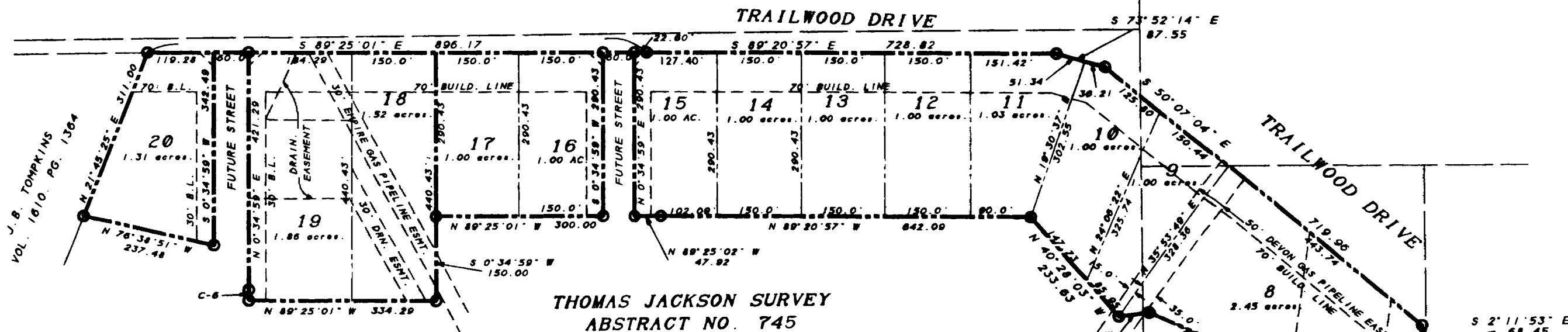


WILLIAM TURNER SURVEY  
ABSTRACT NO. 2508

C-227

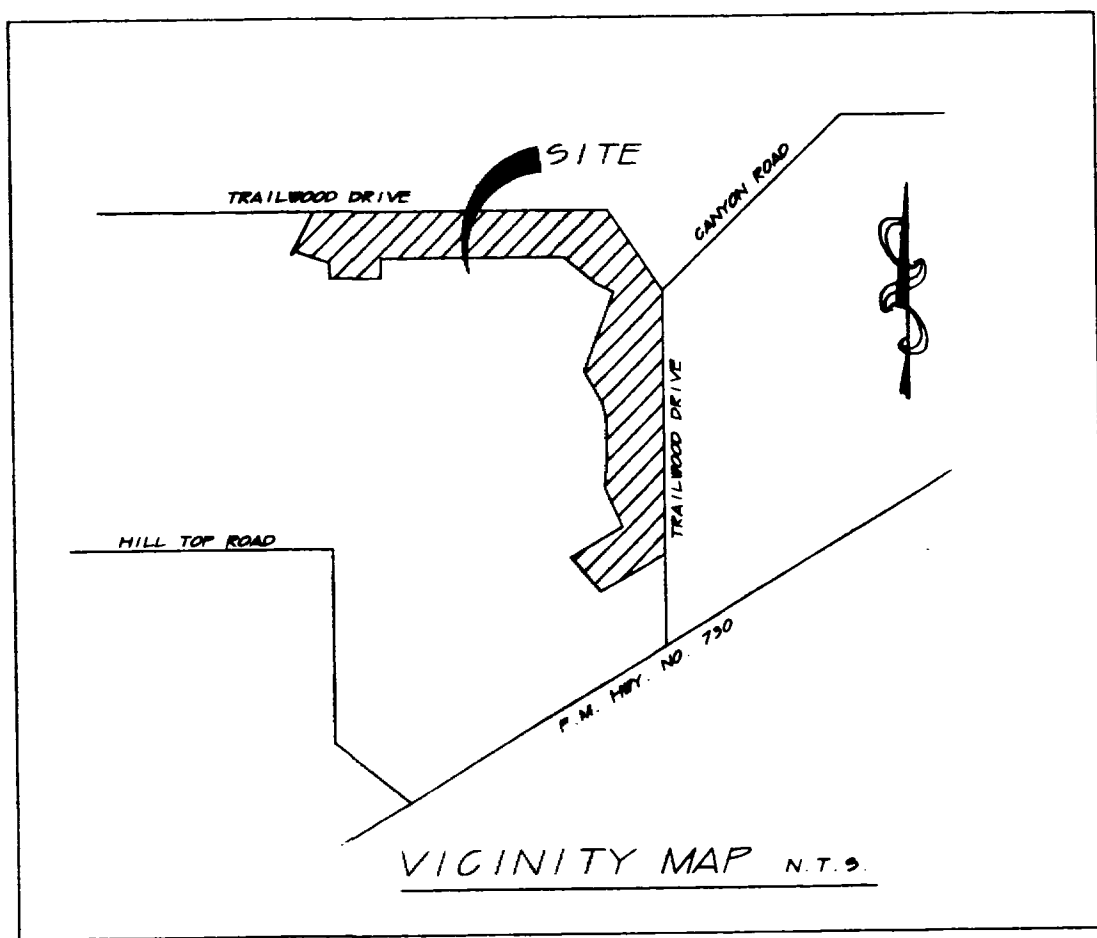
D. MATH SURVEY  
ABSTRACT NO. 2030



THOMAS JACKSON SURVEY  
ABSTRACT NO. 745

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00	139.63	71.10	138.37	N 78° 14' 02" E	26° 39' 57"
C-2	360.00	82.24	41.30	82.06	S 85° 01' 22" W	13° 05' 18"
C-3	300.00	67.34	33.81	67.20	S 4° 51' 47" E	12° 51' 41"
C-4	460.00	254.10	130.38	250.88	N 14° 09' 58" W	31° 38' 54"
C-5	60.00	26.21	13.32	26.01	N 14° 09' 41" E	25° 02' 11"
C-6	460.00	19.13	9.56	19.13	N 1° 46' 27" E	2° 23' 12"



Doc 00548443 OR Bk 2305 Vol 1612 Pg

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Mar 05, 2005 at 11:54A

Document Number: 00548443

Amount: \$5.00

By: Bonnie Morris

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

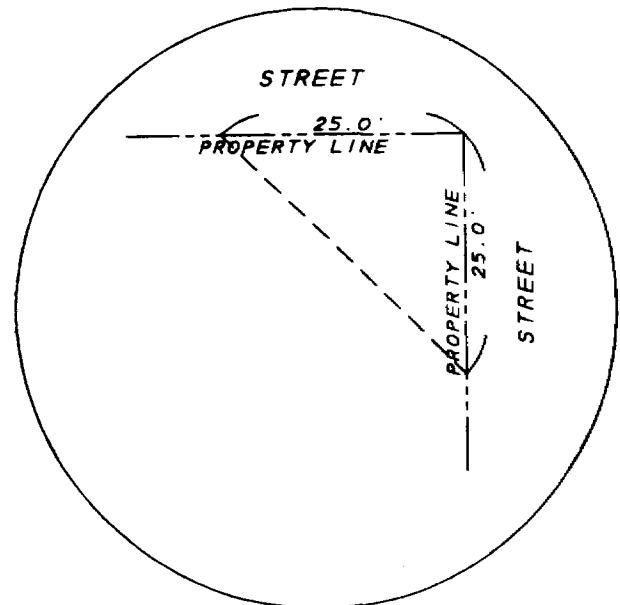
Mar 05, 2005

JENNIE WILSON, COUNTY CLERK  
PARKER COUNTY

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.



TYPICAL VISIBILITY TRIANGLE  
EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, B.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, Texas.

B.F. Rivers, P.E., R.P.L.S.  
No. 2190, State of Texas

February, 2005

OWNER/DEVELOPER  
AVANTI LANDSCAPE MANAGEMENT, INC.  
RAY FRENCH, PRESIDENT  
701 PORTOFINO  
ARLINGTON, TEXAS 76087  
940-795-3206

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

ACCT. NO.: 17254  
SCH. DIST.: WE  
CITY: CC  
MAP NO.: J-14  
OUT SET: 20745-208-000-00  
20250-200-000-50

FINAL PLAT  
LOTS 1 THROUGH 20 & 63.  
SANDSTONE ESTATES  
27.71 ACRES OUT OF

THE J.M. RUTH SURVEY, ABSTRACT NO. 2256 AND  
THE THOMAS JACKSON SURVEY, ABSTRACT NO. 745,  
PARKER COUNTY, TEXAS

SHEET 1 OF 2 SHEETS

This Tract is not located in a 100 year  
Flood Area according to FIRM Panel  
No 480520-126-C

M.A. SIMMONS SURVEY  
ABSTRACT NO. 2261

B. MATHIS SURVEY  
ABSTRACT NO. 2729