39357

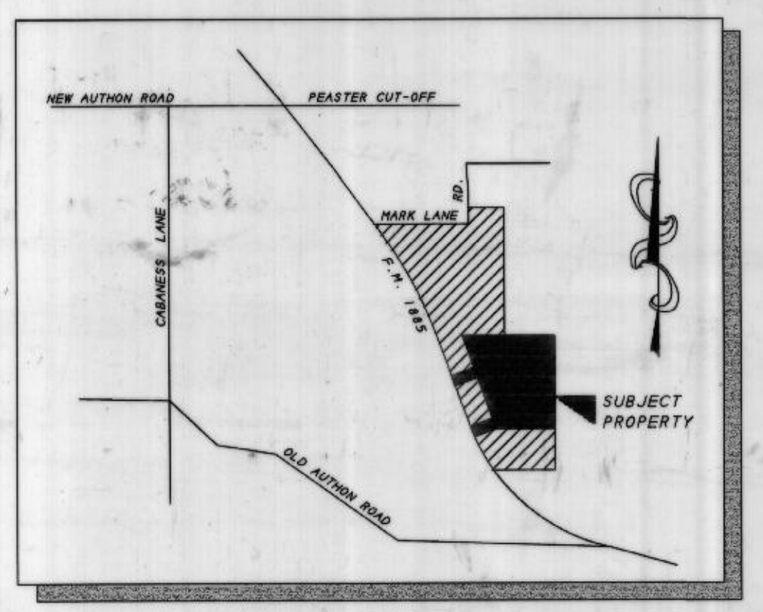
B-476

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.

RECORDED APR 26 2000

SEAL

County Clerk, Parker County, Tex.



LOCATION MAP

3:00 PM
APR 26 2000
Joann Strasner, Co. Clerk
PARKER COUNTY, TEXAS
By B. Morris

SCALE: 1" = 100'

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE 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-DACS 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.

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

N 78°51'48" E 496.51
15' UTIL. ESM'T.
127999 square feet
2.94 acres
28
242.00
15' UTIL. ESM'T.
S 1°34'42" W 321.00
POINT OF BEGINNING
S 88°57'52" E 337.39
18' UTIL. ESM'T.
S 88°57'52" E 585.81
15' UTIL. ESM'T.
T. & P. RR. CO. SURVEY NO. 215
AB-1479
N 33°24'37" W 315.24
S 33°24'37" E 343.81
26
176416 square feet
4.1 acres
27
144798 square feet
3.3 acres
85' BUILD. LINE
314.94
GAS PIPELINE
LONE STAR GAS CO. EASEMENT
VOL. 328, PG. 558
50' ENSEARCH CORP. PIPELINE EASEMENT
VOL. 1080, PG. 909
85' B.L.
131.2
31.4
54.3
+60' R
15' UTIL. ESM'T.
N 88°06'56" W
308.94
30.8
76.5
N 25°36'41" W 913.82
15' UTIL. ESM'T.
671.82'
WINCHESTER RANCH EST. LLC
VOL. 1755. PG. 511
R = 99.99
L = 53.08
I = 30°24'51"
S 34°47'34" W
244.38
COURT
N 34°47'34" E
244.38
CHORD BEARS
N 25°04'59" W
60.00
15' ESM'T. IN DEED RESTRICTIONS
IN. VOL. 1755. PG. 511
61.69
N 65°12'18" E
290.42
SUNSHINE MEADOWS
S 65°12'18" W
290.40
61.39
N 24°02'50" W
158.51
85' B.L.
25
96885 square feet
2.2 acres
24
142196 square feet
3.3 acres
R = 160.00
L = 84.93
I = 30°24'45"
S 15°03'12" E
453.51
15' UTIL. ESM'T.
491.24'
S 1°53'04" W 1308.54
15' ESM'T. IN DEED RESTRICTIONS
IN. VOL. 1755. PG. 511
R = 5779.75
L = 60.00
I = 0°35'51"
15' UTIL. ESM'T.
N 88°06'57" W
333.44
N 88°06'56" W
219.34
WINCHESTER RANCH EST. LLC
VOL. 1755. PG. 511
F.M. HWY. NO 1885
15' UTIL. ESM'T.
N 21°01'41" W
486.89
22
103504 square feet
2.4 acres
23
104543 square feet
2.4 acres
N 1°53'19" E
382.36
15' UTIL. ESM'T.
502.36'
R = 260.00
L = 36.89
I = 8°07'43"
R = 260.00
L = 56.65
I = 12°29'03"
85' BUILD. LINE
94.3'
188.5'
27.78'
+60' R
87.78'
15' UTIL. ESM'T.
219.37'
N 88°06'56" W 307.16'
15' ESM'T. IN DEED RESTRICTIONS RECORDED IN VOL. 1766. PG. 169
VOL. SHULT
VOL. 1766. PG. 169
CHORD BEARS - N 75°20'13" E
36.86
N 71°16'20" E
253.74
COURT
ANVIL
S 71°16'20" W
254.15
R = 5779.75
L = 60.00
I = 0°35'32"
CHORD BEARS - N 18°19'51" W
60.00
15' ESM'T. IN DEED RESTRICTIONS RECORDED IN VOL. 1765. PG. 1668
VOL. WATSON
VOL. 1765. PG. 1668
R = 200.00
L = 71.95
I = 20°36'46"
CHORD BEARS - S 81°34'42" W
71.56

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

MARCH, 2000

SHEET 1 OF 2

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