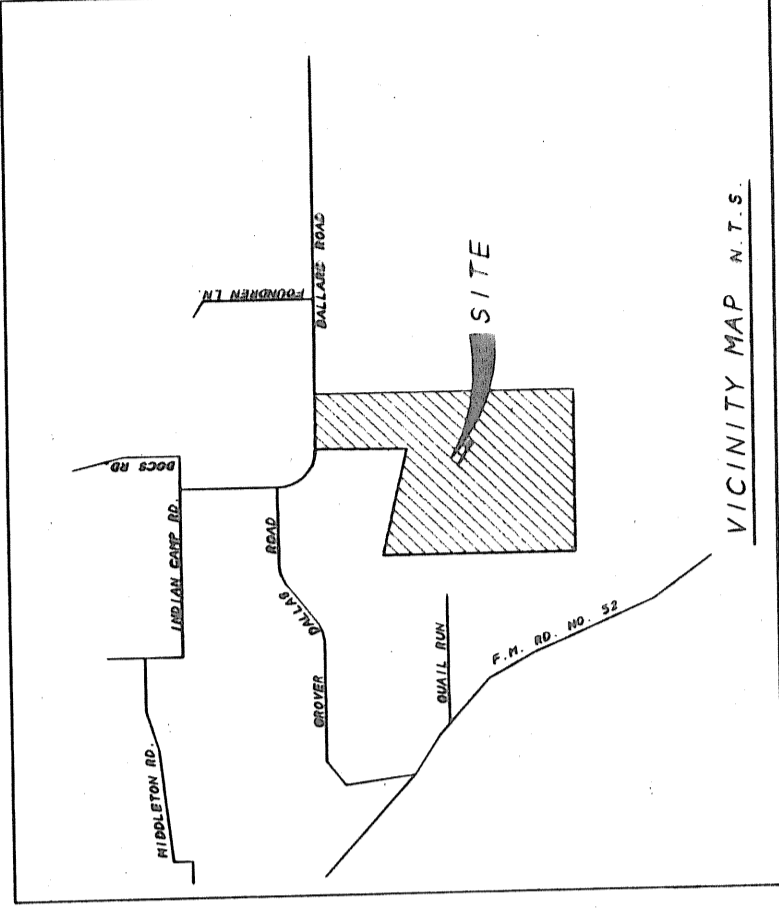


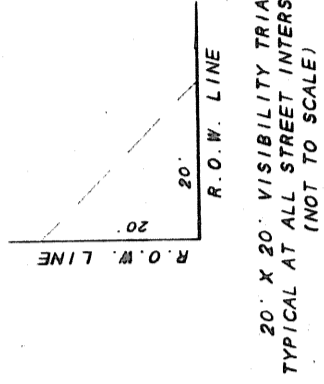
C-649



VICINITY MAP N.T.S.

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL 480520 0025 B., DATED SEPT., 27, 1991.

NOTES:
NUMBER OF LOTS IS 13.
ALL STREETS ARE 60' R.O.W. WIDTH
THIS PROPERTY IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.
THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG ALL SUBDIVISION PERIMETER LINES.
THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG ALL STREET LINES.
THERE SHALL EXIST A 15' UTILITY EASEMENT ALONG ALL ADJACENT LOT LINES (7.5' ON EACH LOT).
FRONT BUILDING LINE SHALL BE 50 FEET.
ALL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS.



20' X 20' VISIBILITY TRIANGLE
TYPICAL AT ALL STREET INTERSECTIONS
(NOT TO SCALE)

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE TOP OF CURB OR EDGE OF PAVEMENT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC. MAY HEREINAFTER BE PLACED OR CONSTRUCTED IN THE PUBLIC OPEN SPACE AREAS SHOWN ON THIS PLAN. THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL VACATED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY.

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, section 232.0033. Buyer is advised to question the seller as to the groundwater availability.

B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN AND THE ATTACHED FIELD NOTE DESCRIPTION FULLY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2006.

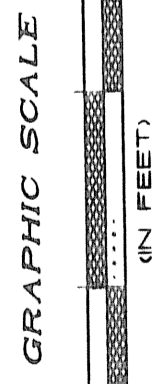
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

ACCT. NO.: 11407
SCH. DIST.: PE
CITY: CO
MAP NO.: C-1
FINAL PLAT
LOTS 1 THROUGH 13
COMANCHE RANCH
94.43 ACRES
OUT OF THE
SECTION 311, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1526
PARKER COUNTY, TEXAS

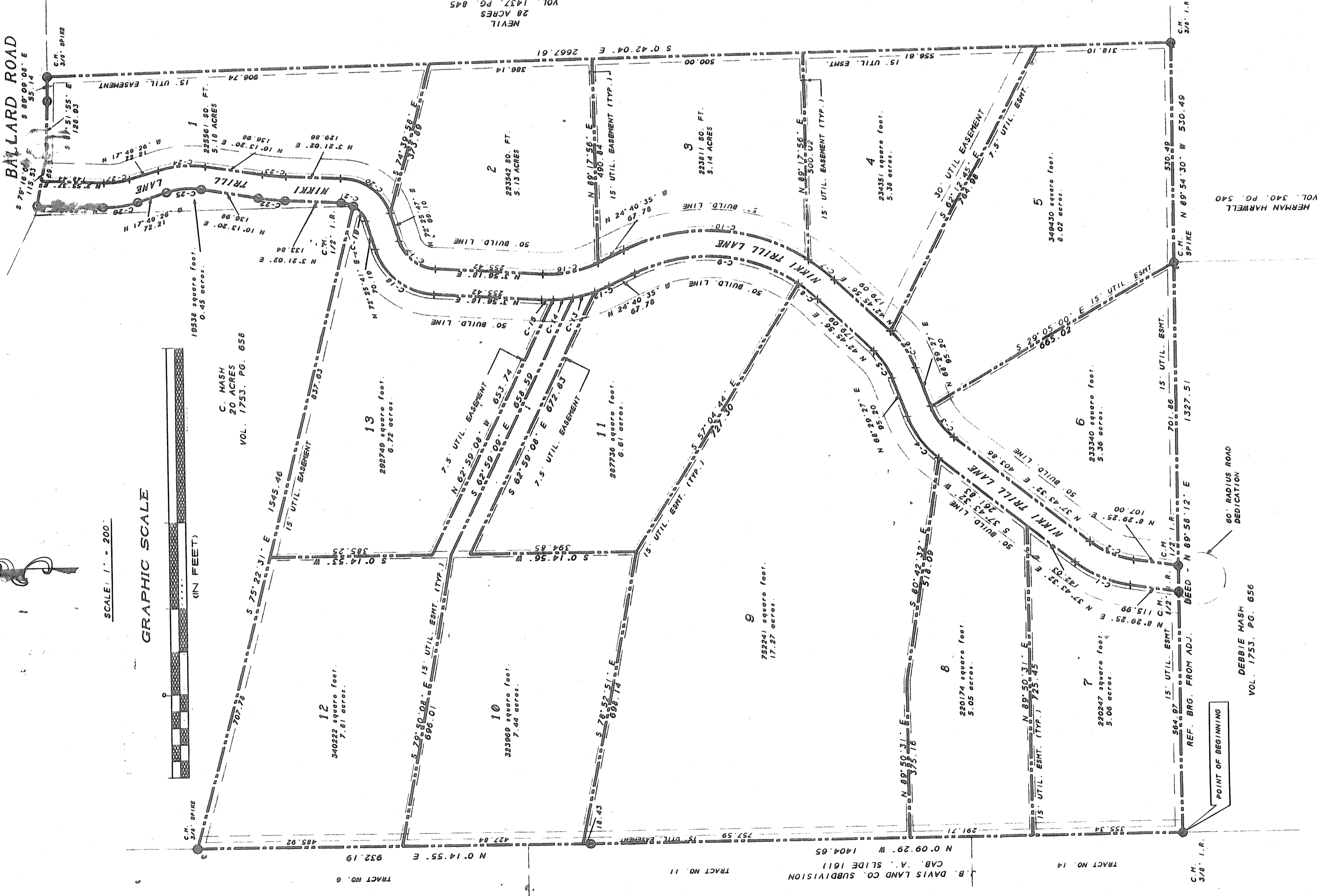
ENGINEER/SURVEYOR
RIVERS OR 1537 LYLES
MINERAL WELLS, TEXAS 76067
940-325-6613
FAX 940-325-6028

OWNER/DEVELOPER
QUANAH AND NIKKI SHUGART
2708 CYPRESS HILLS 76066
817-461-6444

SCALE: 1" = 200'



GRAPHIC SCALE
(IN FEET)



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C-1	240.00	142.88	53.52	111.04	S 33°00'37" W	20°14'14"
C-2	170.00	101.26	46.27	80.18	S 37°00'29" W	30°45'40"
C-3	170.00	61.75	31.46	61.56	S 45°24'59" W	15°22'52"
C-4	170.00	76.32	38.82	75.69	S 55°37'32" W	25°42'34"
C-5	230.00	103.26	52.82	102.00	N 37°48'42" E	9°54'14"
C-6	230.00	103.26	52.82	102.00	N 38°29'06" E	9°54'20"
C-7	400.00	185.00	92.50	185.00	N 4°45'53" E	98°52'48"
C-8	300.00	185.00	92.50	185.00	N 4°05'27" E	97°32'15"
C-9	300.00	185.00	92.50	185.00	N 15°41'30" E	9°10'45"
C-10	450.00	277.50	138.75	277.50	N 5°00'48" E	9°12'55"
C-11	310.00	27.25	13.62	13.62	S 7°30'51" W	4°50'20"
C-12	310.00	27.25	13.62	13.62	S 10°32'13" E	28°35'40"
C-13	370.00	134.84	68.82	134.84	S 36°11'08" W	68°35'31"
C-14	185.00	113.86	64.67	106.82	N 51°12'47" E	62°27'07"
C-15	185.00	113.86	64.67	106.82	N 55°06'37" E	35°35'48"
C-16	185.00	113.86	64.67	106.82	N 6°47'02" W	6°35'43"
C-17	185.00	113.86	64.67	106.82	S 3°40'10" E	28°02'41"
C-18	185.00	113.86	64.67	106.82	S 3°47'53" E	28°03'18"
C-19	170.00	61.75	31.46	61.56	S 7°26'46" E	20°43'29"