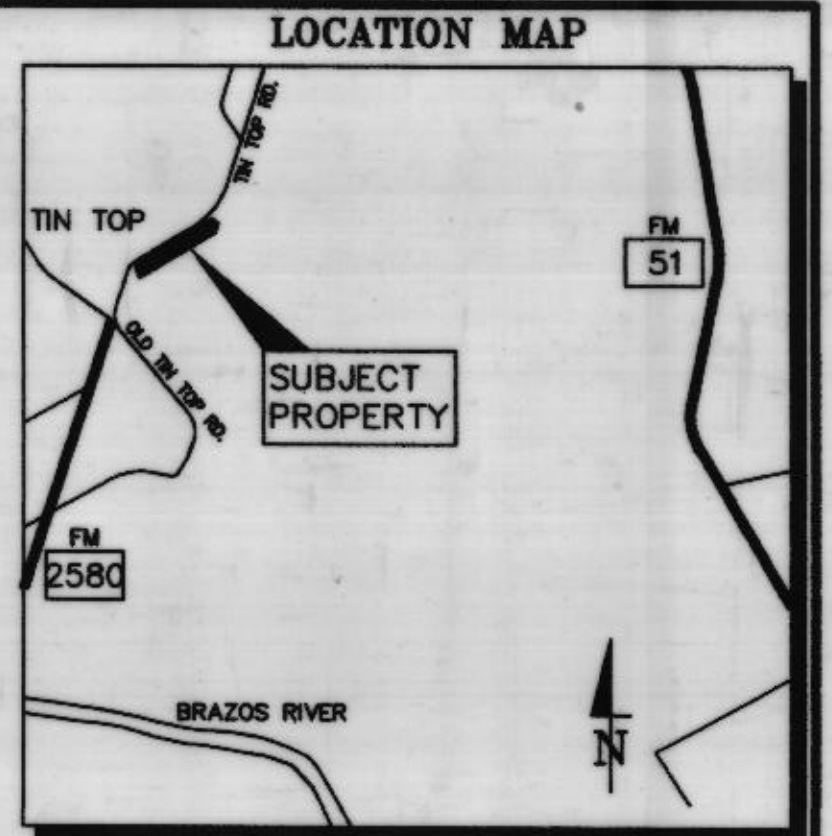


LAND USE DATA:

TOTAL LAND AREA --- 12.431 ACRES
 R-O-W DEDICATION --- 0- L.F.
 TOTAL LOTS --- 12
 EST. POPULATION --- 42
 MIN. LOT SIZE --- 1,000 ACRES
 PROPOSED LAND USE - RESIDENTIAL

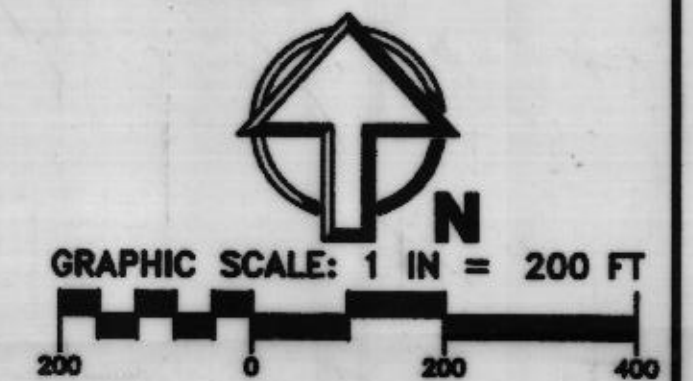
GENERAL NOTES:

1. DRAINAGE AND UTILITY EASEMENTS SHALL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STREETS SHALL HAVE A MINIMUM OF 60.0' WIDTH.
3. ALL CUL-DE-SACS SHALL HAVE A MINIMUM 60.0' RADIUS.
4. ALL FRONT BUILDING LINES SHALL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES SHALL BE 10.0 FEET. ALL REAR BUILDING LINES SHALL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS SHALL BE:
 SIDE YARDS - 15.0'
 FRONT YARDS - 40.0'
5. WATER SERVICE BY PUBLIC WATER UTILITY:
 TECON WATER COMPANY, L.P.
 (FORMERLY SOUTHWEST WATER SERVICES)
 6116 N. CENTRAL EXPRESSWAY, SUITE 1300
 DALLAS, TEXAS 75206
 (214) 363-0111
6. EACH LOT SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY AND SHALL BE AN AEROBIC SYSTEM.
7. 20' x 20' P.O.S.E. AT STREET INTERSECTION



NOTE:
 NO PORTION OF THE SUBJECT TRACT IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 400520 0270 B, SEPT. 27, 1991

NOTE:
 1. Δ DENOTES MONUMENTS USED FOR BASIS OF BEARING.
 BASIS OF BEARING IS THE DEED CALL S. 60°34'00" W. ALONG THE SOUTH LINE OF WATERS TRACT AS RECORDED IN VOLUME 302, PAGE 453, D.R.P.C.T.



Doc 00428164 Bk OR Vol 1961 Pg 1787

PCB-633

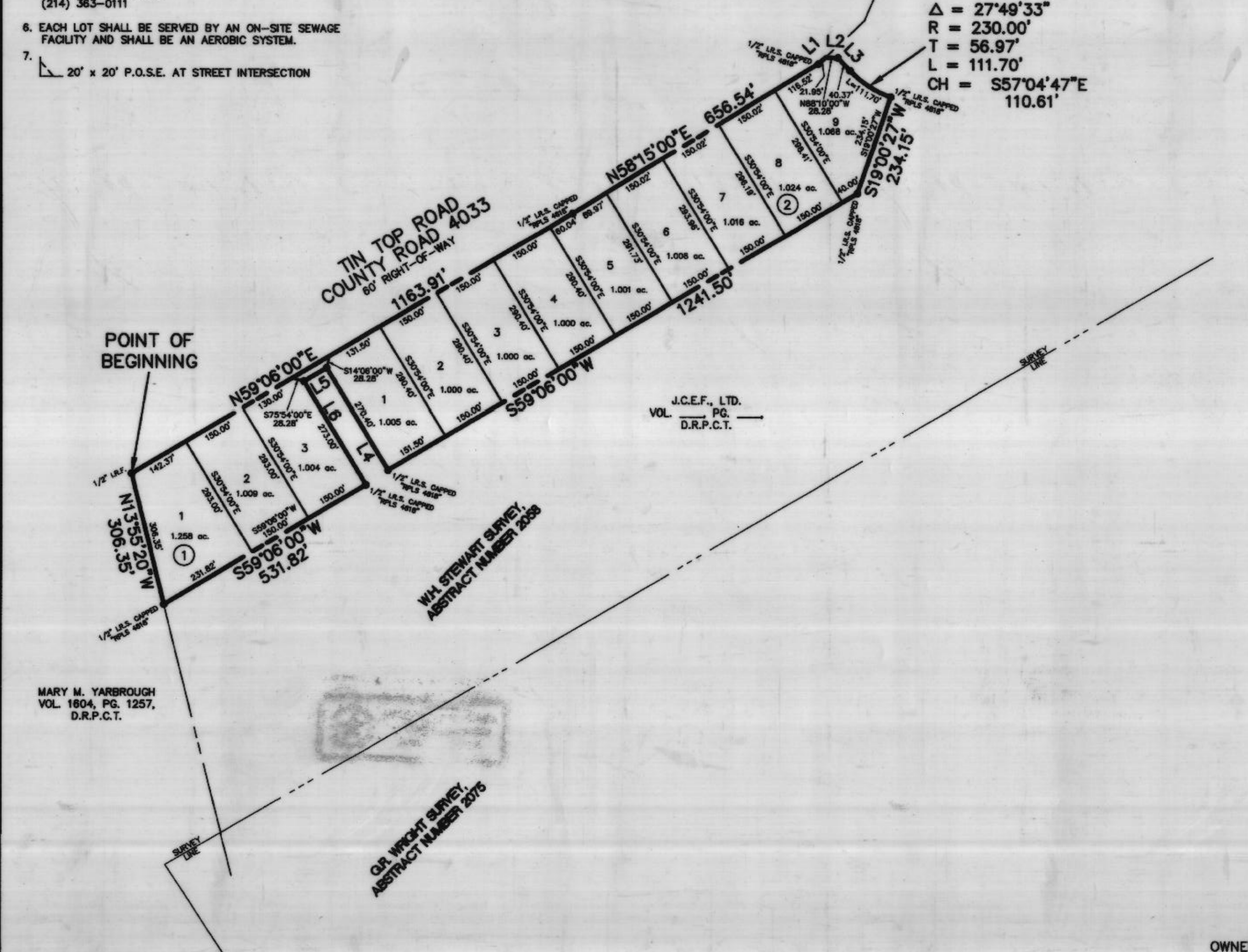
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Oct 11, 2001 at 02:10P

Document Number: 00428164
 Amount: .00
 By: Foye Waddy

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

Oct 11, 2001

JEFFRE BRIDGEMAN, COUNTY CLERK
 PARKER COUNTY



LINE	DIRECTION	DISTANCE
L1	N46°50'00"E	21.95'
L2	S88°10'00"E	28.28'
L3	S43°10'00"E	40.37'
L4	N30°54'00"W	270.40'
L5	S59°06'00"W	60.00'
L6	S30°54'00"E	273.00'

NOTE: *see me & m.d.*

ALL LOTS ON THIS PLAT SHALL BE SERVED BY "AEROBIC" SYSTEMS PERMITTED THROUGH BAKER G. HEATH DEP.

FINAL PLAT
 LOTS 1-3, BLOCK 1 AND LOTS 1-9, BLOCK 2;

**CEDAR RIDGE
 PHASE ONE**

BEING 12.431 ACRES OF LAND IN THE
 THE W.H. STEWART SURVEY, ABSTRACT NUMBER 2058,
 PARKER COUNTY, TEXAS

PREPARED JULY 11, 2000
LandCon Inc.
 Engineers • Surveyors • Planners

OWNER:
 J.C.E.F., LTD.
 P.O. BOX 151473
 FORT WORTH, TEXAS 76108
 (817) 367-6167

SURVEYOR:
 WHITFIELD-HALL SURVEYORS
 3559 WILLIAMS ROAD SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

2001 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-8903
 P.O. Box 100847, Fort Worth, Texas, 76185-0847
 (817) 385-5085 FAX (817) 385-5087

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E-839 / 2000-056 / NS / 06-26-00 / TINTOP