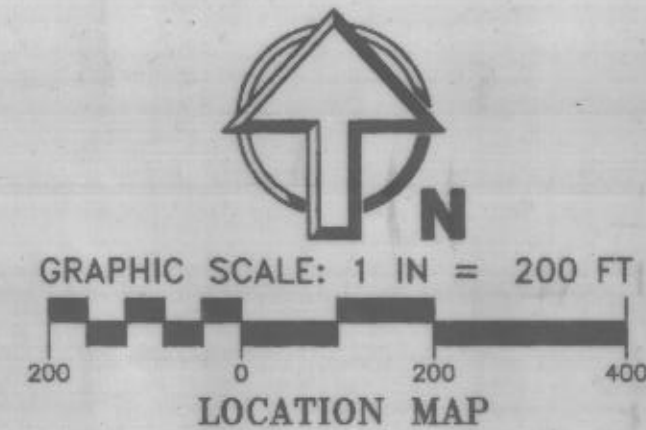


APPROXIMATE LOCATION OF EXISTING 100 YEAR FLOOD PLAIN FROM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS COMMUNITY PANEL NO. 480520 0300 B, EFFECTIVE 9-27-91

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	560.00'	200.45'	101.31'	199.38'	S69°53'09"E	20°30'33"
C2	500.00'	178.98'	90.46'	178.02'	N69°53'09"W	20°30'33"
C3	2727.95'	60.00'	30.00'	60.00'	S26°11'33"W	01°15'37"
C4	30.00'	63.05'	52.40'	52.07'	S30°04'18"E	120°25'07"
C5	60.00'	45.74'	24.05'	44.64'	S78°00'02"W	43°40'39"
C6	NOT USED					
C7	530.00'	189.71'	95.88'	188.70'	N69°53'09"W	20°30'33"
C8	530.00'	26.69'	13.35'	26.68'	N78°41'53"W	02°53'05"
C9	475.00'	170.30'	86.07'	169.39'	N02°28'24"E	20°32'31"
C10	400.00'	247.64'	127.93'	243.70'	N09°56'17"E	35°28'17"
C11	1200.00'	78.52'	39.28'	78.51'	S60°27'05"E	03°44'57"
C12	750.00'	180.66'	90.77'	180.22'	N55°25'31"W	13°48'05"
C13	500.00'	343.48'	178.83'	336.77'	N68°12'17"W	39°21'37"
C14	225.00'	181.98'	96.30'	177.06'	S79°34'24"W	46°20'30"
C15	242.96'	108.44'	55.14'	107.54'	S69°11'22"W	25°34'25"
C16	152.17'	147.31'	80.00'	141.62'	S54°14'41"W	55°27'47"
C17	1565.61'	119.94'	60.00'	119.91'	S24°19'07"W	04°23'22"
C18	14777.84'	120.00'	60.00'	120.00'	S21°53'28"W	00°27'55"
C19	2697.95'	399.27'	200.00'	398.91'	S25°53'53"W	08°28'45"



LINE	DIRECTION	DISTANCE
L1	N64°11'19"E	127.61'
L2	S54°43'44"E	279.03'
L3	S56°58'09"E	148.05'
L4	S80°08'26"E	159.81'
L5	S59°37'53"E	34.12'
L6	N75°22'07"E	28.28'
L7	S30°22'07"W	100.00'
L8	N14°37'53"W	28.28'
L9	N59°37'53"W	34.12'
L10	N12°44'39"E	49.40'
L11	N77°15'21"W	200.00'
L12	S73°06'35"W	202.42'
L13	S08°01'26"E	78.91'
L14	S26°30'47"W	150.50'
L15	S24°19'07"W	84.25'
L16	S21°53'28"W	116.22'
L17	S25°06'35"W	227.11'
L18	N63°10'38"W	430.00'
L19	S63°10'38"E	429.34'
L20	S26°31'16"W	182.94'
L21	S84°09'58"W	115.47'
L22	S30°08'16"W	266.49'
L23	S00°16'51"E	60.00'
L24	S89°43'09"W	36.70'
L25	S09°50'22"W	229.50'
L26	N26°30'47"E	74.29'
L27	N11°28'44"W	240.51'
L28	N00°47'12"W	100.00'
L29	N52°31'24"E	241.75'
L30	S87°53'06"E	235.27'
L31	N26°32'36"E	160.75'
L32	N59°37'53"W	54.12'
L33	S31°25'23"W	30.00'

LAND USE DATA:
 TOTAL LAND AREA --- 203,744 ACRES
 R-O-W DEDICATION --- 9,416.68 L.F.
 TOTAL LOTS --- 86
 EST. POPULATION --- 231
 MIN. LOT SIZE --- 1,567 ACRES
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 - ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 - 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 15.0 FEET.

HELEN K. GROVES REVOCABLE TRUST

COCKTAW PROPERTIES, L.L.C. VOL. _____ PG. _____ D.R.P.C.T.

COCKTAW PROPERTIES, L.L.C. VOL. _____ PG. _____ D.R.P.C.T.

I & G.N. R.R. CO. SURVEY NO. 3
 ABSTRACT NUMBER 1796

PCB 153

FINAL PLAT
THE HILLS OF BEAR CREEK
 PHASE TWO

BEING 203,744 ACRES OF LAND IN THE B. HAYNES SURVEY, ABSTRACT NUMBER 582 THE I. & G. N. R.R. CO. SURVEY NUMBER 3, ABSTRACT NUMBER 1796 AND THE R.T. BARNETT SURVEY, ABSTRACT NUMBER 40 PARKER COUNTY, TEXAS

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