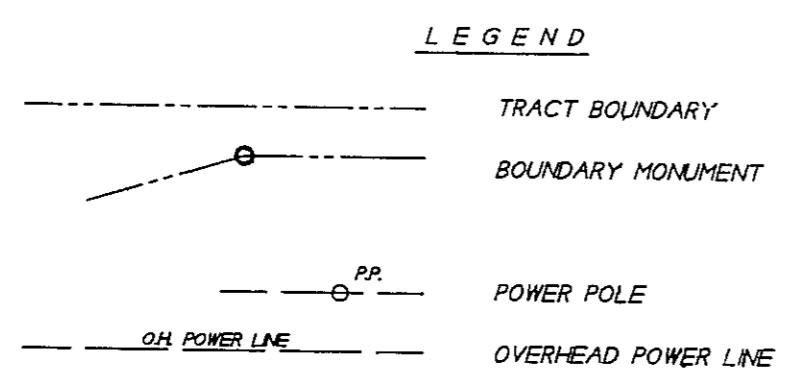


P/L - R.O.W. - DATA
 R - 5196.34
 L - 502.79
 I - 5°32'38"
 T - 251.59

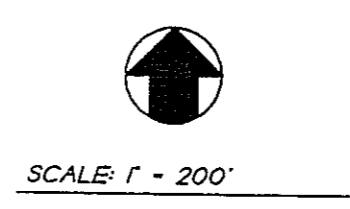
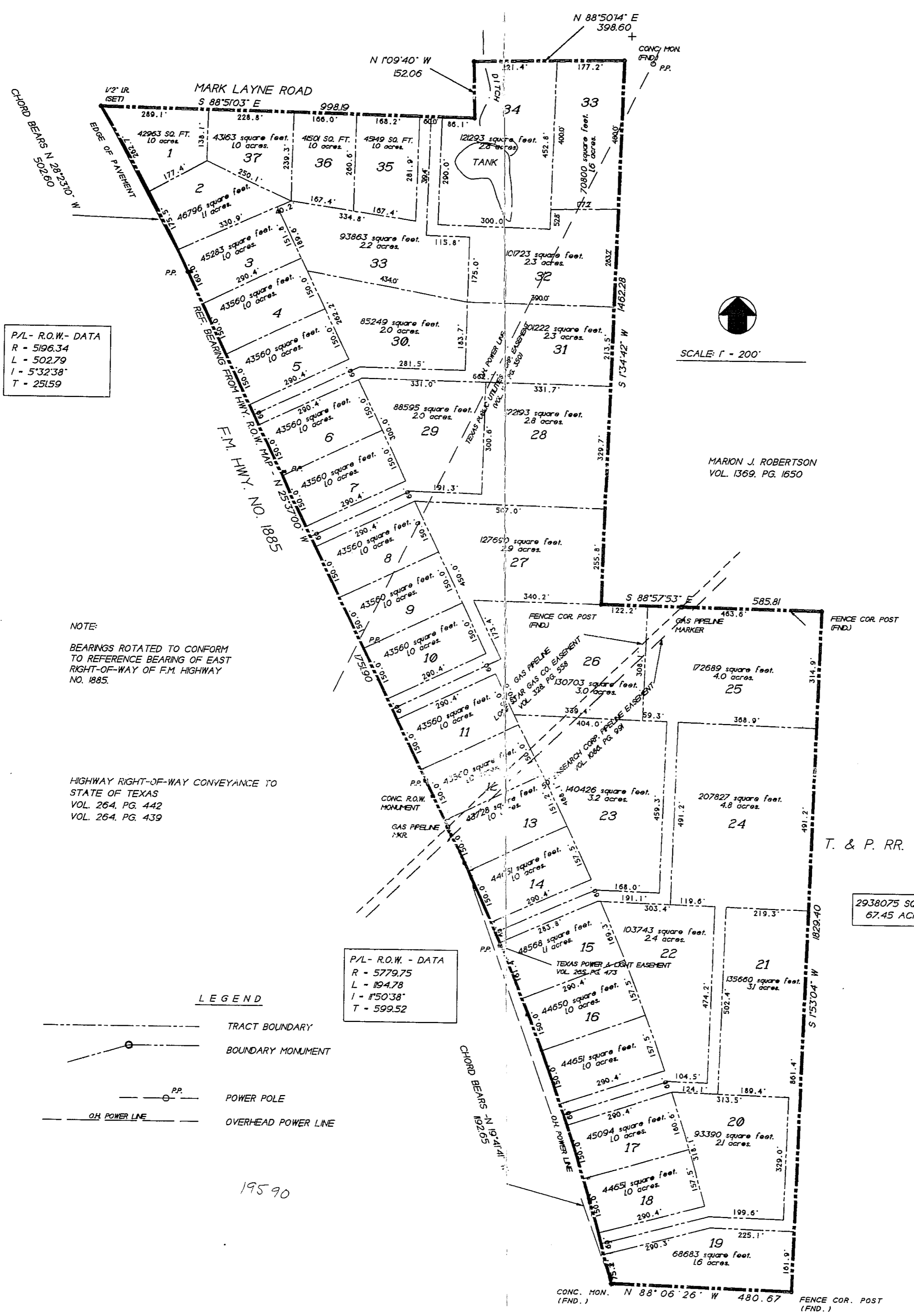
NOTE:
 BEARINGS ROTATED TO CONFORM
 TO REFERENCE BEARING OF EAST
 RIGHT-OF-WAY OF F.M. HIGHWAY
 NO. 1885.

HIGHWAY RIGHT-OF-WAY CONVEYANCE TO
 STATE OF TEXAS
 VOL. 264, PG. 442
 VOL. 264, PG. 439

P/L - R.O.W. - DATA
 R - 5779.75
 L - 104.78
 I - 1°50'38"
 T - 599.52



19590



MARION J. ROBERTSON
 VOL. 1369, PG. 1650

T. & P. RR. CO. SURVEY NO. 215
 AB-1479

2938075 SQ. FT.
 67.45 ACRES

ACCT. NO.: 19590
 SCH. DIST.: PE
 CITY: CO
 MAP NO.: E-11

RICHARD SHARPE
 VOL. 249, PG. 369

PRELIMINARY
 SUBDIVISION
 67.45 ACRES
 T. & P. RR. CO. SURVEY NO.
 PARKER COUNTY

SUBJECT

B-476

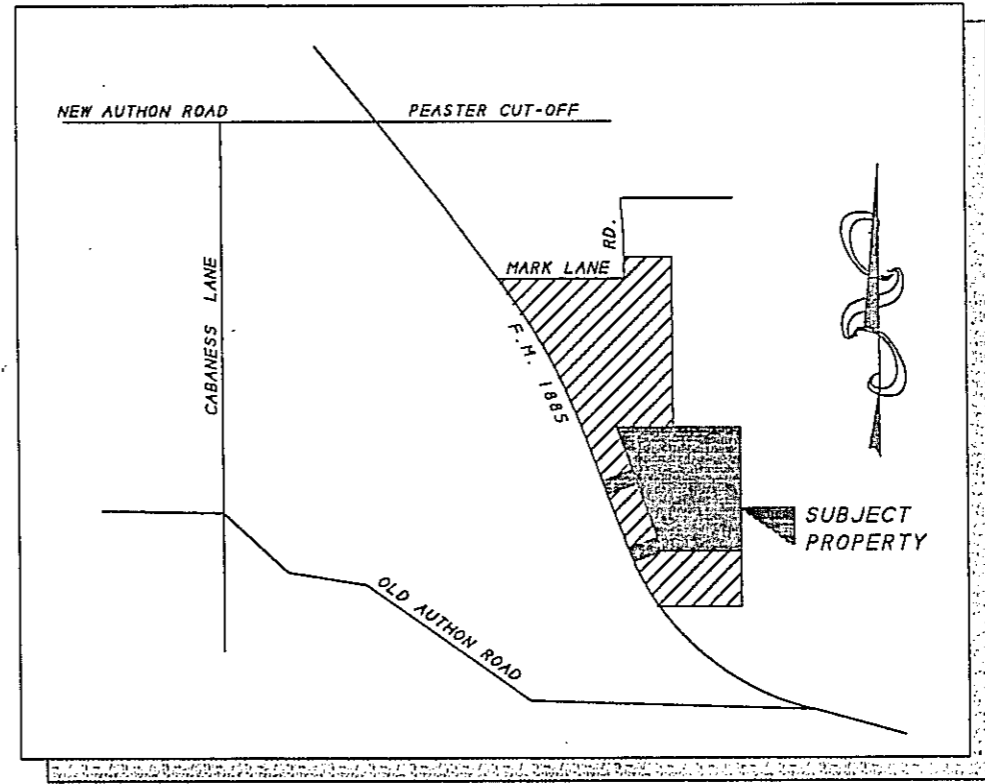
WINCHESTER RANCH EST. LLC
VOL. 1755, PG. 511

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was read 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.

RECORDED APR 23 2000



County Clerk, Parker County, TX.



LOCATION MAP

3:00 p.m.

APR 26 2000

AND LINDA L. CHIFF
PARKER COUNTY, TEXAS
By B. Morris

SCALE: 1" = 100'

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE RENTAL OR USE OF THE
DISCLOSED REAL PROPERTY INCLUDING THE
COLOR OR HUE OF WALLS AND CEILING IS
VOID UNDER FEDERAL LAW.

NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN
A 100 YEAR FLOOD HAZARD AREA AS DETERMINED
BY THE FLOOD INSURANCE RATE MAP FOR PARKER
COUNTY, TEXAS PANEL NO. 480520 0125 C.
DATED JANUARY 3, 1997.

NOTE:
BUILDING LINES ON THIS REVISED PLAT HAVE
BEEN SET AT 85 FEET FROM THE 100 FEET SHOWN
ON THE ORIGINAL PLAT.

LAND USE DATA:

TOTAL LAND AREA-----22.53 ACRES
MINIMUM LOT SIZE-----2.2 ACRES
TOTAL RESIDENTIAL LOTS-----7
PROPOSED LAND USE-----RESIDENTIAL
ESTIMATED POPULATION-----25

GENERAL NOTES:

1. UTILITY EASEMENTS SHALL BE 15.0 FEET INSIDE ALL FRONT, REAR AND SIDE LOT LINES AND AS INDICATED ON PLAT.
2. ALL STREETS SHALL HAVE A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.
3. ALL BUILDING LINES SHALL BE 85.0 FEET FRONT ALONG PROPOSED ROADS AND 20.0 FEET ALONG SIDE LOT LINES.
4. ALL CUL-DE-SACS SHALL HAVE A 60.0 FOOT RADIUS.
5. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2 INCH IRON RODS AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
6. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL AEROBIC DISPOSAL SYSTEMS DESIGNED AND INSTALLED TO CURRENT PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

ACCT. NO: 19590
SCH. DIST: PE
CITY: Co
MAP NO.: E-11

CORRECTED
REVISED FINAL PLAT

WINCHESTER RANCH ESTATES, PHASE ONE
22.53 ACRES OUT OF
T. & P. RR. CO. SURVEY NO. 215, AB-1479
PARKER COUNTY, TEXAS

DEVELOPER
WINCHESTER RANCH ESTATES, L.L.C.
622 W. COLUMBIA
WEATHERFORD, TEXAS 76068
817-341-7700

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

MARCH, 2000

SHEET 1 OF 2

WINCHESTER RANCH ESTATES, PHASE ONE FINAL PLAT

22.53 ACRES OUT OF
T. & P. RR. CO. SURVEY NO. 215, AB-1479
PARKER COUNTY, TEXAS

- ACCT. NO.:** 19980
SCH. DIST.: PE
CITY: CO
MAP NO.: E-11
- GENERAL NOTES:**
- UTILITY EASEMENTS SHALL BE 15.0 FEET INSIDE ALL FRONT, REAR AND SIDE LOT LINES AND AS INDICATED ON PLAT.
 - ALL STREETS SHALL HAVE A MINIMUM 60.0 FOOT RIGHT-OF-WAY WIDTH.
 - ALL BUILDING LINES SHALL BE 100.0 FEET FRONT ALONG PROPOSED ROADS AND 20.0 FEET ALONG SIDE LOT LINES.
 - ALL CUL-DE-SACS SHALL HAVE A 60.0 FOOT RADIUS.
 - ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2 INCH IRON RODS AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
 - WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELLS.
 - SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL AEROBIC DISPOSAL SYSTEMS DESIGNED AND INSTALLED TO CURRENT PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.

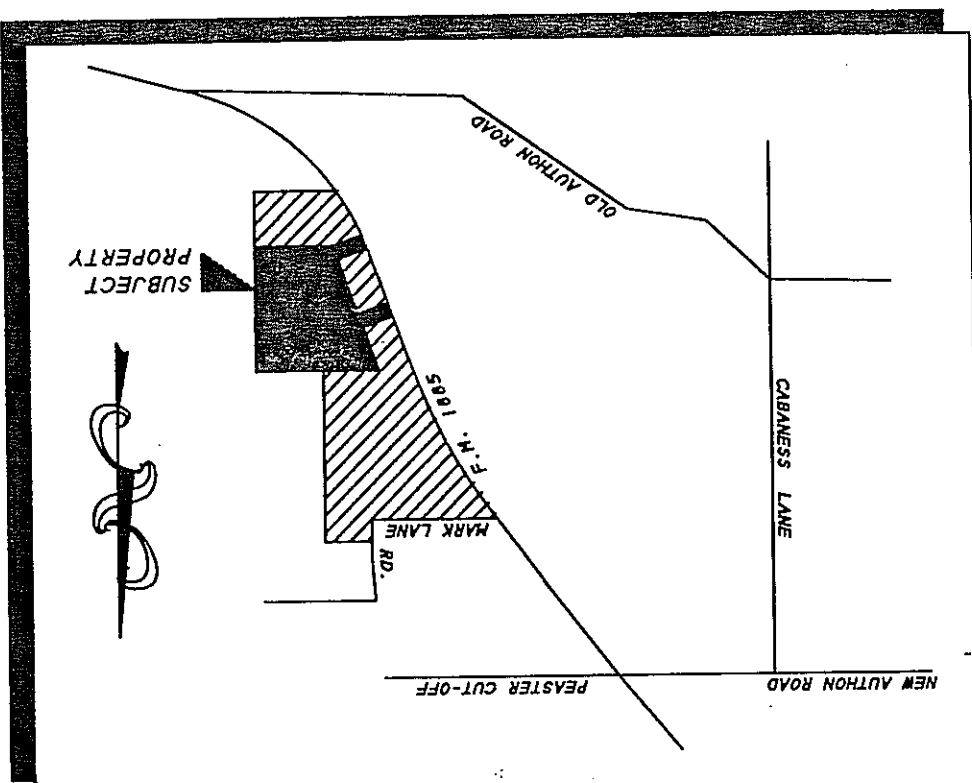
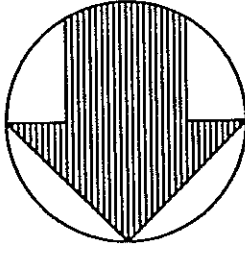
LAND USE DATA:

22.53 ACRES
MINIMUM LOT SIZE-----2.2 ACRES
TOTAL RESIDENTIAL LOTS-----7
PROPOSED LAND USE-----RESIDENTIAL
ESTIMATED POPULATION-----25

NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS PANEL NO. 480520 0125 C. DATED JANUARY 3, 1997.

SCALE: 1" = 100'

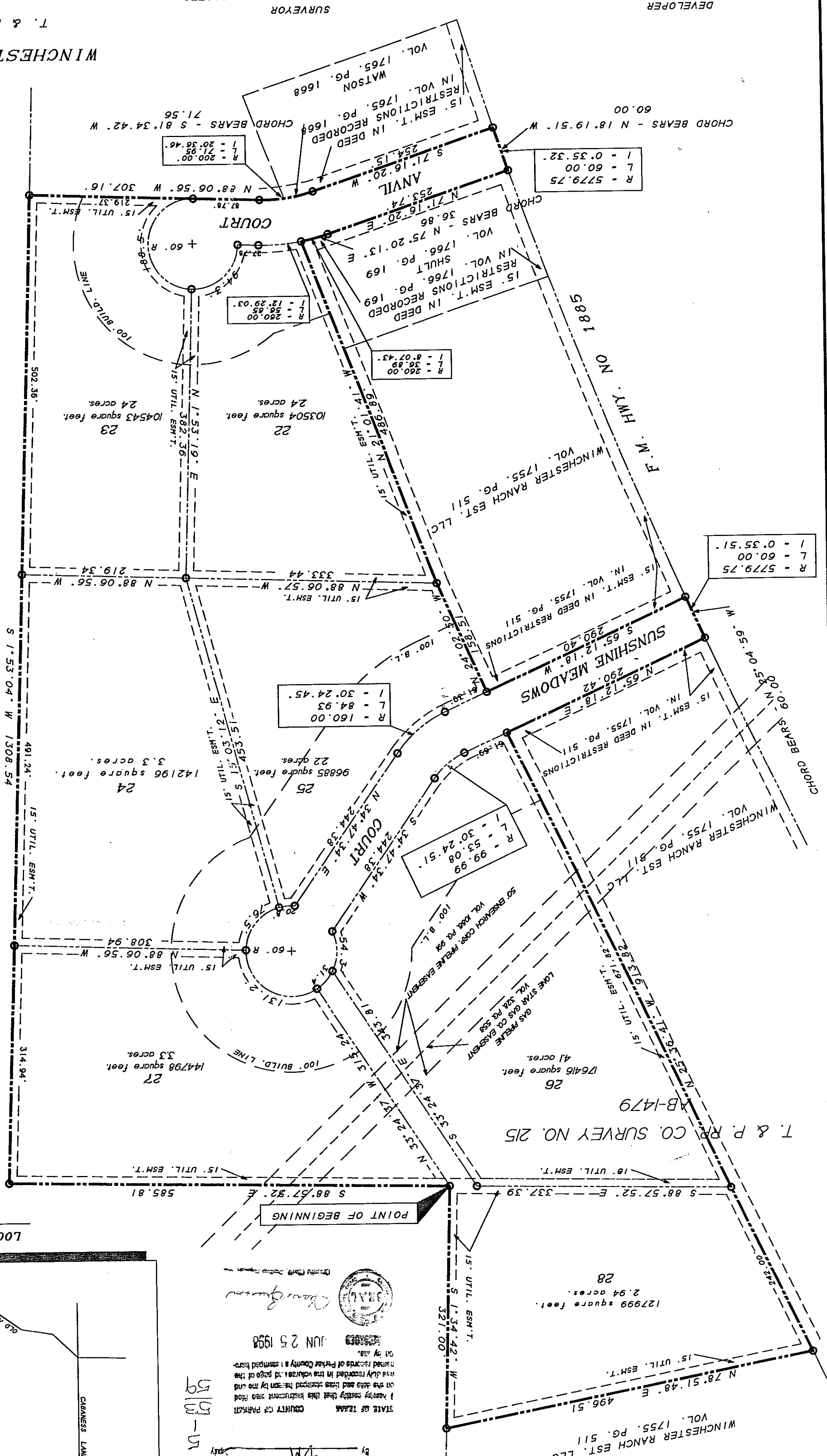


RECEIVED AND FILED
FOR RECORD
AT
10:35 O'CLOCK A.M.
JUN 25 1998
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time indicated hereon by me and the data and facts stated hereon are true and correct to the best of my knowledge and belief.

JUN 25 1998
Clerk of County

5917-07



DEVELOPER
WINCHESTER RANCH ESTATES, L.L.C.
622 W. COLUMBIA
WEATHERFORD, TEXAS 76068
817-341-7700

SURVEYOR
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