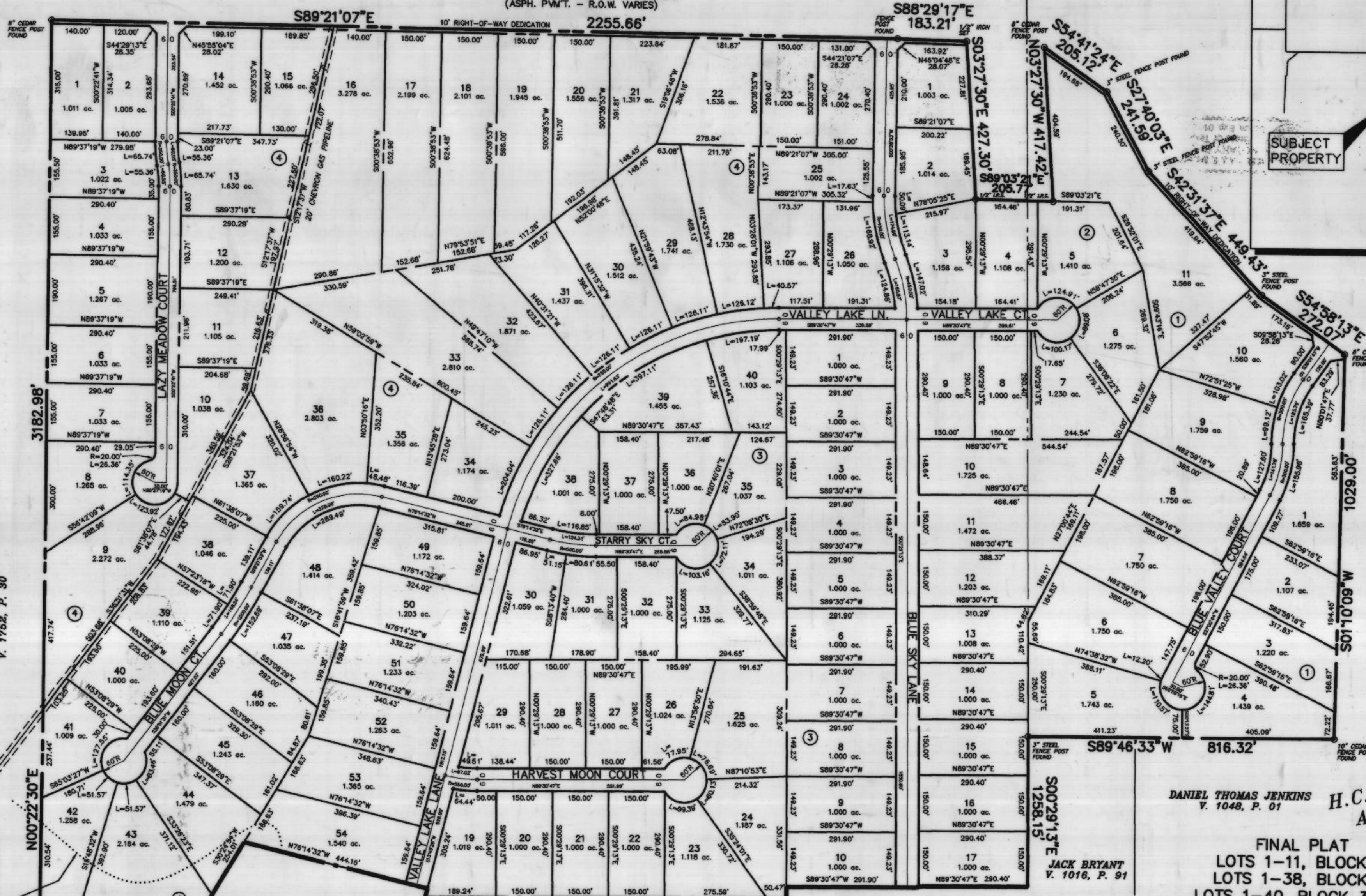
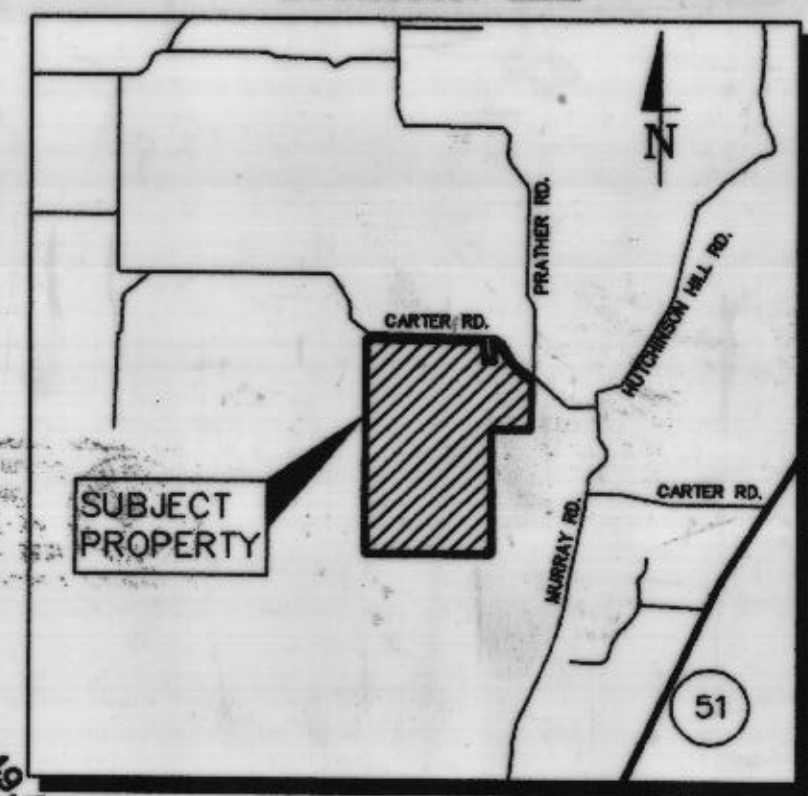


A.M. HEMPHILL SURVEY  
ABST. NO. 678

CARTER ROAD  
COUNTY ROAD NO. 1006  
(ASPH. P.V.M.T. - R.O.W. VARIES)

LOCATION MAP



MATCH LINE SEE SHOT ONE OF TWO

LAND USE DATA:  
TOTAL LAND AREA --- 298.028 ACRES  
R-O-W DEDICATION --- 16,738.63 L.F.  
TOTAL LOTS --- 184  
EST. POPULATION --- 644  
MIN. LOT SIZE --- 1,000 ACRES  
PROPOSED LAND USE --- RESIDENTIAL

GENERAL NOTES:

1. DRAINAGE & UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL SIDE AND REAR LOT LINES, AND 15.0' ON ALL FRONTS LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR 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'



OWNER:  
ADVANTAGE OPPORTUNITIES, L.L.C.  
P.O. BOX 151473  
FORT WORTH, TEXAS 76108  
(817) 367-6167

SURVEYOR:  
MIZELL LAND SURVEYING, INC.  
618 NORTH 1187, SUITE 5  
ALLEN, TEXAS 76008  
(817) 441-8199 (817) 588-1284

DANIEL THOMAS JENKINS  
V. 1048, P. 01

H.C. VARDY SURVEY  
ABST. NO. 1588

FINAL PLAT  
LOTS 1-11, BLOCK 1;  
LOTS 1-38, BLOCK 2;  
LOTS 1-40, BLOCK 3 AND  
LOTS 1-95, BLOCK 4,

BLUE SKY VALLEY

BEING 298.028 ACRES OF LAND IN THE  
A.M. HEMPHILL SURVEY, ABSTRACT NUMBER 678,  
THE R.E. TACKETT SURVEY, ABSTRACT NUMBER 2801  
AND THE H.C. HARDY SURVEY, ABSTRACT NUMBER 1588  
PARKER COUNTY, TEXAS

PREPARED APRIL 30, 1999  
**LandCon Inc.**  
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0803  
P.O. Box 100247, Fort Worth, Texas, 76186-0247  
(817) 535-3066 FAX (817) 535-5067

SHEET TWO OF THREE

CR ARABIANS HOLDING COMPANY, LLC  
AN IDAHO LIMITED LIABILITY COMPANY  
V. 1752, P. 30

APPROXIMATE AREA WITHIN THE 100 YEAR FLOOD PLAIN PER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480 520 0125 C EFFECTIVE JANUARY 3, 1997.



Note: Bearings Correlated to Deed Call WEST along the south line of site.  
V. 432, P. 282

RECEIVED AND FILED FOR RECORD  
MAY 26 1999  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

