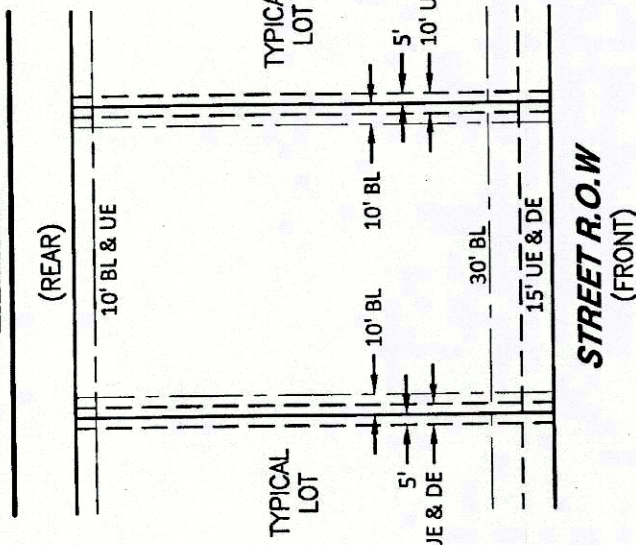


GRAPHIC SCALE: 1" = 200 FEET

BUILDING SETBACK LINE EXAMPLE



LEGEND

- BHB.....5/8" Capped Iron Rod Stamped "BHB INC" Set
 - BL.....Building Line
 - CCR.....County Clerk's Instrument Number
 - CIRF.....Capped Iron Rod
 - DE.....Drainage Easement
 - DRPCT.....Deed Records, Parker County, Texas
 - IRF.....Iron Rod Found
 - OPRPCT.....Official Public Records, Parker County, Texas
 - POB.....Point of Beginning
 - POC.....Point of Commencing
 - PRPCT.....Plat Records, Parker County, Texas
 - UE.....Utility Easement
 - TXDOT.....Texas Department of Transportation
- ◇ Denotes Street Name Change

NOTE:
SEE SHEET 3 OF 3 FOR GAS PIPELINE EASEMENT AND ABOVE GROUND GAS APPURTENANCE SETBACK DETAILS AND DIMENSIONS.

LAND USE DATA

TOTAL LAND AREA 122.167 ACRES
 R-O-W DEDICATION 5629 LF
 TOTAL LOTS 48 RESIDENTIAL LOTS
 1 OIL/GAS LOT
 120.0 PERSONS
 2.0 ACRES
 SINGLE FAMILY RESIDENTIAL

STREET LENGTH TABLE

STREET	LENGTH
SKY LANE	873 LF
SUNNY COURT	1660 LF
STORMY COURT	1050 LF
CLOUDY COURT, BETWEEN SKY LANE & STORMY COURT	959 LF
CLOUDY COURT, SOUTH OF STORMY COURT	1087 LF
TOTAL LENGTH OF STREET	5629 LF

SURVEYOR:

B B Baird, Hampton & Brown
 Engineering & Surveying
 6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
 mail@bhbc.com 817-338-1277 www.bhbc.com
 BHB Project # 2017.174.001 TBPE Firm F-44 TBPLUS Firm 10011300

OWNER/DEVELOPER
 MAXIMUM DESIGN VENTURES, LLC
 12075 ALYSSE WAY
 FORT WORTH, TEXAS 76179
 817-994-0768

APPROVED: By the Commissioners Court of Parker County, Texas, on this the 14 day of May, 2018.

[Signature]
 Marj Riley, County Judge

[Signature]
 George Wiley, Commissioner Precinct #1

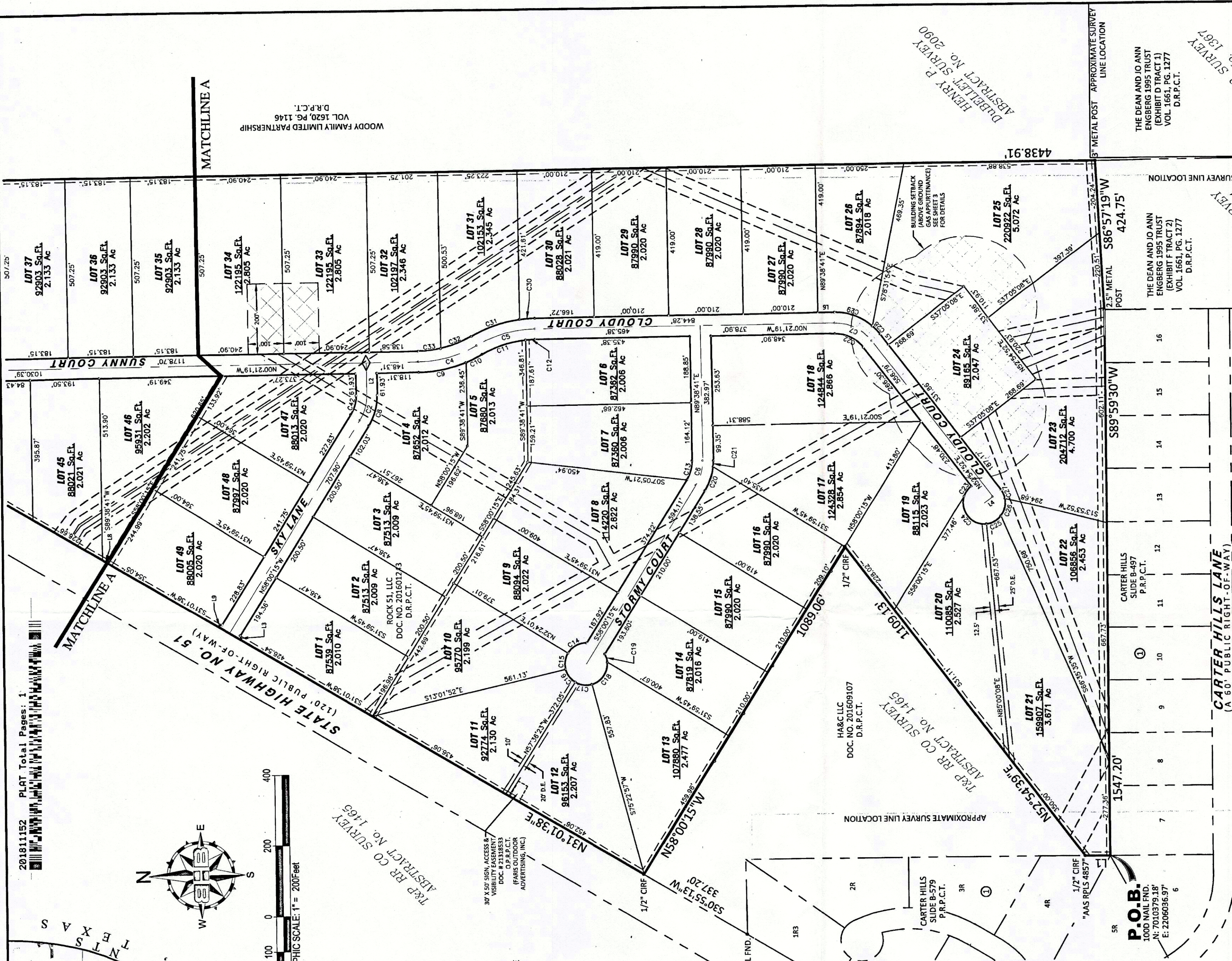
[Signature]
 Commissioner Precinct #3

[Signature]
 Craig Peacock, Commissioner Precinct #2

[Signature]
 Commissioner Precinct #4

E 883

21465.002.002.00



FINAL PLAT
SKY VIEW RANCH
 LOTS 1 - 49, BLOCK 1
 BEING 122.167 ACRES SITUATED IN THE
 T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1465,
 & HENRY P. DUBBELLET SURVEY, ABSTRACT NO. 2090
 PARKER COUNTY, TEXAS
 APRIL 2018

ACCT. NO.: 17493
 SCH. DIST.: WE
 CITY: J-8
 MAP NO.:

WILLS PICKARD SURVEY No. 2684
 ABSTRACT No. 2084
 APPROXIMATE SURVEY LINE LOCATION

THE DEAN AND JO ANN
 ENGBERG 1995 TRUST
 (EXHIBIT D TRACT 1)
 VOL. 1661, PG. 1277
 D.R.P.C.T.

2.5" METAL POST APPROXIMATE SURVEY LINE LOCATION

HENRY P. DUBBELLET SURVEY
 ABSTRACT No. 2090

THE DEAN AND JO ANN
 ENGBERG 1995 TRUST
 (EXHIBIT F TRACT 2)
 VOL. 1661, PG. 1277
 D.R.P.C.T.