

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, TEXAS

**EASEMENTS:**

THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5' ON EACH LOT).

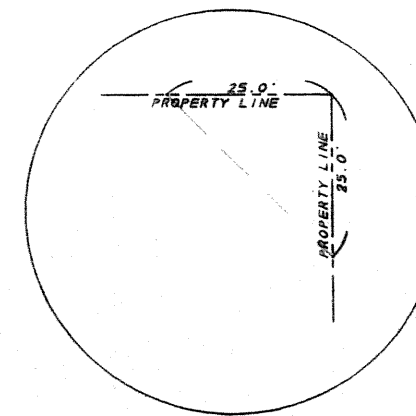
WATER AND SEWER SHALL BE PRIVATE ON-SITE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PARKER COUNTY AND T.N.R.C.G.

Doc# 588655  
Book 2415 Page 1002

**PC C-383**

FLOOD NOTE:  
ACCORDING TO FEMA F.I.R.M. PANEL NO. 480520 0125 C DATED JAN. 3, 1997 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA.

WILLIAM TURNER SURVEY  
ABSTRACT NO. 2508



TYPICAL VISIBILITY TRIANGLE EASEMENT

TRAILWOOD DRIVE

**SANDSTONE ESTATES - PHASE ONE**  
CAB. C. SLIDE 227



DAVID KEITH  
VOL. 1696, PG. 1493

D. SHELTON  
VOL. 2085, PG. 737

D. THORNHILL  
VOL. 1584, PG. 1002

B. BARNETT  
VOL. 1191, PG. 194

B. MALLORY  
VOL. 1207, PG. 700

TONY SCOTT  
VOL. 1648, PG. 700

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	150.00	239.87	148.93	218.03	S 40° 43' 18" E	85° 53' 26"
C-2	300.00	34.34	17.19	34.32	S 1° 42' 43" E	6° 33' 39"
C-3	120.00	163.36	97.19	151.03	S 25° 53' 06" W	78° 01' 52"
C-4	50.00	60.69	34.72	57.03	S 29° 57' 19" E	69° 32' 18"
C-5	130.00	66.15	33.81	65.44	S 50° 09' 07" E	29° 09' 14"
C-6	1963.45	60.01	30.01	60.01	S 55° 26' 58" W	1° 45' 05"
C-7	70.00	35.62	18.21	35.24	N 50° 09' 05" W	29° 09' 45"
C-8	110.00	133.52	76.38	125.47	N 29° 57' 15" W	69° 32' 49"
C-9	300.00	136.28	69.33	135.11	S 77° 54' 48" W	26° 01' 19"
C-10	250.00	116.36	59.26	115.32	S 11° 46' 00" E	26° 40' 01"
C-11	190.00	60.61	30.37	60.35	S 7° 34' 20" E	18° 16' 35"
C-12	200.00	43.70	21.94	43.61	S 15° 29' 44" W	12° 30' 44"
C-13	370.00	332.63	178.30	321.34	S 86° 00' 10" W	51° 30' 34"

**LEGEND**

- TRACT BOUNDARY
- 30' B.L. BUILDING LINE



LT1-2-588655-1

SCALE: 1" = 100'

**GRAPHIC SCALE**



OWNER/DEVELOPER  
AVANTI LANDSCAPE MANAGEMENT, INC.  
RAY FRENCH, PRESIDENT  
316 MEADOW HILL ROAD  
FORT WORTH, TEXAS 76108  
940-745-3206

ENGINEER/SURVEYOR  
RIVERS & ASSOCIATES  
139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
940-325-8613  
FAX 940-325-8028



LT2-2415-1002-1

ACCT. NO.: 17254  
SCH. DIST.: WE  
CITY: CO  
MAP NO.: J-14  
OUT OF: 20745-3-0-0  
22256-9-0-0  
-9-0-50

FINAL PLAT  
LOTS 21 THROUGH 77  
SANDSTONE ESTATES-PHASE TWO  
A SUBDIVISION IN PARKER COUNTY, TEXAS