

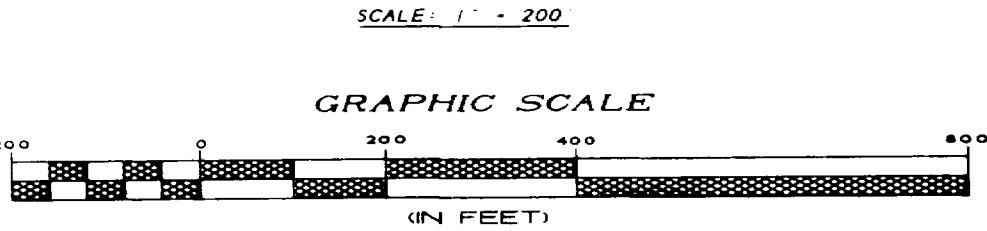
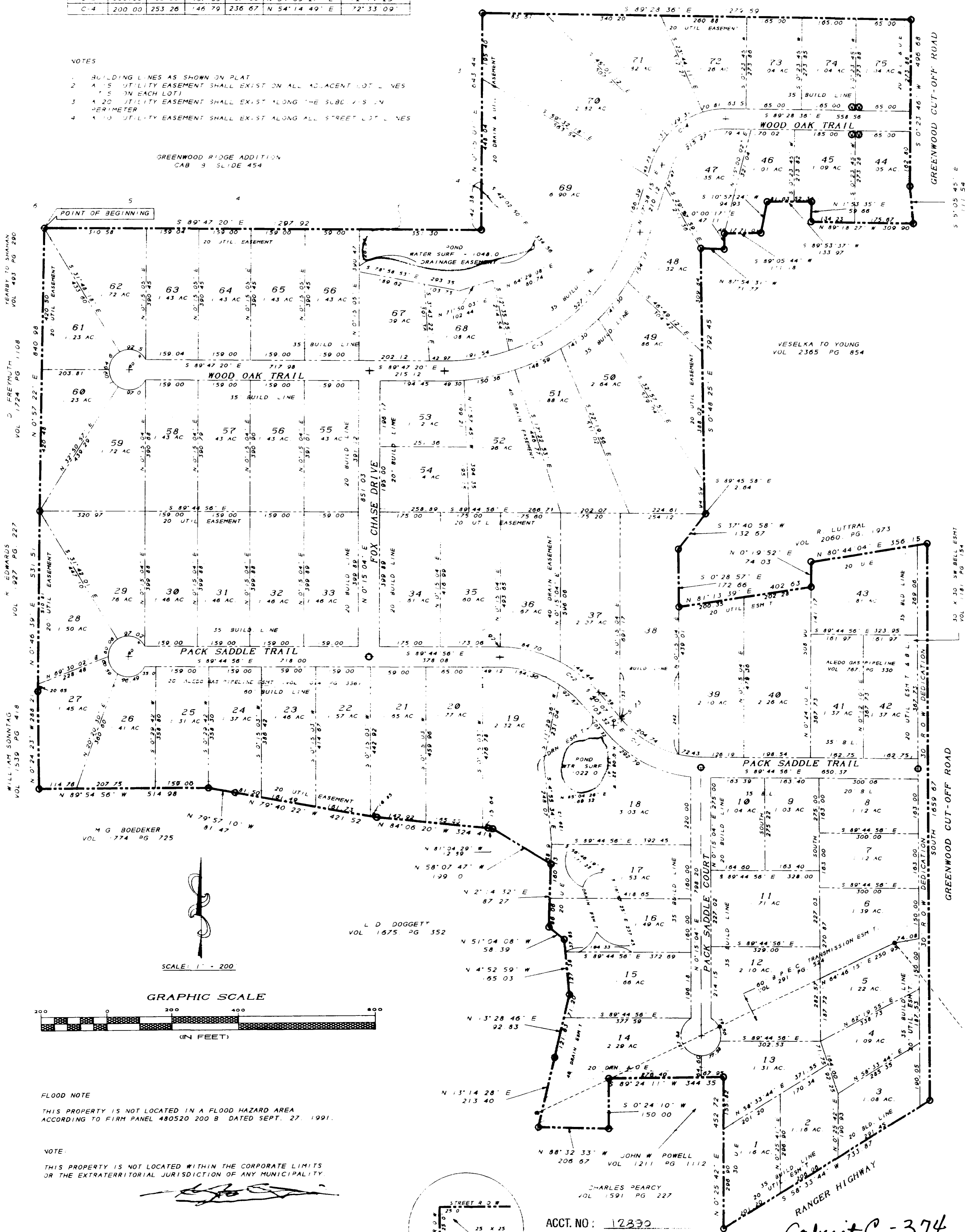
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	350.00	303.15	61.82	293.77	S 64° 56' 27" E	49° 37' 4"
C-2	350.00	303.15	61.82	293.77	S 64° 56' 27" E	49° 37' 4"
C-3	600.00	756.50	437.85	707.38	N 54° 05' 27" E	72° 14' 25"
C-4	200.00	253.26	146.79	236.67	N 54° 14' 49" E	72° 33' 09"



NOTES

- BUILDING LINES AS SHOWN ON PLAT
- A 20' UTILITY EASEMENT SHALL EXIST ON ALL ADJACENT LOT LINES (EXCEPT ON EACH LOT)
- A 20' UTILITY EASEMENT SHALL EXIST ALONG THE SUBDIVISION PERIMETER
- A 20' UTILITY EASEMENT SHALL EXIST ALONG ALL STREET LOT LINES

GREENWOOD RIDGE ADDITION
CAB 3 SLIDE 454



FLOOD NOTE
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL 480520 200 B DATED SEPT. 27, 1991.

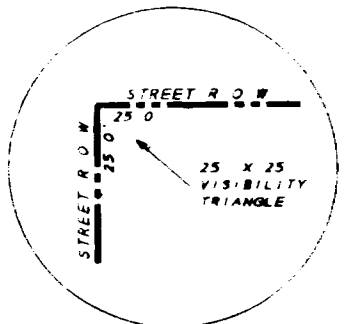
NOTE
THIS PROPERTY IS NOT LOCATED WITHIN THE CORPORATE LIMITS OR THE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY

SURVEYOR'S CERTIFICATION
I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2005.

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

OWNER/DEVELOPER
GREENWOOD RANCH ESTATES, LLC
101 YUCHEE TRAIL
FORT WORTH, TEXAS 76108
817-475-9420

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76067
340-325-8613
FAX 340-325-8028



VISIBILITY TRIANGLE EASEMENT (TYPICAL ALL INTERSECTIONS)

ACCT. NO: 12890
SCH. DIST: WE/BR
CITY: J.D.
MAP NO: E-116



Cabinet C-374

FINAL PLAT OF
LOTS 1 THROUGH 75
GREENWOOD RANCH ESTATES
OUT OF THE
F. M. CHRISTIAN SURVEY, AB-323
THE J. D. LONG SURVEY, AB-800 AND THE F. L. GREEN SURVEY AB-495
PARKER COUNTY, TEXAS