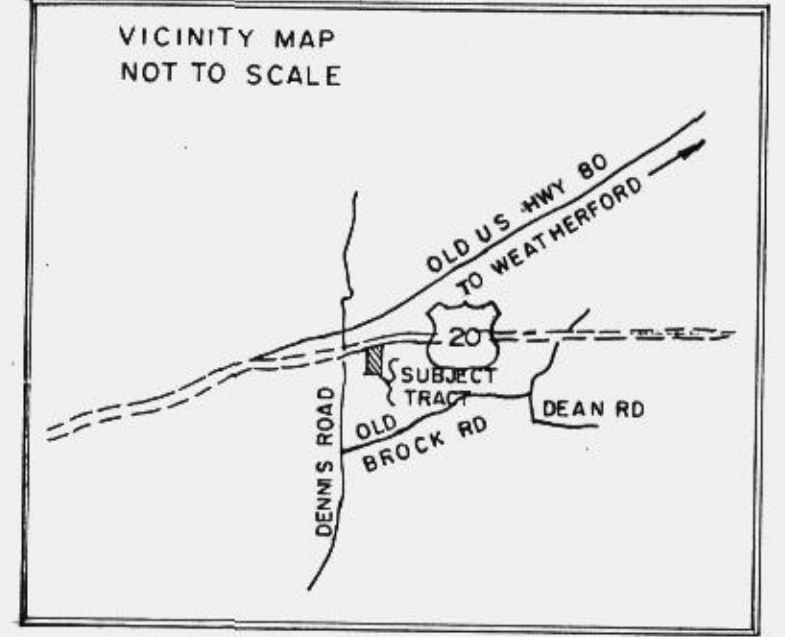


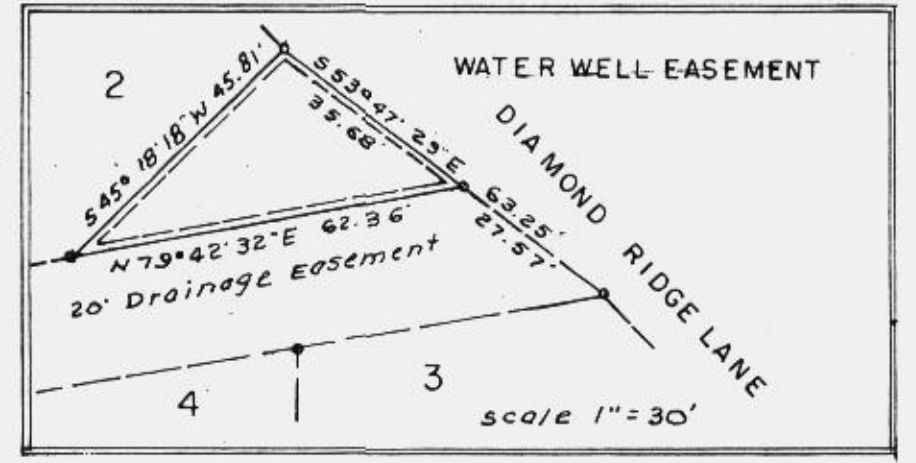
INTERSTATE HIGHWAY NO. 20
SOUTH FRONTAGE ROAD 2 WAY TRAFFIC

FINAL PLAT
DIAMOND RIDGE RANCH
BEING A 45.02 ACRE TRACT
IN THE HANNIBAL GOOD SURVEY, A-536
PARKER COUNTY, TEXAS



ACCT. NO: 11805
SCH. DIST.: BR
CITY: CO
MAP NO.: F-17
ALL OF: 20536-005-001-00
20536-005-001-50

LEGEND
 ○ IRON RODS FOUND OR SET
 — RIGHT OF WAY LINE
 - - - DRAINAGE EASEMENT
 12 LOT NUMBER
 — BUILDING LINE
 x SUBDIVISION BOUNDARY



NO	Delta	Tan	Radius	Length
1	34°24'14"	49.53	160.00	96.07
2	34°24'14"	61.92	200.00	120.09
3	34°24'14"	74.30	240.00	144.11
4	45°29'08"	71.27	170.02	134.98
5	45°29'08"	83.85	200.02	158.79
6	45°29'08"	96.42	230.02	182.61
7	90°00'00"	25.00	25.00	39.27
8	90°00'00"	25.00	25.00	39.27
9	90°00'00"	25.00	25.00	39.27
10	90°00'00"	25.00	25.00	39.27
11	189°21'33"	—	60.00	198.30
12	49°40'47"	11.57	25.00	21.68
13	90°00'00"	25.00	25.00	39.27
14	49°40'47"	11.57	25.00	21.68
15	279°21'34"	—	60.00	292.54
16	49°40'47"	11.57	25.00	21.68
17	279°21'34"	—	60.00	292.54
18	49°40'47"	11.57	25.00	21.68
19	49°40'47"	11.57	25.00	21.68
20	279°21'34"	—	60.00	292.54
21	49°40'47"	11.57	25.00	21.68
22	49°40'47"	11.57	25.00	21.68
23	49°40'47"	11.57	25.00	21.68

S. E. Brooks Vol. 1887, Pg 113

CABINET C Slide 32

- NOTE:
- LOTS 1, 2, 33 AND 34 SHALL BE RESTRICTED TO COMMERCIAL USE
 - LOT 29 SHALL BE A DRAINAGE EASEMENT USED FOR STORMWATER DETENTION PURPOSES AND IS RESTRICTED FROM COMMERCIAL OR RESIDENTIAL USE
 - A PERPETUAL ELECTRIC AND TELEPHONE EASEMENT 10 FOOT WIDE IS HEREBY DEDICATED ADJACENT TO ALL FRONT, SIDE AND REAR LOT LINES.
 - FLOOD PLAIN: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY PANEL NO. 480520 0200B, EFFECTIVE DATE SEPTEMBER 27, 1991, THIS PROPERTY DOES NOT LIE WITHIN A 100 FLOOD HAZARD AREA

Paul Wages
Vol. 1557, Pg 225

STATE OF TEXAS
COUNTY OF PARKER
I, Wayne Graham, County Clerk, do hereby certify that this instrument was filed on the date and hour stated herein by the person named herein and that the same is a true and correct copy of the original as recorded in the Public Records of the County of Parker, Texas.

Aug 11, 2003

Wayne Graham
COUNTY CLERK
PARKER COUNTY, TEXAS

COY CARTER SUBDIVISION
PLAT CABINET "B" SLIDE 31

Wayne Graham
WAYNE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
1100 EAST WASHINGTON STREET
STEPHENVILLE, TEXAS 76401
254-965-5489

