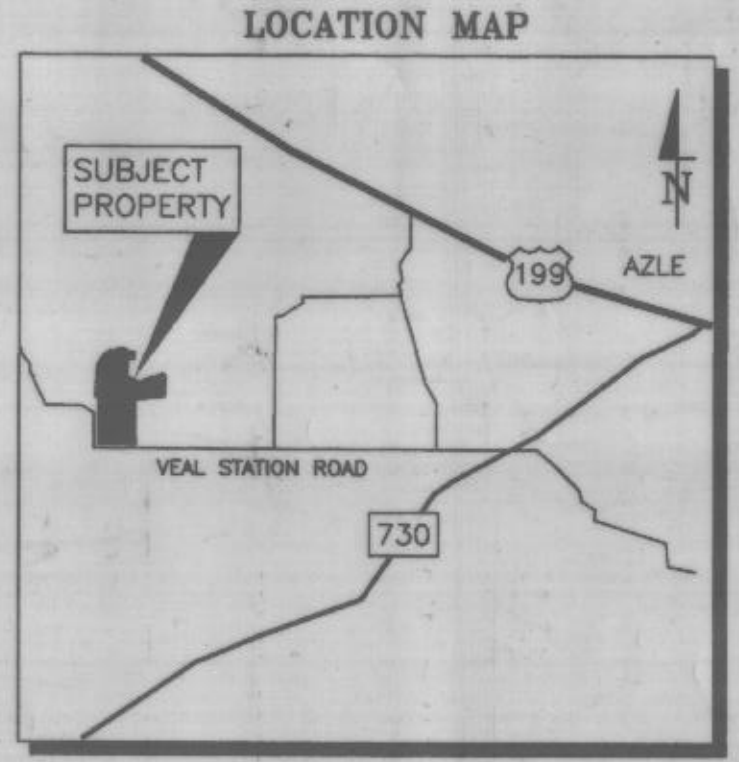
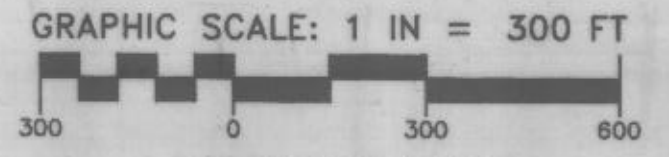


300636
PCB-164



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SEP 30 1996

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *J. Brunson* Deputy

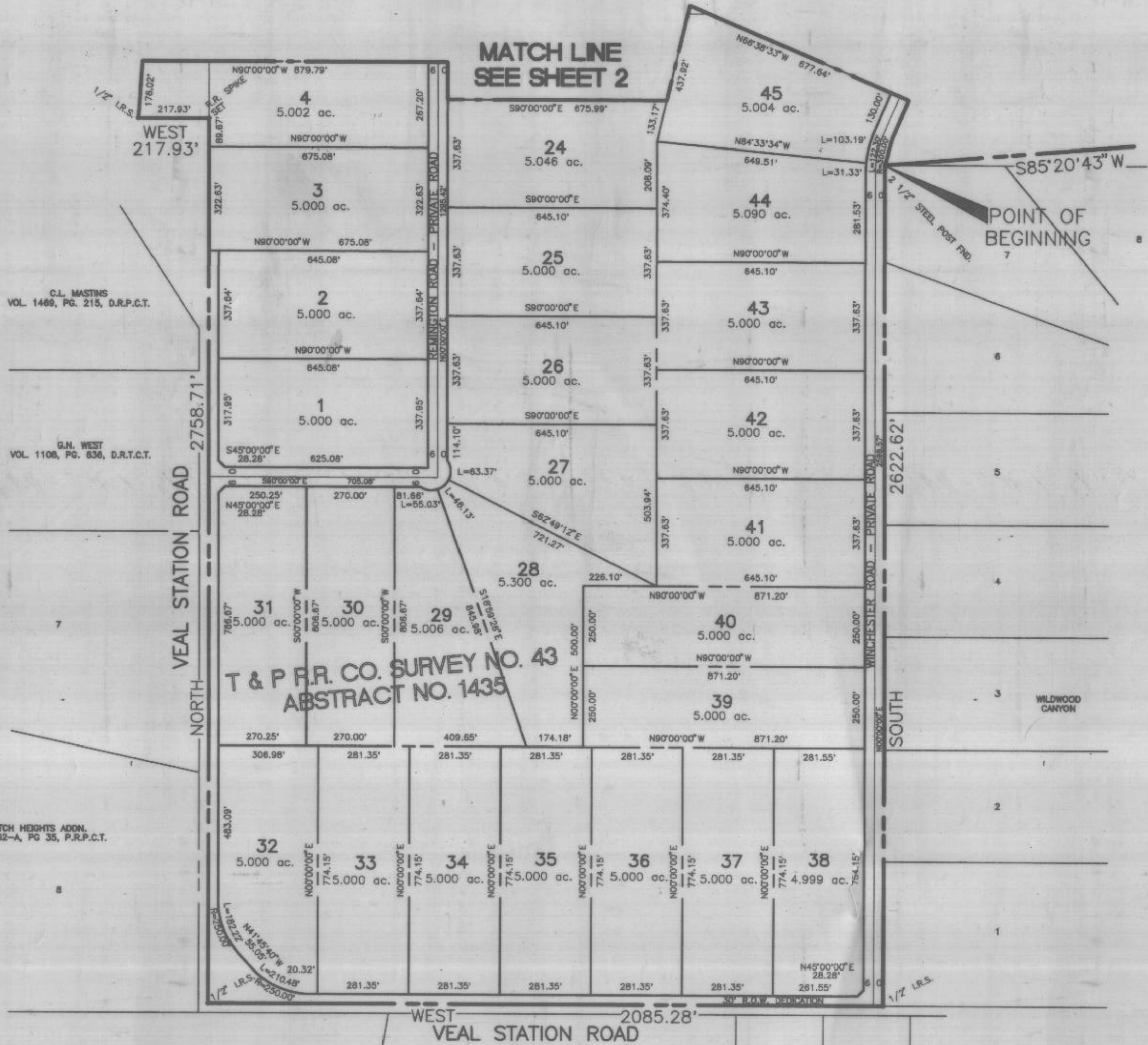
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed
as the date and time stamped herein by me and
was duly recorded in the volume and page of the
record records of Parker County as stamped here-
on by me.



SEP 30 1996
J. Brunson
County Clerk, Parker County, Tex.

LAND USE DATA:
TOTAL LAND AREA --- 299.907 ACRES
PRIVATE ROAD DEDICATION --- 8,774.72 L.F.
TOTAL LOTS --- 56
EST. POPULATION --- 196
MIN. LOT SIZE --- 2,503 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
- UTILITY EASEMENTS WILL BE 10.0' INSIDE ALL REAR & SIDE LOT LINES AND 20.0' ALONG FRONT LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR PRIVATE STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 - ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 - ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE:
SIDE YARDS - 15.0'
FRONT YARDS - 40.0'



T & P R.R. CO. SURVEY NO. 43
ABSTRACT NO. 1435

LINE	DIRECTION	DISTANCE
L1	SOUTH	42.69'
L2	N13°40'31"E	77.95'
L3	N68°03'33"E	56.46'
L4	N10°24'52"E	90.77'
L5	N59°58'10"E	134.13'
L6	N76°45'32"E	71.29'
L7	N53°44'52"E	54.32'
L8	N61°53'35"E	66.34'
L9	N21°09'23"E	58.04'
L10	N70°07'42"E	98.49'
L11	N00°39'42"E	100.74'
L12	S46°01'56"E	9.38'
L13	S44°06'21"E	128.93'
L14	S74°57'21"E	179.66'
L15	N09°36'46"E	152.32'
L16	N68°50'58"E	82.62'
L17	S60°37'14"E	83.32'
L18	N69°10'33"E	225.44'
L19	S08°26'40"E	136.05'
L20	N82°59'50"E	85.84'
L21	S77°09'33"E	230.32'
L22	S22°54'13"W	461.68'
L23	N22°54'13"E	466.57'
L24	N23°21'27"E	181.71'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	30.32'	15.49'	30.00'	S67°55'35"E	28°57'29"

DIAMOND C
VOL. 362-A, D.R.P.C.T.

FINAL PLAT

HUNTERS RIDGE

BEING 299.907 ACRES OF LAND IN THE
T. & P.R.R. CO. SURVEY NO. 43, ABSTRACT NUMBER 1435,
THE JAMES WHITE SURVEY, ABSTRACT NUMBER 1625,
THE W.T. REYNOLDS SURVEY, ABSTRACT NUMBER 1125 AND
THE MARY B. FINLEY SURVEY, ABSTRACT NUMBER 1746,
PARKER COUNTY, TEXAS

OWNER:
DAK INVESTMENTS, INC.
112 NW 24th STREET
FORT WORTH, TEXAS 76106
(817) 740-0120

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

PREPARED AUGUST 30, 1996
LandCon, Inc.
Engineers • Surveyors • Planners

2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-5803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067