

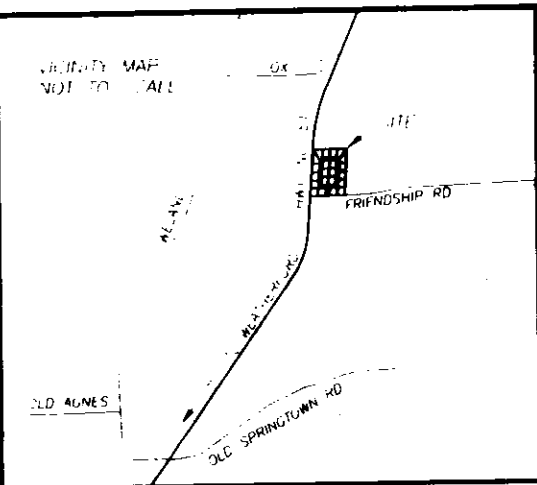
FINAL PLAT
 LOTS 1 THROUGH 22
 FRIENDSHIP ESTATES
 BEING 25.553 ACRES OUT OF THE
 T.&P. RR. CO. SURVEY NO. 93, ABSTRACT NO. 1466
 PARKER COUNTY, TEXAS.
 JANUARY 2005

ACCT. NO.: 12431
 SCH. DIST.: WE
 CITY: CO
 MAP NO.: 111
 ALL OF 21466-8-4-6

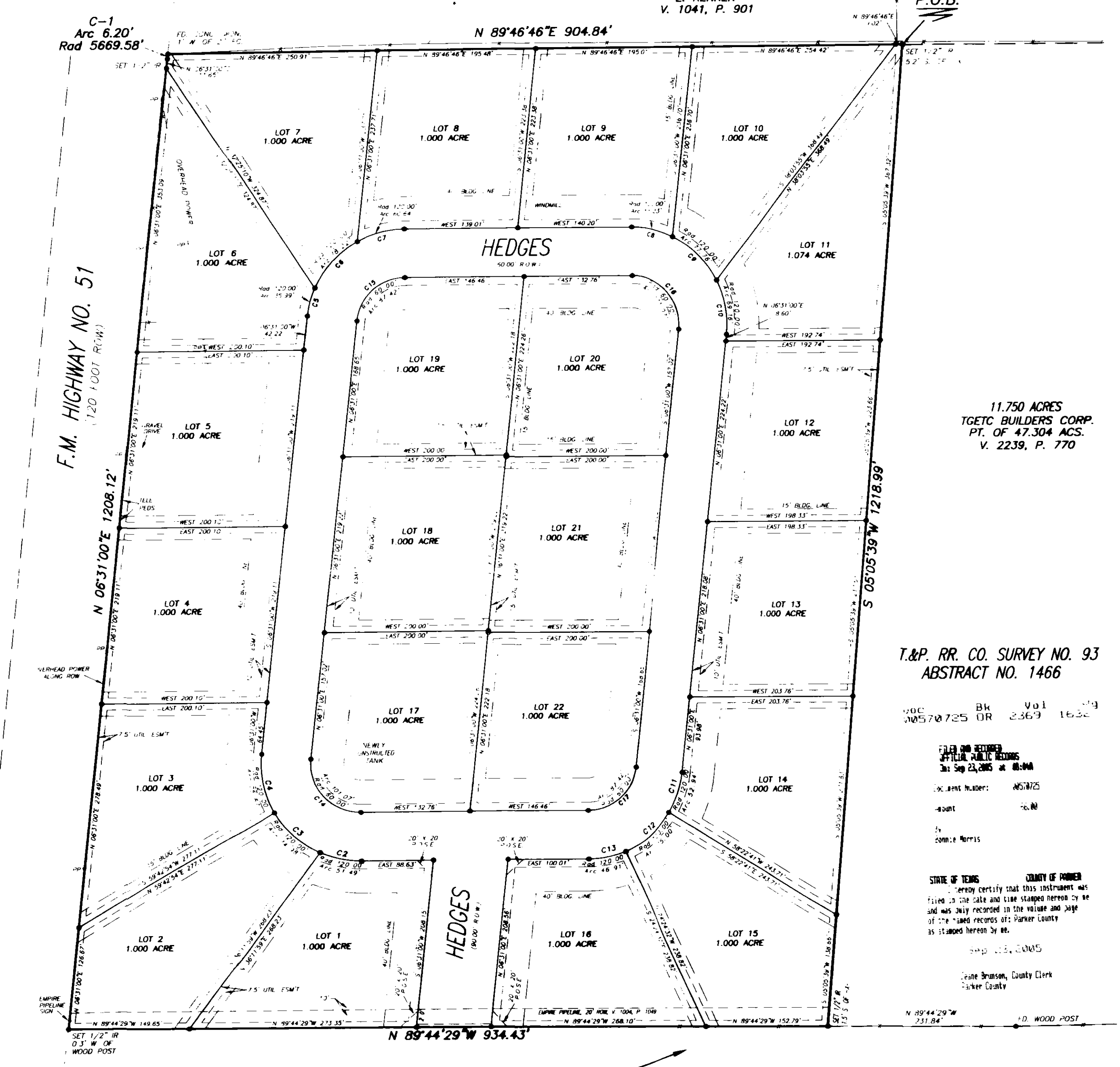
G.R. PATTON SURVEY
 ABSTRACT NO. 2159

E. RENNER
 V. 1041, P. 901

P.O.B.



DEVELOPER:
 BKM INVESTMENTS, L.L.C.
 585 BOILING RANCH ROAD
 AZLE, TEXAS 76020
 817-810-9152



11.750 ACRES
 TGETC BUILDERS CORP.
 PT. OF 47.304 ACS.
 V. 2239, P. 770

T.&P. RR. CO. SURVEY NO. 93
 ABSTRACT NO. 1466

Doc No 20570725 OR Bk Vol 2369 1632

FILED AND RETURNED
 OFFICIAL PUBLIC RECORDS
 On Sep 23, 2005 at 08:04AM
 Instrument Number: 20570725
 Amount: \$6.00
 by: Connie Morris

STATE OF TEXAS COUNTY OF PARKER
 I, Leane Brunson, County Clerk
 Parker County
 do hereby certify that this instrument was
 filed in the date and time stamped hereon by me
 and was duly recorded in the volume and page
 of the said records of Parker County
 as stamped hereon by me.
 Sep 23, 2005

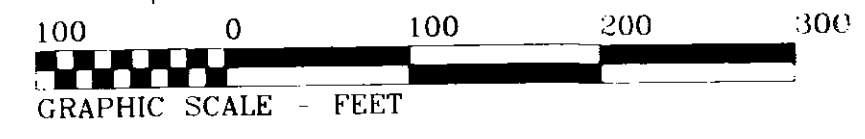
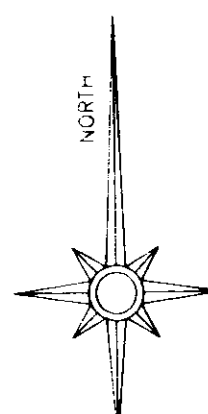
FRIENDSHIP ROAD
 (PAVED ROAD)

NOTES

- 1) THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 480520 0125 C, DATED JANUARY 3, 1997.
- 2) WATER WILL BE ON-SITE FACILITIES.
- 3) SEWER WILL BE ON-SITE FACILITIES.
- 4) THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES.
- 5) THERE SHALL BE A 40 FOOT FRONT BUILDING LINE AND A 15 FOOT SIDE BUILDING LINE.
- 6) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL TRACTS, AND A 7.5 FOOT UTILITY EASEMENT ALONG THE SIDE AND REAR OF ALL TRACTS.
- 7) ALL CORNERS SHALL BE SET 1' 2" FROM RODS UNLESS NOTED OTHERWISE.
- 8) THERE SHALL BE NO ACCESS TO F.M. HWY 51 FROM ANY LOT, EXCEPT THE EXISTING DRIVE ON LOT 4.
- 9) BEARINGS CORRELATED FROM FAST LINE OF THAT CERTAIN 47.304 ACRE TRACT RECORDED IN V. 2239, P. 770, N.R.P.C.T.
- 10) THE R.O.W. OF THE ROAD CONTAINS 3.479 ACRES OF LAND.
- 11) THERE IS A TOTAL OF 2,452 LINEAR FEET OF ROAD.

CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Angle	Chord	Chord Bear
1	569.58	3.10	6.20	33.46	30.58	6.20	N 06°32'53" E
2	20.00	6.15	51.49	24.15	47.44	51.10	N 77°42'27" W
3	20.00	18.76	74.98	35.48	47.44	73.77	N 47°30'51" W
4	20.00	59.14	75.67	36.07	47.44	74.42	N 11°32'54" W
5	20.00	8.13	35.99	17.11	47.44	35.86	N 15°06'35" E
6	20.00	40.55	78.22	37.20	47.44	76.94	N 42°22'32" E
7	20.00	30.98	60.64	28.57	47.44	59.99	N 75°31'27" E
8	20.00	8.11	35.23	26.22	47.44	34.74	S 76°48'57" E
9	20.00	40.30	77.76	37.07	47.44	76.41	S 45°04'04" E
10	20.00	35.57	69.16	33.01	47.44	68.20	S 09°59'36" E
11	20.00	8.91	32.94	25.16	47.44	32.51	S 19°09'18" W
12	20.00	38.77	75.30	35.48	47.44	71.78	S 49°41'53" W
13	20.00	3.76	46.91	22.35	47.44	46.67	S 78°48'04" W
14	20.00	67.24	101.07	36.31	47.44	99.54	N 41°44'30" W
15	20.00	3.54	37.42	33.29	47.44	37.89	N 48°15'30" E
16	20.00	57.24	101.07	36.31	47.44	99.54	S 41°44'30" E
17	20.00	53.54	87.42	33.29	47.44	79.89	S 48°15'30" W



C 309

CARTER SURVEYING & MAPPING
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 Weatherford, TX 76086
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