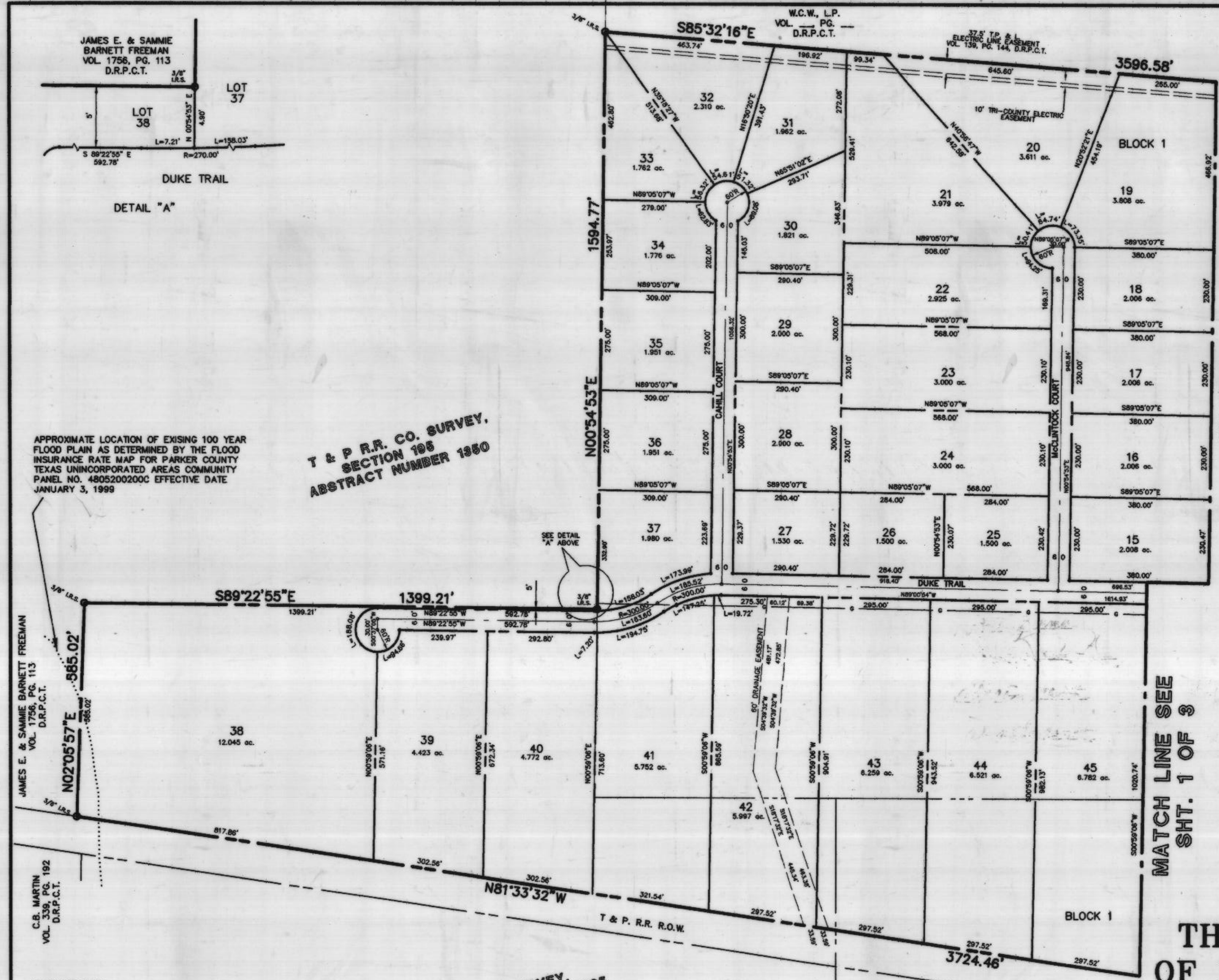
PARKER COUNTY, TEXAS
PREPARED MARCH 12, 1999

LandCon Inc.
Engineers · Surveyors · Planners

2001 Parkview Dr., Suite 810, Fort Worth, Texas, 76102-8808
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-3065 FAX (817) 335-3067

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



T & P R.R. CO. SURVEY,
SECTION 189
ABSTRACT NUMBER 1350

APPROXIMATE LOCATION OF EXISTING 100 YEAR
FLOOD PLAIN AS DETERMINED BY THE FLOOD
INSURANCE RATE MAP FOR PARKER COUNTY
TEXAS UNINCORPORATED AREAS COMMUNITY
PANEL NO. 4805200200C EFFECTIVE DATE
JANUARY 3, 1999

L. LEE SURVEY,
ABSTRACT NUMBER 825

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 REAR AND SIDE LOT LINES, AND 15.0' ON FRONT 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'