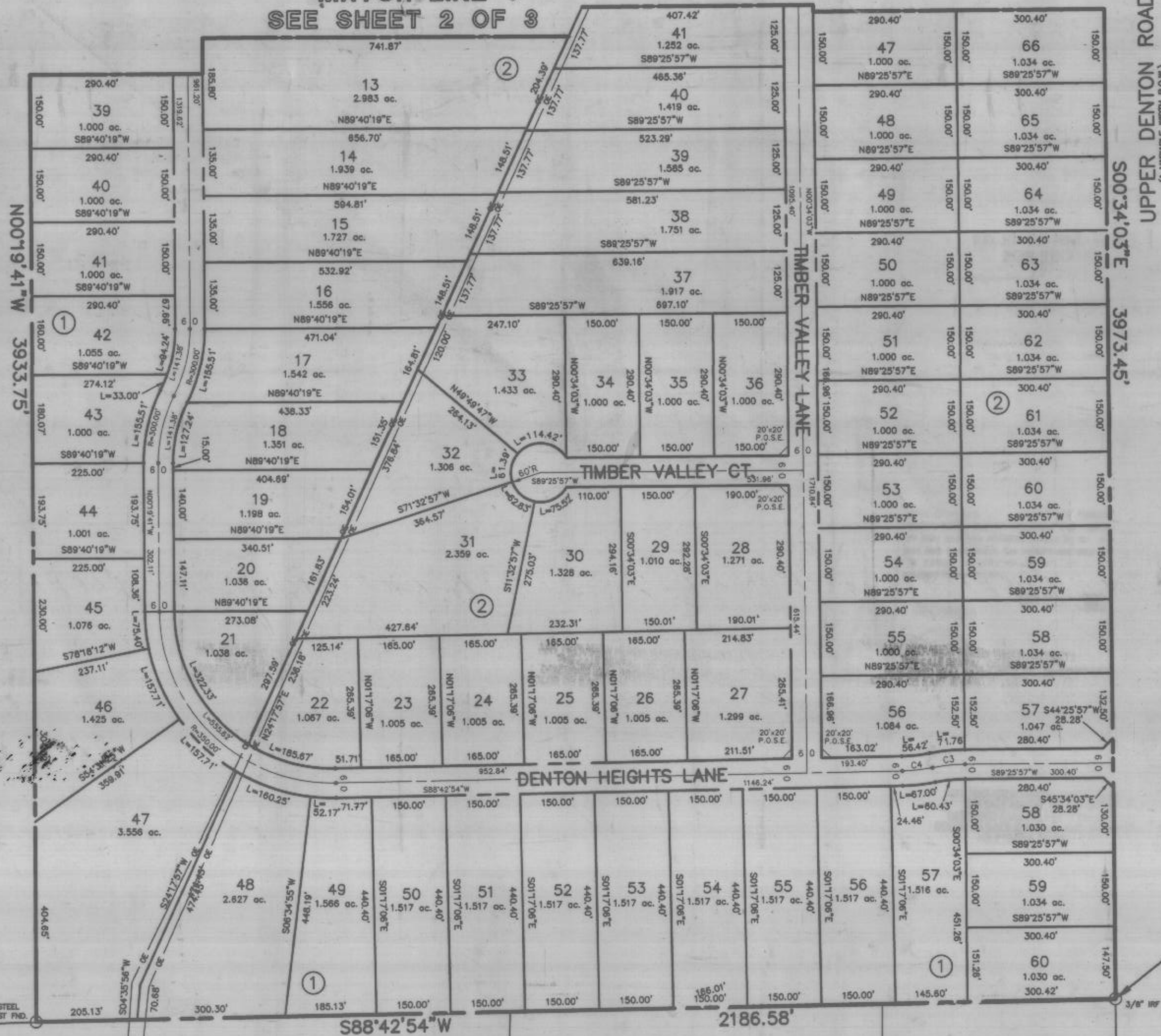


MATCH LINE
SEE SHEET 2 OF 3

RICHARDS FAMILY TRUST
VOL. 1485, PG. 337,
D.R.P.C.T.



JOHN N. WEBB
VOL. 1362, PG. 1532,
D.R.P.C.T.

STEPHEN M. BARBER
JULIE LYNN BARBER
VOL. 1365, PG. 947,
D.R.P.C.T.

GREGORY S. BARRETT
GLORIA S. BARRETT
VOL. 1654, PG. 1060,
D.R.P.C.T.

JOSEPH BARKER SURVEY
ABST. NO. 110

NOTE:
NO PORTION OF THE SUBJECT TRACT IS WITHIN AN EXISTING
100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE
RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS
COMMUNITY PANEL NUMBER 480520 0125 C, JAN. 3, 1997

NOTES:

1. **CM** DENOTES MONUMENTS USED FOR BASIS OF BEARING.
BASIS OF BEARING IS THE DEED CALL N. 00°19'41" W.
ALONG THE EAST LINE OF GIEB TRACTS RECORDED IN
VOLUME 1733, PAGE 50, D.R.P.C.T.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	60.66'	30.44'	60.56'	S83°38'22"W	11°35'10"
C2	300.00'	50.60'	25.36'	50.54'	S82°40'41"W	09°39'48"
C3	350.00'	66.09'	33.14'	65.99'	S84°01'22"W	10°49'10"
C4	350.00'	61.71'	30.93'	61.63'	S83°39'51"W	10°06'07"

391947
B-496
RECEIVED AND FILED
FOR RECORD
10:55 O'Clock a.m.
JUN 28 2000

Jane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

OFFICE OF THE COUNTY CLERK
COUNTY OF PARKER
STATE OF TEXAS
I hereby certify that the instrument mentioned
herein is duly recorded in the volume and page of
the public records of Parker County as
indicated hereon by me.

RECORDED
JUN 28 2000
Jane Brunson
County Clerk, Parker County, Tex.

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, REFINANCING, OR
RECONVEYANCE OF THE
LAND OR ANY PART THEREOF BY
COLOR OF THIS INSTRUMENT IS UNENFORCE-
ABLE UNDER FEDERAL LAW.



LAND USE DATA:
TOTAL LAND AREA --- 197.773 ACRES
R-O-W DEDICATION --- 10,054.74 LF.
TOTAL LOTS --- 135
EST. POPULATION --- 473
MIN. LOT SIZE --- 1,000 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
1. DRAINAGE AND UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
 3. ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
 4. ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES SHALL BE 10.0 FEET. ALL REAR BUILDING LINES SHALL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS SHALL BE:
SIDE YARDS - 15.0'
FRONT YARDS - 40.0'
 5. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL PRIVATE WATER WELL.
 6. EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
 7. 20' x 20' P.O.S.E. AT STREET INTERSECTION

FINAL PLAT
LOTS 1-60, BLOCK 1, AND
LOTS 1-75, BLOCK 2,

DENTON HEIGHTS

BEING 197.773 ACRES OF LAND IN THE
L.L. TACKETT SURVEY, ABSTRACT NUMBER 2673
PARKER COUNTY, TEXAS

PREPARED JUNE 5, 2000

LandCon Inc.
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 535-5055 FAX (817) 535-5057

OWNER:
ADVANTAGE OPPORTUNITIES, LLC
P.O. BOX 151473
FORT WORTH, TEXAS 76108
(817) 367-6167

SURVEYOR:
MIZELL LAND SURVEYING
513 NORTH HIGHWAY 1187
ALEDO, TEXAS 76008
(817) 441-6199

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