



LAND USE DATA:
 TOTAL LAND AREA --- 299.907 ACRES
 PRIVATE ROAD DEDICATION --- 8,774.72 L.F.
 TOTAL LOTS --- 56
 EST. POPULATION --- 198
 MIN. LOT SIZE --- 2.503 ACRES
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
1. UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL REAR & SIDE LOT LINES AND 20.0' ALONG FRONT LOT LINES, UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR PRIVATE STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 3. ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 4. 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: SIDE YARDS - 15.0' FRONT YARDS - 40.0'

STATE OF TEXAS
 COUNTY OF TARRANT
 I, *James Brinson*, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on the 30th day of September, 1996.
 SEP 30 1996

James Brinson
 County Clerk, Tarrant County, TX

PCB-164

FINAL PLAT

HUNTERS RIDGE

BEING 299.907 ACRES OF LAND IN THE T. & P.R.R. CO. SURVEY NO. 43, ABSTRACT NUMBER 1435, THE JAMES WHITE SURVEY, ABSTRACT NUMBER 1625, THE W.T. REYNOLDS SURVEY, ABSTRACT NUMBER 1125 AND THE MARY B. FINLEY SURVEY, ABSTRACT NUMBER 1746, PARKER COUNTY, TEXAS

OWNER:
 DAK INVESTMENTS, INC.
 112 NW 24th STREET
 FORT WORTH, TEXAS 76106
 (817) 740-0120

SURVEYOR:
 WHITFIELD-HALL SURVEYORS
 3559 WILLIAMS ROAD SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

PREPARED AUGUST 30, 1996
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) 335-5065 FAX (817) 335-5067

GEORGE GRANT
 SECOND TRACT
 VOL. 461, PG. 01, D.R.P.C.T.

W.T. REYNOLDS SURVEY
 ABSTRACT NO. 1125

APPROXIMATE LOCATION OF EXISTING
 100 YEAR FLOOD PLAN ACCORDING TO
 THE FLOOD INSURANCE RATE MAP FOR
 PARKER COUNTY, TEXAS UNINCORPORATED AREAS,
 COMMUNITY PANEL NO. 480220 01508,
 EFFECTIVE DATE SEPT. 27, 1991

GEORGE GRANT
 FIRST TRACT
 VOL. 461, PG. 01, D.R.P.C.T.

MARY C. BARRETT
 VOL. 1850, PG. 589, D.R.P.C.T.

MARY B. FINLEY SURVEY
 ABSTRACT NO. 1746

VERNON L. WALLACE
 VOL. 1534, PG. 1224, D.R.P.C.T.

JACK MEDFORD
 NO RECORDING INFO FOUND

JAMES WHITE SURVEY
 ABSTRACT NO. 1625

T & P R.R. CO. SURVEY NO. 43
 ABSTRACT NO. 1435

MATCH LINE
 SEE SHEET 1

POINT OF BEGINNING

LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	SOUTH	42.69'							
L2	N13°40'31"E	77.95'							
L3	N68°03'33"E	56.46'							
L4	N10°24'52"E	90.77'							
L5	N59°56'10"E	134.13'							
L6	N76°45'32"E	71.29'							
L7	N53°44'52"E	54.32'							
L8	N61°53'35"E	66.34'							
L9	N21°09'23"E	58.04'							
L10	N70°07'42"E	98.49'							
L11	N00°39'42"E	100.74'							
L12	S46°01'56"E	9.38'							
L13	S44°06'21"E	128.93'							
L14	S74°57'21"E	179.66'							
L15	N09°36'46"E	152.32'							
L16	N68°50'58"E	82.62'							
L17	S60°37'14"E	83.32'							
L18	N69°10'33"E	225.44'							
L19	S08°26'40"E	136.05'							
L20	N82°59'50"E	85.84'							
L21	S77°09'33"E	230.32'							
L22	S22°54'13"W	461.68'							
L23	N22°54'13"E	466.57'							
L24	N23°21'27"E	181.71'	C1	60.00'	30.32'	15.49'	30.00'	S67°55'35"E	28°57'29"