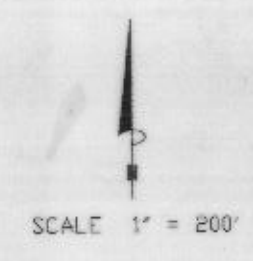


372484  
PCB-410

- GENERAL NOTES
- NO PORTION OF THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (E.T.) OF ANY INCORPORATED TOWN OR CITY.
  - BUILDING SETBACK DISTANCE IS 25 FEET.
  - THIS SITE LIES WITHIN ZONE A, AREAS IN WHICH BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO.480520 0075 B. HOWEVER A FLOOD ELEVATION STUDY BY F. P. GREENHAW, P.E. DATED 8/99 INDICATES THAT MAXIMUM WATER SURFACE ELEVATIONS EXPECTED TO OCCUR DURING A 100 YEAR PERIOD WILL BE CONTAINED BY AN EXCAVATED CHANNEL TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS SITE.
  - 5/8" STEEL REBARS WITH PLASTIC CAPS STAMPED "R. M. EASTWOOD, RPLS NO 4063" ARE SET AT ALL LOT CORNERS, PROPERTY LINE ANGLE POINTS & POINTS OF BEGINNING & ENDING OF CURVES.

BASIS OF BEARINGS:  
BASIS OF BEARINGS IS NORTH WHICH IS THE CALLED BEARING FOR THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 1796, PAGE 122, DEED RECORDS, PARKER COUNTY, TEXAS.

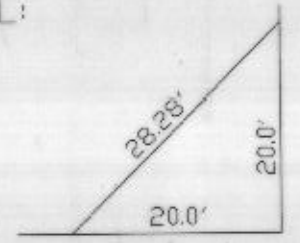


STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED SEP 22 1999  
Seane Brunson  
County Clerk, Parker County, Tex.

TYPICAL UTILITY EASEMENT WIDTHS:  
10' WIDE UTILITY EASEMENTS ALONG ALL LOT FRONT LINES  
20' WIDE UTILITY EASEMENTS ALONG ALL LOT LINES ADJACENT TO ALICE SPRINGS ROAD.  
7.5' WIDE UTILITY EASEMENTS ON ALL LOT LINES NOT ADJACENT TO STREETS.

PUBLIC OPEN SPACE RESTRICTION:  
DETAIL:



RECEIVED AND FILED FOR RECORD  
4:50 O'Clock P.M.  
SEP 22 1999  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

PUBLIC OPEN SPACE EASEMENT RESTRICTION:  
PUBLIC OPEN SPACE EASEMENTS ARE HEREBY PROVIDED AT ALL STREET RIGHT-OF-WAY INTERSECTIONS AS SHOWN ON THE ABOVE DETAIL. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE THE GROUND LINE, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. MAY HERINAFTER BE PLACED OR CONSTRUCTED WITHIN THE OPEN SPACE EASEMENTS AS SHOWN ON THIS PLAT.

APPROVED: DATE: 9-22-99  
PARKER COUNTY COMMISSIONERS COURT  
COUNTY JUDGE ABSENT  
COUNTY COMMISSIONERS:  
PRECINCT ONE D. Shoats  
PRECINCT TWO Marilyn D. Phillips  
PRECINCT THREE Charlie Horton  
PRECINCT FOUR Sammy Huggs

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

I, Robert M. Eastwood, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have plotted the above subdivision from an actual survey made on the ground, as well as documentation of record or other pertinent documentation made available to me, and that this plot, to the best of my knowledge and belief, is an accurate representation of that survey made by me.

Robert M. Eastwood  
Registered Professional Land Surveyor No. 4063  
9/9/99



ROBERT M. EASTWOOD, R.P.L.S.  
RT 1 BOX 614-33  
SPRINGTOWN, TEXAS 76082  
(817) 220-0669

FINAL PLAT  
**OUTBACK ACRES, PHASE II**

LOTS 29 - 63  
BEING A GATED, PRIVATE SUBDIVISION, AND ALSO BEING A 41.316 ACRE TRACT OF LAND SITUATED IN THE E. S. AMMONS SURVEY, ABST NO. 7, PARKER COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1796, PAGE 122, DEED RECORDS OF PARKER COUNTY, TEXAS