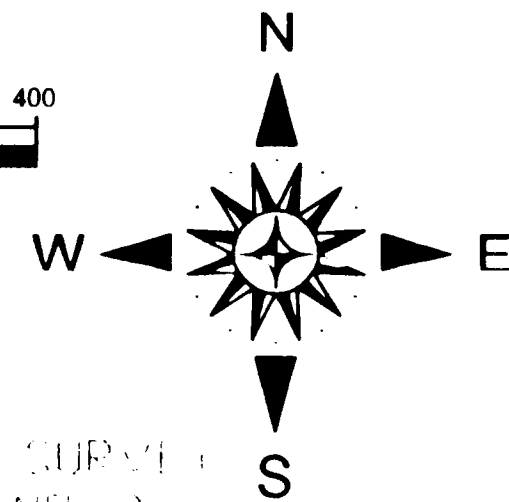
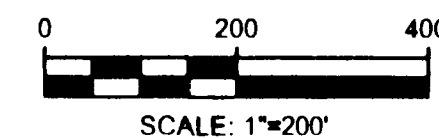


SURVEYOR'S FLOOD PLAIN NOTE:

According to the U. S. Department of Housing and Urban Development Federal Insurance Administration Flood insurance Rate Map Community Panel Number 4805200250B, effective date, September 27, 1991, a portion of this property lies within a 100 year flood hazard area



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C3	60.00'	39.46'	69.81'	66°39'39"	95°29'35"	65.94'	S 05°23'04" E
C4	60.00'	53.40'	87.27'	83°20'01"	95°29'35"	79.78'	S 69°36'56" W
C5	60.00'	65.49'	99.49'	95°00'34"	95°29'35"	88.48'	N 21°12'46" W
C6	60.00'	31.23'	57.59'	54°59'26"	95°29'35"	55.40'	N 53°47'14" E

Doc 90-49924 Bk 0R Vol 2309 Pg 18/1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 23, 2004 at 11:00A

Record Number: 964594

Amount: \$6.00

By: Nostra Castro

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was only recorded in the volume and page indicated herein in the public records of Parker County, Texas.

Notary Public

JANE HUDSON, COUNTY CLERK
PARKER COUNTY

USDALE VALLEY ADDITION, PARKER COUNTY
VOL. 352A, PG. 105
P.P. PARKER COUNTY

N. L. BAKER SURVEY
ABSTRACT NO. 135

TRACT 14
5.244 ACRES

TRACT 13
3.959 ACRES

TRACT 15
5.228 ACRES

TRACT 12
5.716 ACRES

TRACT 16
15.029 ACRES

TRACT 17
15.028 ACRES

TRACT 18
13.023 ACRES

TRACT 11
5.646 ACRES
MIN. F.F. 780.00

TRACT 10
3.555 ACRES
MIN. F.F. 780.00

TRACT 9
3.314 ACRES
MIN. F.F. 780.00

TRACT 8
2.906 ACRES
MIN. F.F. 779.50

TRACT 7
2.778 ACRES
MIN. F.F. 779.00

TRACT 6
2.641 ACRES
MIN. F.F. 778.00

TRACT 5
2.938 ACRES
MIN. F.F. 778.00

TRACT 4
3.467 ACRES
MIN. F.F. 778.00

TRACT 3
3.881 ACRES
MIN. F.F. 770.00

TRACT 2
4.000 ACRES
MIN. F.F. 760.00

TRACT 1
4.003 ACRES
MIN. F.F. 760.00

ACCT. NO.: 11218
SCH. DIST.: PR
CITY: CO
MAP NO.: D-21

**FINAL PLAT
OF
STEPHENS BLUFF**
AN ADDITION
TO PARKER COUNTY
LOTS 1-18
N. STEPHENS SURVEY
ABSTRACT NO. 2169
G.W. HILL SURVEY
ABSTRACT NO. 679
H.V. JOHNSON III SURVEY
ABSTRACT NO. 2907
JULY, 2004

SURVEYOR:
Michael Price
Price Surveying
103 South Oak Avenue
Mineral Wells, Texas 76067
(940)325-4841

OWNER:
Michael Sims, President
Charter Land Group, L.P.
P.O. Box 125
Palo Pinto, Texas 76484
(940) 659-2200

NOTE: MINIMUM FINISH FLOOR (M.F.F.)
ELEVATIONS WERE DETERMINED BY BARNETT
ENGINEERING, INC. WHICH WERE DERIVED FROM
FIRM MAP 480520-0250B, 09-27-91.

NOTE: THIS TRACT IS SUBJECT TO AN EASEMENT TO
THE COUNTY ELECTRIC, VOL. 177A, PG. 136 (GRANTEE
EASEMENT).

NOTE: A PORTION OF THIS PROPERTY IS IN A FLOOD
ZONE ACCORDING TO FLOOD COMMUNITY PANEL NO.
480520-B, DATED SEPTEMBER 27, 1991.

NOTE: THE COMMONS AREA AND UTILITY AND ACCESS
EASEMENTS CONSIST OF 18.848 ACRES.

NOTE: ALL TRACT CORNERS ARE SET 1/2" HIGH UNLESS
OTHERWISE NOTED.