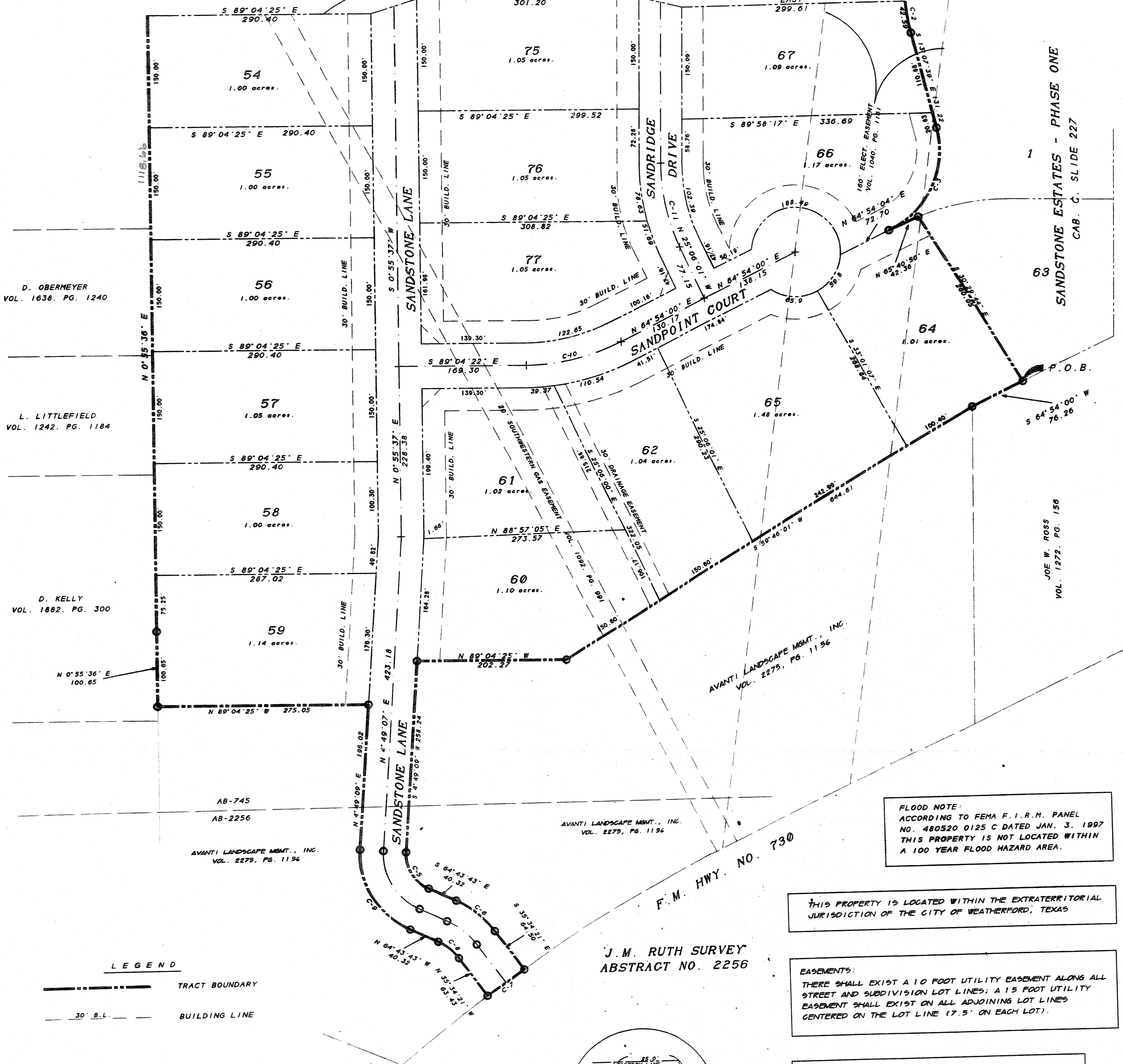


PC C-383

SHEET 2

MATCH LINE

THOMAS JACKSON SURVEY  
ABSTRACT NO. 745



OFF  
41.32  
(GAP)

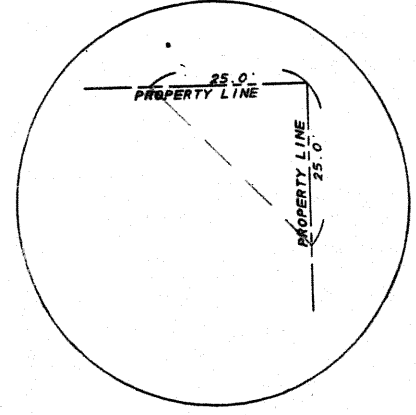
**FLOOD NOTE:**  
 ACCORDING TO FEMA F.I.R.M. PANEL  
 NO. 480520 0125 C DATED JAN. 3, 1997  
 THIS PROPERTY IS NOT LOCATED WITHIN  
 A 100 YEAR FLOOD HAZARD AREA.

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.C.

J.M. RUTH SURVEY  
ABSTRACT NO. 2256



TYPICAL VISIBILITY TRIANGLE  
EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	160.00	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	50.00	60.69	34.72	57.03	S 50° 09' 07" E	29° 09' 14"
C-6	130.00	66.15	33.81	65.44	S 55° 26' 58" W	1° 45' 05"
C-7	1963.45	60.01	30.01	60.01	S 50° 09' 05" W	29° 09' 45"
C-8	70.00	35.62	18.21	35.24	N 29° 57' 15" W	69° 32' 49"
C-9	110.00	133.52	76.38	125.47	N 77° 54' 48" W	26° 01' 19"
C-10	300.00	136.28	69.33	135.11	S 11° 46' 00" E	26° 40' 01"
C-11	250.00	116.36	59.26	115.32	S 7° 34' 20" E	18° 16' 35"
C-12	190.00	60.61	30.57	60.35	S 15° 29' 44" W	12° 50' 44"
C-13	200.00	43.70	21.94	43.61	S 86° 00' 10" W	51° 30' 34"
C-14	370.00	332.63	178.50	321.54	S 86° 00' 10" W	51° 30' 34"

KNOW ALL MEN BY THESE PRESENTS:

That I, D.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land described and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*[Signature]*  
 D.F. Rivers, P.E., R.P.L.S.  
 No. 2190, State of Texas

FEBRUARY, 2006

ENGINEER/SURVEYOR  
 RIVERS & ASSOCIATES  
 139 CROWLEY LANE  
 MINERAL WELLS, TEXAS 76067  
 940-325-0613  
 FAX 940-325-0028



ACCT. NO: 17264  
 SCH. DIST: WE  
 CITY: CO  
 MAP NO: J.14

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