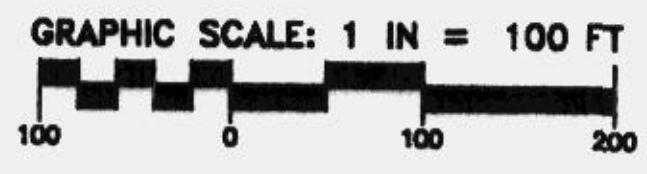


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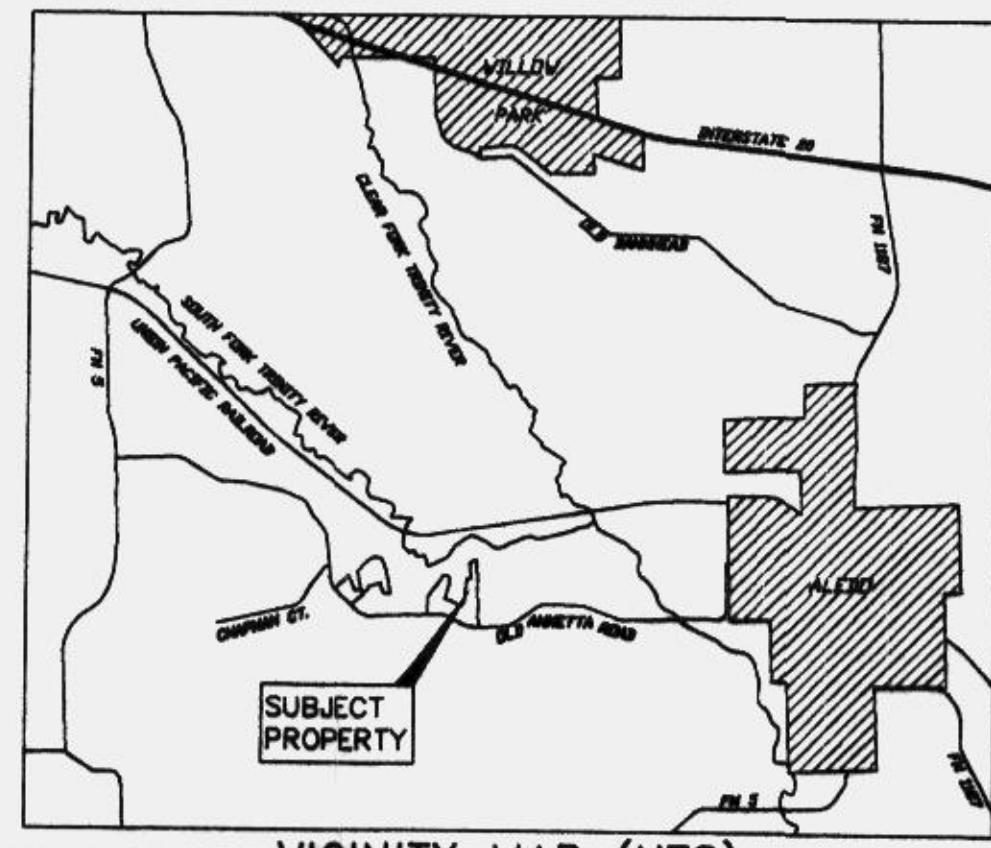


LAND USE DATA:
 TOTAL LAND AREA --- 3.914 ACRES
 R-O-W DEDICATION --- 0 L.F.
 TOTAL LOTS --- 14
 EST. POPULATION --- 49
 MIN. LOT SIZE --- 0.220 ACRES
 PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:**
- 15.0' UTILITY & DRAINAGE EASEMENTS ON ALL FRONT LOT LINES EXCEPT LOTS 27R & 28R, BLOCK 5 WHICH SHALL BE 10.0'.
 - ALL FRONT BUILDING LINES SHALL BE AS FOLLOWS:
 LOT 30R, BLOCK 4 & LOTS 17R-22R, BLOCK 5 - 20'
 LOT 32, BLOCK 4 & LOTS 23R-26R, BLOCK 5 - 15'
 LOTS 27R & 28R, BLOCK 5 - 10'
 - ALL INTERNAL SIDE BUILDING LINES SHALL BE AS FOLLOWS:
 LOTS 17-12, BLOCK 5 - 10'
 LOTS 22-28, BLOCK 5 - 5'
 - ALL REAR BUILDING LINES SHALL BE AS FOLLOWS:
 LOT 30R, BLOCK 4 - 40'
 LOT 32, BLOCK 4 - 30'
 LOTS 17R-28R, BLOCK 5 - 10'
 - WATER SERVICE BY DEER CREEK WATERWORKS.
 SEWER SERVICE BY DEER CREEK WATERWORKS.
 - PROPERTY LOCATED IN ANNETTA CITY LIMITS, PARKER COUNTY, TEXAS, AND IN PARKER COUNTY, TEXAS WITHIN THE TOWN OF ANNETTA ETJ LIMITS.

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.
 BASIS OF BEARING IS THE FINAL PLAT FOR SPLIT RAIL ESTATES SECTOR ONE AND SECTOR TWO AS RECORDED IN CABINET B, SLIDE 670, PLAT RECORDS, PARKER COUNTY, TEXAS.

ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS WITH YELLOW CAP STAMPED LANDCON DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.



VICINITY MAP (NTS)

FRANCIS BLODGET SURVEY
 ABSTRACT NO. 87

$\Delta = 174^{\circ}44'21''$
 $R = 60.00'$
 $L = 182.99'$
 $LC = N00^{\circ}48'58''E$
 $119.87'$

APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY VESELKA MYKOSKIE ASSOCIATES, INC. ARLINGTON, TEXAS 817-469-1871. 100 YEAR WSEL SHOWN BASED ON STUDY BY VESELKA MYKOSKIE ASSOCIATES, INC.

EMERGENCY ACCESS, PUBLIC UTILITY & PUBLIC DRAINAGE EASEMENT

100 YR. WSEL 810.5

N63°38'26"E
 124.97'

N07°57'36"E
 118.96'

N06°52'30"E
 156.80'

POINT OF BEGINNING TRACT TWO

S88°11'09"W
 157.56'

PHILLIP G. LUMSDEN & WIFE, NELLIE J. LUMSDEN VOL. 1918, PG. 1032 D.R.P.C.T.

100 YR. WSEL 811.5

SPLIT RAIL ESTATES SECTOR TWO CAB. B, SLIDE 670 P.R.P.C.T.

PHILLIP G. LUMSDEN & WIFE, NELLIE J. LUMSDEN VOL. 1918, PG. 1032 D.R.P.C.T.

APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY VESELKA MYKOSKIE ASSOCIATES, INC. ARLINGTON, TEXAS 817-469-1871. 100 YEAR WSEL SHOWN BASED ON STUDY BY VESELKA MYKOSKIE ASSOCIATES, INC.

POINT OF BEGINNING TRACT ONE

SUSAN K. SIEGMUND VOL. 1743, PG. 1300 D.R.P.C.T.

N44°32'48"E
 66.48'

N88°11'09"E
 108.59'

28R
 FF=812.5
 N88°11'09"E

27R
 FF=812.5
 N88°11'09"E

26R
 FF=812.5
 N88°11'09"E

25R
 FF=812.5
 N88°11'09"E

24R
 FF=812.5
 N88°11'09"E

23R
 FF=812.5
 N88°11'09"E

22R
 FF=812.5
 N88°11'09"E

21R
 FF=812.5
 N88°11'09"E

20R
 FF=812.5
 N88°11'09"E

19R
 FF=812.5
 N88°11'09"E

18R
 FF=812.5
 N88°11'09"E

17R
 FF=812.5
 N88°11'09"E

S88°11'09"W
 162.20'

SPLIT RAIL ESTATES SECTOR TWO CAB. B, SLIDE 670 P.R.P.C.T.

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I, Edward A. Childress, Registered Professional Land Surveyor, Number 4865, State of Texas, do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

Edward A. Childress 8/21/03
 Edward A. Childress, RPLS No. 4865



Doc 00497986 Bk OR Val 2161 Pg 1219

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Oct 23, 2003 at 11:18P

Document Number: 00497986 Amount \$6.00

By Leslie Coufal C-62

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 stamped hereon by me.

Oct 23, 2003

JEROME HUNTER, COUNTY CLERK PARKER COUNTY

ACCT. NO.: 17730
 SCH. DIST.: AL
 CITY: CO
 MAP NO.: L18

OWNER:
 PHILLIP G. & NELLIE J. LUMSDEN
 103 WILD BRIAR COURT
 ALEDO, TEXAS 76008
 817.441.1635

PLAT REVISION
 LOTS 30R AND 32, BLOCK 4
 & LOTS 17R-28R, BLOCK 5

SPLIT RAIL
 ESTATES
 SECTOR TWO

BEING A REVISION OF LOTS 30, BLOCK 4 & LOTS 17-28, BLOCK 5 SPLIT RAIL ESTATES SECTOR TWO & A 0.401 ACRE TRACT SITUATED IN THE FRANCIS BLODGET SURVEY, ABSTRACT NO. 87 ANNETTA, PARKER COUNTY, & PARKER COUNTY, TEXAS

PREPARED JULY 24, 2003

