

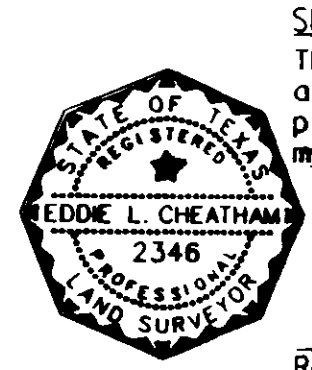
Block	Lot No.	Area in Square Feet
A	1	2,773
	2	6,592
	3	6,592
	4	6,592
	5	6,593
	6	6,593
	7	6,593
	8	6,593
	9	6,593
	10	6,594
	11	6,594
	12	6,596
	13	6,596
	14	6,602
	15	7,422
	16	5,982
	17	3,598
	18-20	7,206
	21	7,201
	22	7,079
	68	8,561
	69	7,200
	70	3,065
	71	3,364
	72	0,262
	73	6,597
	74	6,589
	75	7,740
B	1	3,159
	2	3,122
	3	6,340
	4	6,694
	5-13	080
	14	7,318
	15	8,844
	16	6,334
	17	7,205
	18-21	7,200
	22	6,554
	23	7,961
	24	7,805
	25	11,484
	26	6,600
	27	7,338
C	1	9,138
	8	9,400
	9	11,291
D	12	8,511
	13	8,995

### PROPERTY LINE CURVE TABLE

<b>C 1</b>	$\Delta = 00^{\circ}24'51''$ R = 1000.00' L = 7.23' LCB = N40°17'13"E LC = 7.23'
<b>C 2</b>	$\Delta = 05^{\circ}43'55''$ R = 1000.00' L = 100.04' LCB = N42°56'44"E LC = 100.00'
<b>C 3</b>	$\Delta = 10^{\circ}35'54''$ R = 250.00' L = 46.24' LCB = N13°18'04"E LC = 46.18'
<b>C 4</b>	$\Delta = 02^{\circ}22'29''$ R = 300.00' L = 12.43' LCB = S17°24'47"W LC = 12.43'
<b>C 5</b>	$\Delta = 04^{\circ}48'11''$ R = 100.00' L = 8.38' LCB = S04°48'17"W LC = 8.38'

### PROPERTY LINE - LINE TABLE

L 1	S44°11'18"E - 115.81'
L 2	S44°11'18"E - 50.00'
L 3	N45°48'42"E - 5.13'
L 4	S44°11'18"E - 120.00'
L 5	N45°48'42"E - 70.18'
L 6	S71°23'56"E - 138.98'
L 7	S71°23'56"E - 50.00'
L 8	S82°47'38"E - 123.71'
L 9	N07°12'22"E - 76.27'
L 10	S82°47'38"E - 120.00'
L 11	N07°12'22"E - 37.68'
L 12	N69°37'41"E - 28.20'
L 13	S82°47'38"E - 25.00'
L 14	N74°01'58"E - 130.15'



**SURVEYOR'S CERTIFICATION:**  
This is to certify that I, EDDIE L. CHEATHAM, of CHEATHAM & ASSOCIATES, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made by me or under my direction and supervision.

Date: 11/9/04

Registered Professional Land Surveyor No. 2346  
Address: 1250 E. Copeland Road Suite 900  
Arlington, Texas 76011

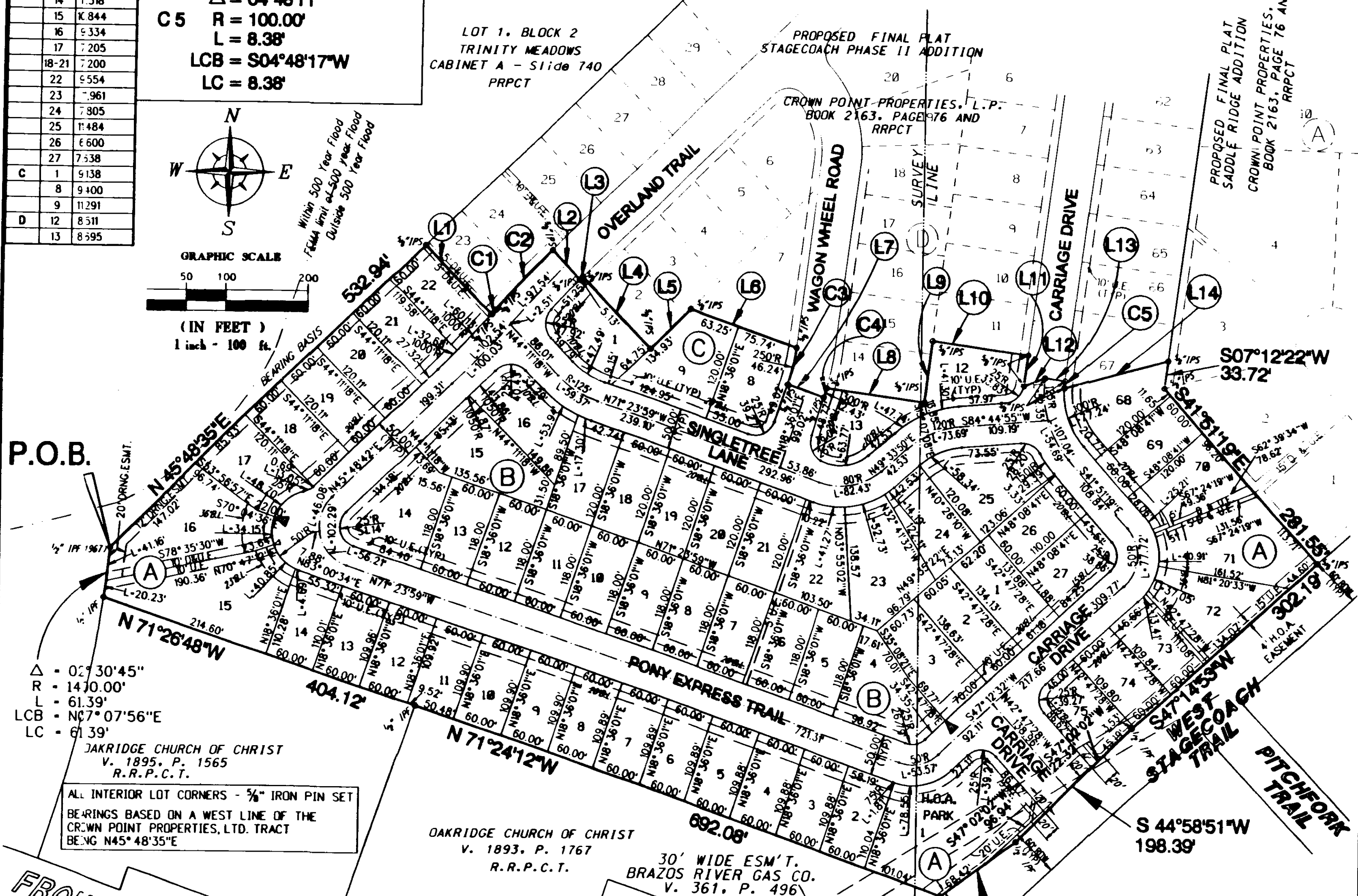
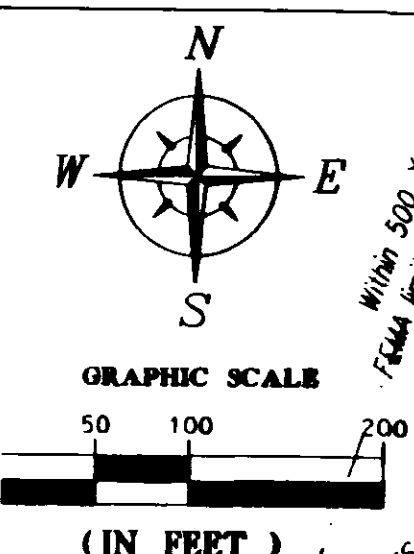
**SITE NOTES:**  
TOTAL ACREAGE - 15.416 ACRES  
DEDICATED ACREAGE - 3.345 ACRES  
NET ACREAGE - 12.071 ACRES  
PHASE ONE - 62 LOTS PHASE TWO - 70 LOTS  
LARGEST LOT - 22,773 SQ.FT. OR 0.522 ACRES  
SMALLEST LOT - 6,589 SQ.FT. OR 0.151 ACRES  
FRONT YARD SETBACK - FACE OF HOUSE 20' MINIMUM  
FACE OF GARAGE 15' MINIMUM  
SIDE YARD SETBACK 5' MINIMUM (LOTS 60' x 110' & 60' x 120')  
REAR YARD SETBACK 10' MINIMUM (LOTS 60' x 110' & 60' x 120')  
4 - LOTS 10' SIDE YARD

ACCT. NO.:  
SCH. DIST.:  
CITY: WLF  
MAP NO.: 116

15% of Lots may have a minimum of 1500 square feet of Living Space (9 Lots)  
30% of Lots may have 1700 to 1900 square feet of Living Space (18 Lots)  
50% of Lots shall have a minimum of 1900 square feet of Living Space (31 Lots)

**FLOOD STATEMENT:**  
According to FEMA Flood Insurance Administration Rate Map, Community Panel Number 481164 0005 B, Dated Jan. 3, 1997, This property is located in Zone 'X' (Areas determined to be outside the 500 year floodplain). This statement does not imply that the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE LOT OWNER. NO GRADING, FILL, EXCAVATION, FENCE CONSTRUCTION, OR OTHER OBSTRUCTION OR IMPEDIMENT TO THE GRADING AS ESTABLISHED BY THE APPROVED FINAL GRADING PLAN MAY BE IMPLEMENTED.



$\Delta = 02^{\circ}30'45''$   
R = 1470.00'  
L = 61.39'  
LCB = N07°07'56"E  
LC = 61.39'

JAKRIDGE CHURCH OF CHRIST  
V. 1895, P. 1565  
R.R.P.C.T.

ALL INTERIOR LOT CORNERS - 3/8" IRON PIN SET  
BEARINGS BASED ON A WEST LINE OF THE CROWN POINT PROPERTIES, LTD. TRACT BEING N45°48'35"E

DAKRIDGE CHURCH OF CHRIST  
V. 1893, P. 1767  
R.R.P.C.T.

30' WIDE ESM'T.  
BRAZOS RIVER GAS CO.  
V. 361, P. 496

FRONTAGE ROAD 14 20

APPROVED BY THE CITY OF WILLOW PARK PLANNING AND ZONING COMMISSION

CHAIRMAN: [Signature] DATE: 11-9-04

APPROVED BY THE CITY OF WILLOW PARK CITY COUNCIL

MAYOR: [Signature] DATE: 10-09-2004

CITY SECRETARY: [Signature] DATE: 11/9/04

THIS PLAT WAS FILED IN CABINET SLIDE# ON DATE

**ENGINEER/SURVEYOR**  
CHEATHAM & ASSOCIATES  
1250 E. COPELAND ROAD  
SUITE 900  
ARLINGTON, TEXAS 76011  
(817) 548-0695  
FAX (817) 265-8532  
CONTACT: GORDON JOHNS

**OWNER/DEVELOPER**  
CROWN POINT PROPERTIES, L.P.  
3220 W. SOUTHLAKE BOULEVARD, SITE C  
SOUTHLAKE, TEXAS 76092  
(817) 994-0683  
CONTACT: WAYNE LEE

FOR USE BY PARKER COUNTY CLERK

Doc 086537218 DR 2274 45

FILED AND RECORDED OFFICIAL PUBLIC RECORDS FOR THE COUNTY OF PARKER TEXAS

Document Number: 086537218

Submitted By: Patricia Nelson

SURETY: COUNTY OF PARKER TEXAS

Nov 12, 2004

**FINAL PLAT**  
LOTS 1 THRU 22 AND LOTS 68 THRU 75, BLOCK A  
LOTS 1 THRU 27, BLOCK B  
LOT 1, LOT 8, LOT 9, BLOCK C  
LOT 12 AND LOT 13, BLOCK D  
**STAGE COACH ESTATES PHASE I**  
AN ADDITION TO THE CITY OF WILLOW PARK PARKER COUNTY, TEXAS  
BEING 15.416 ACRES SITUATED IN THE G.C. TEETER SURVEY, ABSTRACT NO. 406 AND THE JOHN FROMAN SURVEY, ABSTRACT No. 471 PARKER COUNTY, TEXAS  
SIXTY-ONE RESIDENTIAL LOTS  
1 LOT - HOME OWNERS ASSOCIATION  
OCTOBER, 2004