

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
 EFFECTIVE DATE SEPT. 27, 1991
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
 FLOOD HAZARD AREA

NOTE: ALL STREETS ARE 60' WIDE PRIVATE STREETS
 UTILITY EASEMENTS TO BE PROVIDED AS NECESSARY

FUTURE DEVELOPMENT

OLD BROCK DEVELOPMENT, LLC
 VOL. 1810, PG. 1166

VERNON HENDERSON
 VOL. 314, PG. 135

B.J. SHADDEN
 VOL. 438, PG. 674

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	1500.00'	81.14'	162.13'	6°11'34"
C-2	750.00'	197.98'	387.13'	29°34'27"
C-3	350.00'	160.43'	300.86'	49°15'06"
C-4	350.00'	82.50'	162.05'	26°51'39"
C-5	900.00'	77.57'	154.76'	9°51'09"
C-6	375.00'	47.69'	94.87'	14°29'44"
C-7	190.00'	9.80'	19.57'	5°54'09"
C-8	700.00'	47.27'	94.40'	7°43'36"
C-9	1250.00'	52.27'	104.69'	4°47'22"
C-10	110.00'	47.44'	95.58'	46°39'41"
C-11	225.00'	40.71'	80.54'	20°30'37"
C-12	375.00'	49.90'	99.22'	15°09'37"
C-13	800.00'	82.98'	165.37'	11°50'36"
C-14	75.00'	55.98'	108.23'	82°40'34"
C-15	350.00'	129.20'	247.55'	40°31'29"
C-16	375.00'	44.01'	87.62'	13°23'17"
C-17	75.00'	52.43'	104.15'	79°32'55"
C-18	275.00'	48.32'	95.66'	19°55'48"
C-19	100.00'	55.02'	100.60'	57°38'17"
C-20	125.00'	41.61'	80.33'	38°49'11"
C-21	225.00'	102.15'	191.78'	48°50'07"
C-22	87.50'	133.06'	158.62'	104°31'21"
C-23	50.00'	20.01'	38.06'	43°37'01"
C-24	50.00'	26.86'	49.30'	56°29'28"

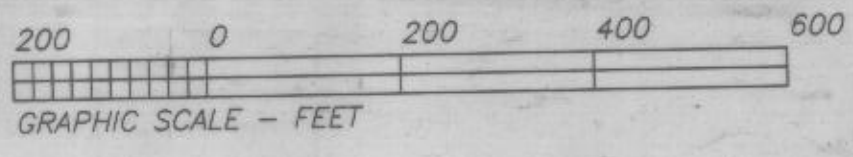
⊙ INDICATES CURVE NUMBER ON DRAWING

COURSE	BEARING	DISTANCE
L-1	N 52°47'01"E	108.77'
L-2	N 84°42'07"E	15.43'
L-3	S 76°21'39"E	46.08'
L-4	S 68°41'19"E	37.70'
L-5	N 68°27'24"E	71.51'
L-6	S 72°34'44"E	44.74'
L-7	S 72°30'15"E	42.29'
L-8	S 38°09'26"E	43.49'
L-9	N 37°42'00"E	28.85'
L-10	S 81°32'48"E	38.37'

GENERAL NOTES
 1. TOTAL NUMBER OF LOTS IS 39.
 2. THIS PROPERTY IS NOT WITHIN ANY CITY'S ETJ.
 3. THERE SHALL EXIST A 10' UTILITY EASEMENT
 ALONG THE FRONT, SIDE AND REAR OF ALL LOT LINES.
 4. MINIMUM ACREAGE PER LOT IS 1.5 ACRES.
 5. ALL SEPTIC SYSTEMS SHALL BE AEROBIC.



SCALE: 1"=200'



MIZELL LAND SURVEYING, INC.
 513 North Highway 1187
 P.O. Box 419, Aledo, Texas 76008
 (817) 441-8199 (817) 598-1284

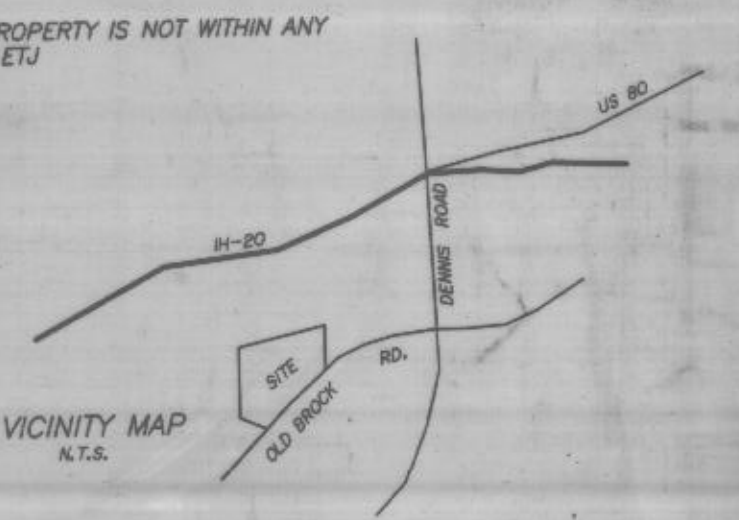
G.R. BULLINGTON
 VOL. 1127, PG. 859

OWNER/DEVELOPER
 OLD BROCK DEVELOPMENT, LLC
 522 WESTLAKE
 WEATHERFORD, TEXAS, 76087
 (817) 448-8406

THE STATE OF TEXAS
 COUNTY OF PARKER
 I hereby certify that this plat is true and correct and was
 prepared from an actual survey of the property made under
 my supervision on the ground.
Brent A. Mizell
 Brent A. Mizell
 Registered Professional Land Surveyor
 Texas Registration No. 1967
 July 12, 1999



VICINITY MAP
 N.T.S.



FINAL PLAT
 PHASE ONE
CANYON CREEK RANCH
 PARKER COUNTY, TEXAS
 BEING 154.739 ACRES SITUATED IN THE
 I. & G.N. RR. CO. SURVEY NO. 1, BLOCK A
 ABST. NO. 1789
 PARKER COUNTY, TEXAS