

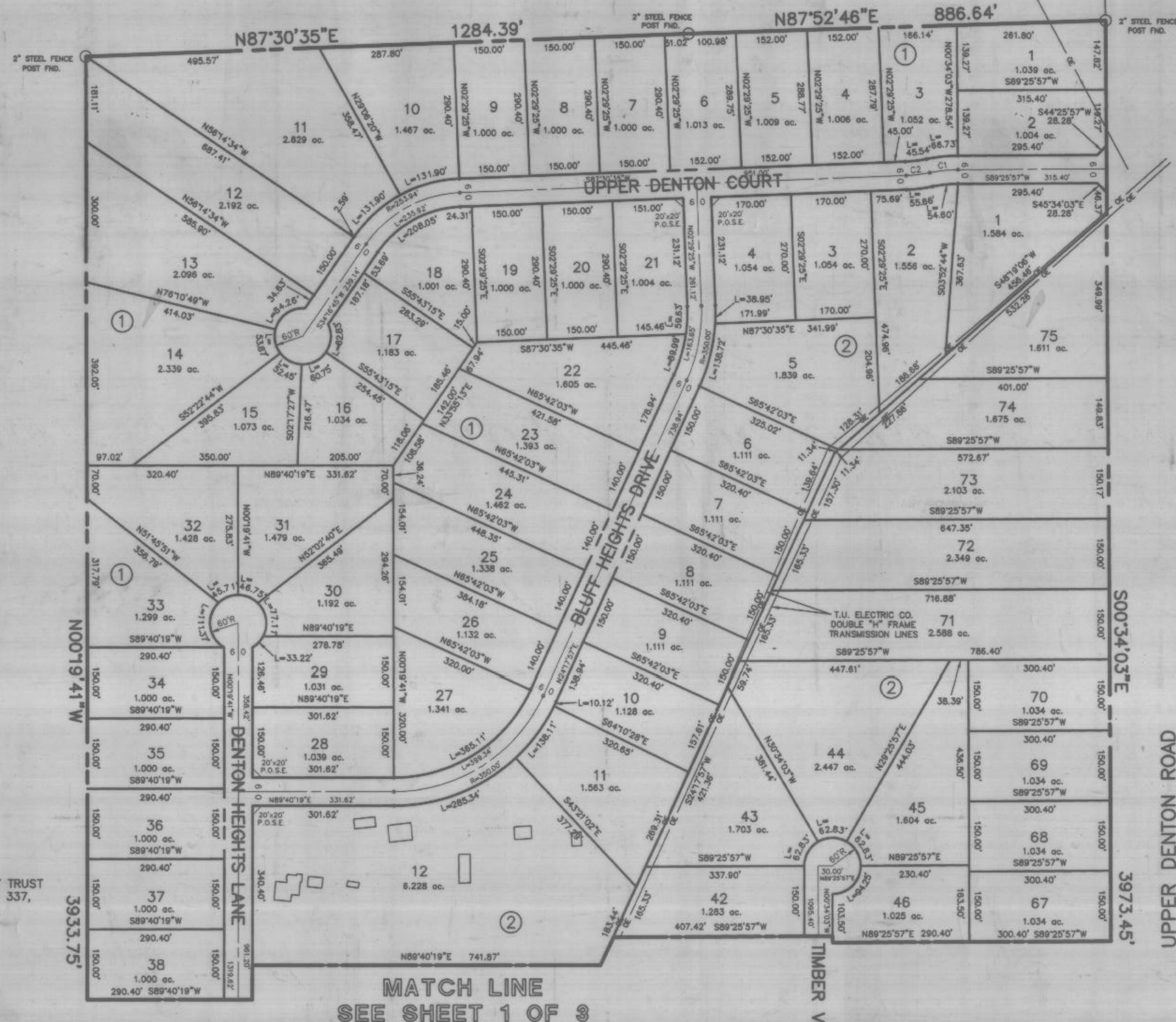
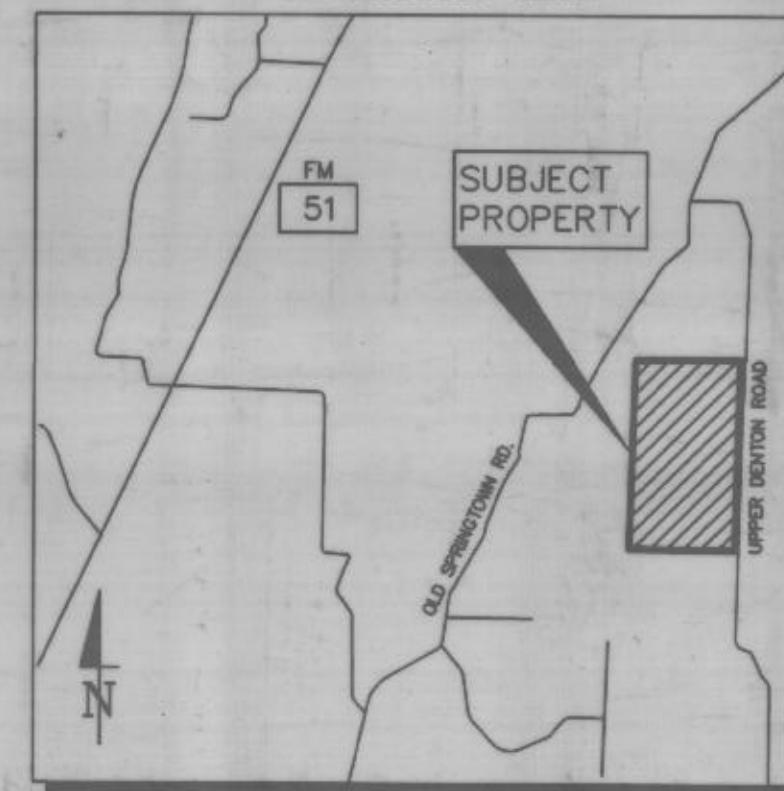
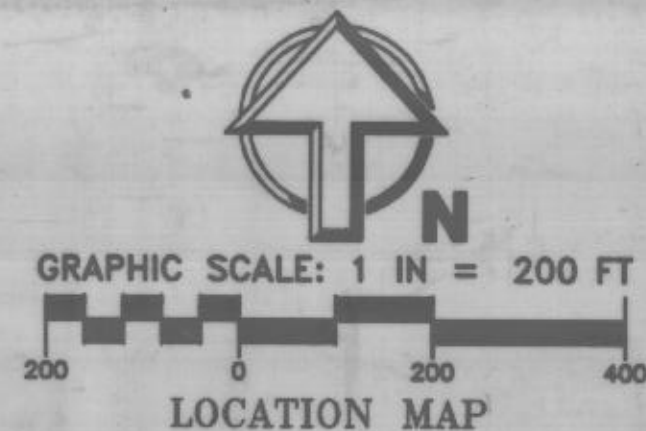
L.L. TACKETT SURVEY
ABST. NO. 2673

391947
B-496

RECEIVED AND FILED
FOR RECORD
10:55 O'Clock A.M.

JUN 28 2000

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS



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
stated herein by me.

RECORDED JUN 28 2000

SEAL
Jeanne Brunson
County Clerk, Parker County, TX.

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL, OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW.

LAND USE DATA:
TOTAL LAND AREA --- 197.773 ACRES
R-O-W DEDICATION --- 10,054.74 L.F.
TOTAL LOTS --- 135
EST. POPULATION --- 473
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. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL PRIVATE WATER WELL.
 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

RICHARDS FAMILY TRUST
VOL. 1485, PG. 337,
D.R.P.C.T.

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 480520 0125 C, JAN. 3, 1997

- NOTES:
1. DENOTES MONUMENTS USED FOR BASIS OF BEARING.
BASIS OF BEARING IS THE DEED CALL N. 00°19'41" W.
ALONG THE EAST LINE OF GIEB TRACTAS RECORDED IN
VOLUME 1733, PAGE 50, D.R.P.C.T.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	60.66'	30.44'	60.56'	S83°38'22" W	11°35'10"
C2	300.00'	50.60'	25.36'	50.54'	S82°40'41" W	09°39'48"
C3	350.00'	66.09'	33.14'	65.99'	S84°01'22" W	10°49'10"
C4	350.00'	61.71'	30.93'	61.63'	S83°39'51" W	10°06'07"

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

SURVEYOR:
MIZELL LAND SURVEYING
513 NORTH HIGHWAY 1187
ALEDO, TEXAS 76008
(817) 441-6199

FINAL PLAT
LOTS 1-60, BLOCK 1, AND
LOTS 1-75, BLOCK 2,
DENTON HEIGHTS
BEING 197.773 ACRES OF LAND IN THE
L.L. TACKETT SURVEY, ABSTRACT NUMBER 2673
PARKER COUNTY, TEXAS

PREPARED JUNE 5, 2000
LandCon Inc.
Engineers · Surveyors · Planners

2601 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5085 FAX (817) 335-9067