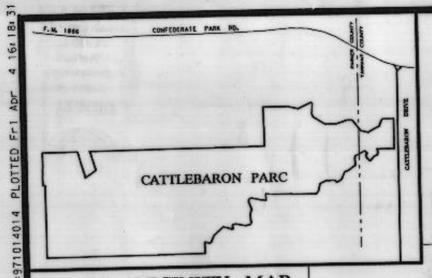
TBL=O:\BYERS\new\plt\PHASE II SUR.TBL USER=WNO DGN=$97101414 PLOTTED Fri Apr 4 16:18:31 1997
PRF=O:\PLOTS\HP42.PRF - ROT=90.000000 - SCALE=200.000400
(1)RF=21Tylor.dgn - LOG=(PHASE II - ON=1-22,25-58,60-63
DGN=I:\JOBS\97101414\SUR\01d1log2.dgn - ON=1-22,25-58,60-63



VICINITY MAP

LEGEND

EXISTING 100 YEAR FLOOD PLAIN, ZONED AREA A PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480520 0150B, PARKER COUNTY, DATED SEPTEMBER 27, 1991.

COMPUTED 100 YEAR FLOOD PLAIN PER COMPUTED ULTIMATE 100-YEAR STORM AND HEC-2 RUN PERFORMED BY "CARTER & BURGESS" INC. DATED SEPTEMBER 12, 1996.

R. SOURENMON
VOL.1304, PG.476

GRADY E. DEAS & NANCY R. DEAS
VOL.1181, PG.263

R.M.DEAS
VOL.1224
PG.595

DANIEL M.. BROCK
VOL.521, PG.130

CATTLEBARON PARC JOINT VENTURE
BOOK 1697, PG.1713

302.33' N88° 45' 20"E
292.73' N89° 10' 23"E
1240.42' N89° 15' 12"E
193.33' N88° 58' 07"E
310.86' N88° 55' 22"E
FENCE POST FOUND
1/2" IRON ROD FOUND
5/8" IRON ROD W/CAP FOUND
POINT OF BEGINNING

MATCH LINE
KING RANCH COURT (60'PRIVATE ACCESS EASEMENT)
CATTLEBARON PARC DRIVE
MATADOR COURT
WAGGONER COURT

PHASE I
CATTLEBARON PARC
CABINET B, SLIDE 1468 (TCPL)
CABINET B, SLIDE 171 (PCPR)

Δ=05° 13' 32"
R=830.00'
L=75.70'
LC=S64° 42' 32"W
75.67'

JACOB WILCOX SURVEY
ABSTRACT NO. 1661

MARY A. FREEMAN SURVEY
ABSTRACT NO. 458

314657
Plat Cabinet B-217

STATE OF TEXAS COUNTY OF PARKER
I, Jane Brunson, County Clerk, Parker County, Texas, do 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 JUN 10 1997
Jane Brunson
County Clerk, Parker County, Tex.

RECEIVED AND FILED FOR RECORD
2:00 O'Clock P M
JUN 10 1997
Jane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By D.Brooks

MYRIKA S. TYLER FAMILY TRUST
BOOK 1669, PG.1360

REMUDA RANCH ESTATES
VOL.360A, PG.41

W. J. SMELLEY, JR.
VOL.1173, PG.494
(REMAINDER)

SCALE : 1"= 200'
0 200 400 600
GRAPHIC SCALE IN FEET

THIS PLAT FILED IN CABINET___, SLIDE #____, DATE ____

A FINAL PLAT OF
LOTS 12-19, 36 & 46-64, BLOCK 1
LOTS 1-4 & 12-19, BLOCK 2

PHASE II
CATTLEBARON PARC

AN ADDITION TO PARKER COUNTY, SITUATED IN THE MARY A. FREEMAN SURVEY, ABSTRACT NO. 458 AND THE JACOB WILCOX SURVEY, ABSTRACT NO. 1661, PARKER COUNTY, TEXAS.
40 RESIDENTIAL LOTS

OWNER/DEVELOPER
CATTLEBARON PARC J. V.
2710 STEMMONS FREEWAY
SUITE 200 N. TOWER
DALLAS, TX 75207
(214)879-1442

PREPARED ON FEBRUARY 4, 1997

REVISIONS			
DATE			
97014-014	Q.C.	J.F.K.	02-04-97
PROJECT NO.	DRAWN BY	APPROVED BY	DATE

Carter :: Burgess
Consultants in Engineering, Architecture, Planning and the Environment
CARTER & BURGESS, INC.
3880 HULEN STREET
FT. WORTH, TX 76107-7754
817/735-6000

SHEET 1 OF 3 SHEETS