

NOTE:

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0200 B SEPTEMBER 27, 1991

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

ALL STREETS ARE 60' WIDE PRIVATE STREETS. TOTAL NUMBER OF LOTS = 81

THIS PROPERTY IS NOT WITHIN ANY CITY'S EXTRA TERRITORIAL JURISDICTION

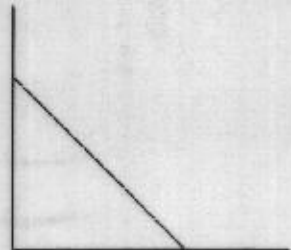
THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG ALL FRONT, SIDE AND REAR OF ALL LOTS

MINIMUM ACREAGE PER LOT IS 1.468 ACRES

ALL SEPTIC SYSTEMS SHALL COMPLY WITH ALL LOCAL AND STATE REGULATORY AGENCIES

BEARINGS CORRELATED TO DEED CALL S 89°05'18"E, ALONG THE NORTH LINE OF SITE, ACCORDING TO DEED RECORDED IN VOLUME 1810, PG. 1186

THERE SHALL EXIST A 20' BUILDING LINE ALONG ALL SIDE LOT LINES, AND A 50' FOOT BUILDING LINE ALONG ALL FRONT AND REAR LOT LINES



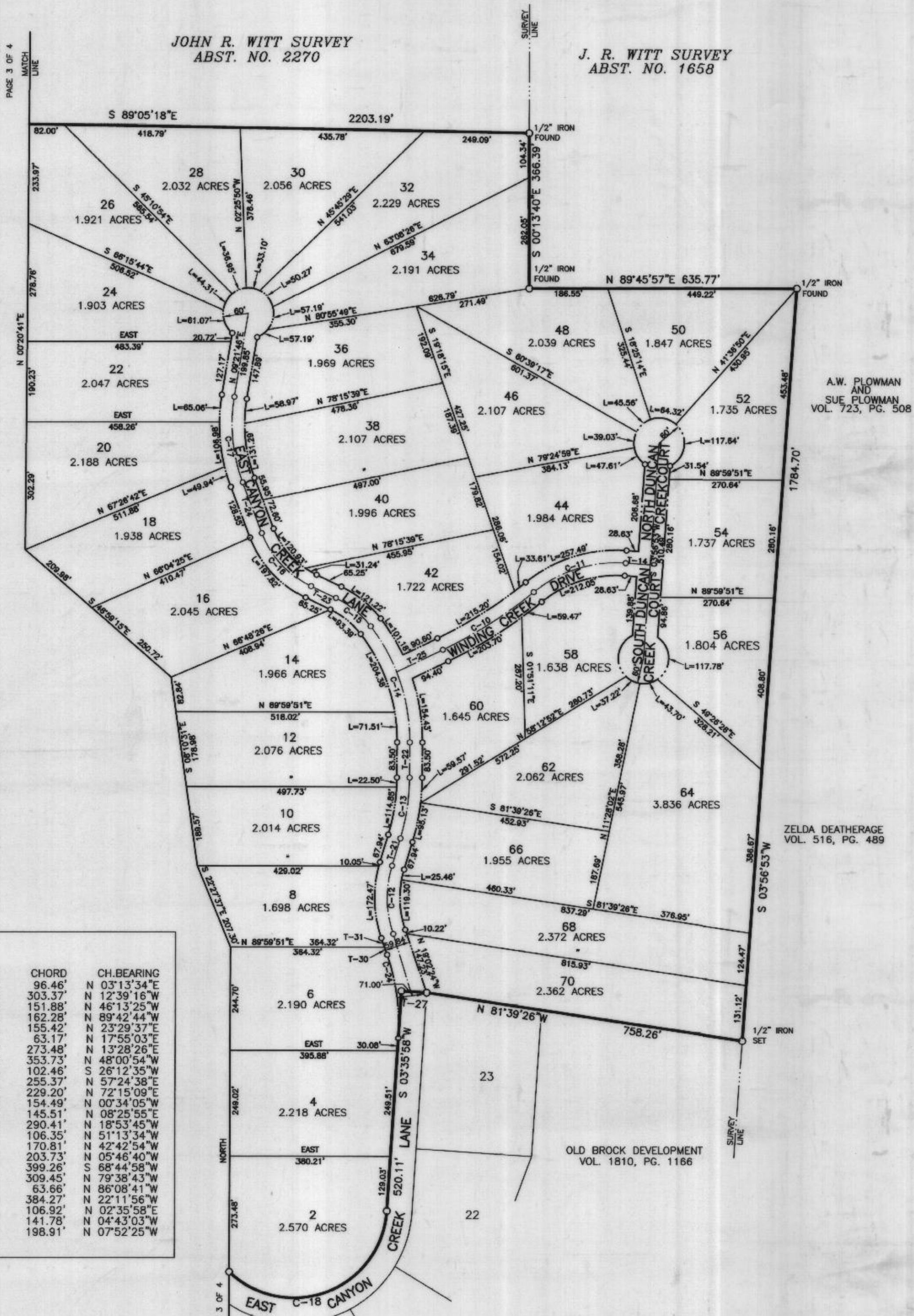
20' x 20' VISIBILITY TRIANGLE TYPICAL AT ALL STREET INTERSECTIONS (NOT TO SCALE)

PUBLIC OPEN SPACE RESTRICTION

No Structure, object or plant of any type exceeding 24" in height above top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., may hereafter be placed or reconstructed in the Public Open Space Easement as shown on this Plat. These Open Space Easements will remain in effect until vacated by the appropriate authority.

JOHN R. WITT SURVEY
ABST. NO. 2270

J. R. WITT SURVEY
ABST. NO. 1658



CURVE DATA

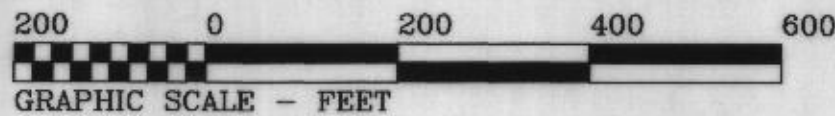
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	880.00'	48.30'	96.51'	06°17'01"	06°30'39"	96.46'	N 03°13'34"E
C-2	1530.00'	152.44'	303.87'	11°22'45"	03°44'41"	303.37'	N 12°39'16"W
C-3	120.00'	98.07'	164.45'	78°31'02"	47°44'47"	151.88'	N 46°13'25"W
C-4	1100.00'	81.36'	162.43'	08°27'38"	05°12'31"	162.28'	N 89°42'44"W
C-5	511.00'	78.62'	156.02'	17°29'38"	11°12'45"	155.42'	N 23°29'37"E
C-6	571.00'	31.63'	63.20'	06°20'30"	10°02'03"	63.17'	N 17°55'03"E
C-7	1032.00'	137.96'	274.29'	15°13'42"	05°33'07"	273.48'	N 13°28'26"E
C-8	678.00'	183.21'	357.87'	30°14'34"	08°27'03"	353.73'	N 48°00'54"W
C-9	147.00'	54.66'	104.65'	40°47'26"	38°58'36"	102.46'	S 26°12'35"W
C-10	1070.00'	128.61'	255.98'	13°42'26"	05°21'17"	255.37'	N 57°24'38"E
C-11	310.00'	123.34'	234.77'	43°23'28"	18°28'57"	229.20'	N 72°15'09"E
C-12	260.00'	80.90'	156.86'	34°34'03"	22°02'13"	154.49'	N 00°34'05"W
C-13	505.00'	73.52'	146.02'	16°34'01"	11°20'45"	145.51'	N 08°25'55"E
C-14	445.00'	153.61'	295.83'	38°05'20"	12°52'32"	290.41'	N 18°53'45"W
C-15	231.39'	54.64'	107.31'	26°34'17"	24°45'43"	106.35'	N 51°13'34"W
C-16	230.00'	91.98'	175.00'	43°35'37"	24°54'40"	170.81'	N 42°42'54"W
C-17	390.00'	105.53'	206.12'	30°16'51"	14°41'28"	203.73'	N 05°46'40"W
C-18	220.00'	475.04'	500.32'	130°18'00"	26°02'37"	399.26'	S 68°44'58"W
C-19	280.00'	185.64'	327.86'	67°05'24"	20°27'46"	309.45'	N 79°38'43"W
C-20	70.00'	35.74'	66.09'	54°05'29"	81°51'04"	63.66'	N 86°08'41"W
C-21	320.00'	240.27'	412.18'	73°48'02"	17°54'18"	384.27'	N 22°11'56"W
C-22	255.00'	54.67'	107.72'	24°12'10"	22°11'13"	106.92'	N 02°35'58"E
C-23	850.00'	71.14'	141.94'	09°34'04"	06°44'26"	141.78'	N 04°43'03"W
C-24	500.00'	101.48'	200.24'	22°56'46"	11°27'33"	198.91'	N 07°52'25"W

TANGENT TABLE

COURSE	BEARING	DISTANCE
T-1	N 18°20'39"W	54.88'
T-2	N 06°57'54"W	156.78'
T-3	N 85°28'56"W	132.62'
T-4	S 86°03'27"W	173.09'
T-5	N 23°13'59"E	602.50'
T-6	N 14°44'47"E	99.82'
T-7	N 21°05'18"E	129.57'
T-8	S 72°24'01"E	2602.88'
T-9	N 63°08'11"W	139.39'
T-10	N 32°53'36"W	107.00'
T-11	S 46°35'45"W	66.87'
T-12	S 30°29'37"W	141.12'
T-13	S 59°30'23"E	30.00'
T-14	S 86°03'07"E	58.63'
T-15	S 18°08'19"W	92.16'
T-16	S 29°22'05"W	91.11'
T-17	S 03°21'24"E	94.48'
T-18	S 03°54'52"E	82.48'
T-19	S 70°20'06"E	149.86'
T-20	S 70°20'06"E	144.98'
T-21	N 16°42'56"E	67.94'
T-22	N 00°08'55"E	83.50'
T-23	N 64°30'42"W	65.25'
T-24	N 20°55'05"W	128.55'
T-25	N 64°15'51"E	121.61'
T-26	N 89°23'54"W	60.00'
T-27	N 86°24'02"W	60.00'
T-28	S 70°20'06"E	147.42'
T-29	N 76°29'42"E	64.23'
T-30	N 19°20'48"W	18.72'
T-31	N 19°20'48"W	23.08'

FINAL PLAT
LOTS 1-81
PHASE THREE
CANYON CREEK RANCH

Being 174.349 Acres Situated in The
I. & G.N. R.R. CO. SURVEY NO 1, BLOCK A,
Abst. No. 1789
Parker County, Texas



MIZELL LAND SURVEYING, INC.
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-6199 FAX: 817-441-6805

PC 7129