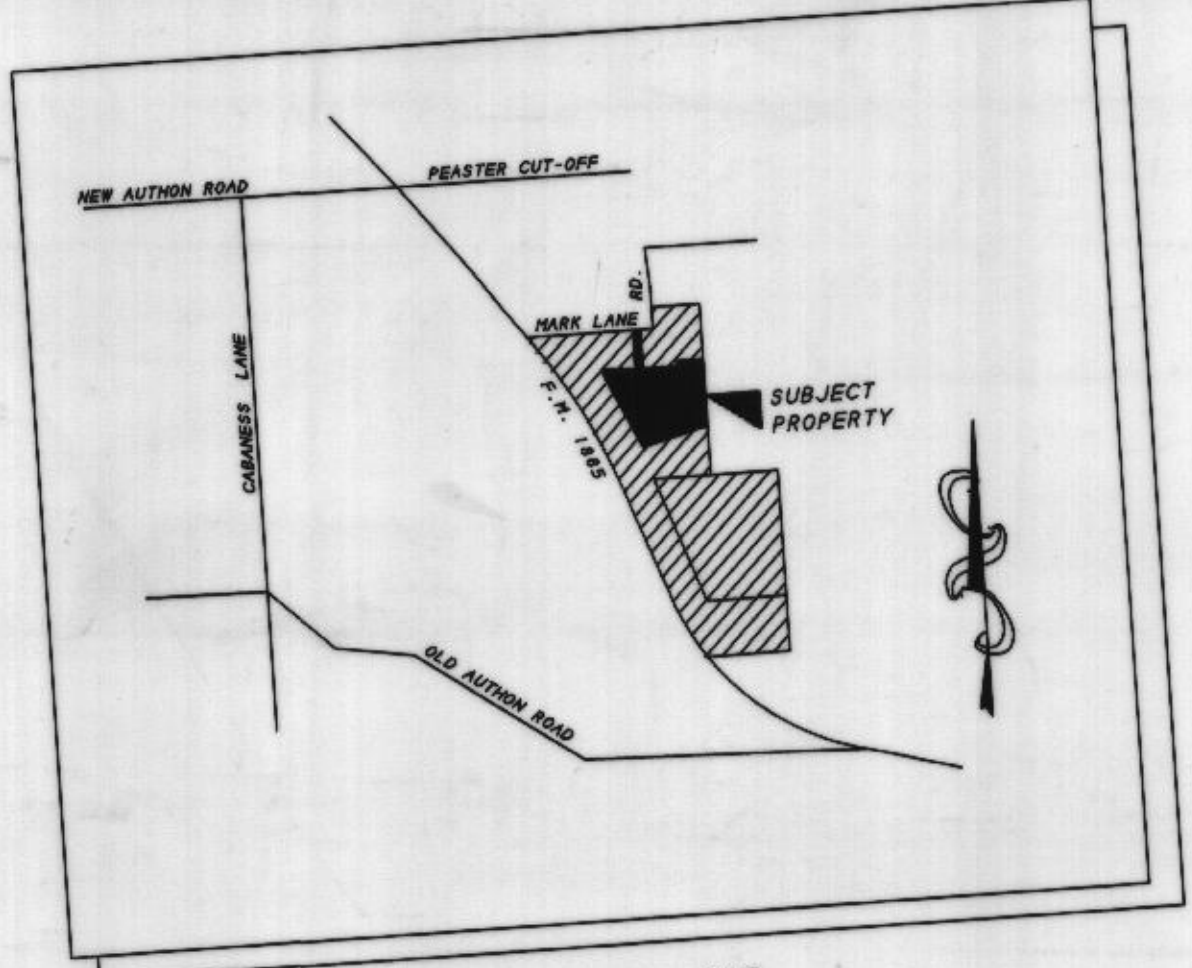


LOT 28
WINCHESTER RANCH ESTATES, PHASE I
PARKER COUNTY, TEXAS
CAB. B. SLIDE 308 P.R.P.C.T.

LAND USE DATA:

TOTAL LAND AREA	12.71 ACRES
MINIMUM LOT SIZE	1.0 ACRES
TOTAL RESIDENTIAL LOTS	10
PROPOSED LAND USE	RESIDENTIAL
ESTIMATED POPULATION	35

- 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.



LOCATION MAP

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

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

FINAL PLAT
WINCHESTER RANCH ESTATES, PHASE TWO
12.71 ACRES OUT OF
T. & P. RR. CO. SURVEY NO. 215. AB-1479
PARKER COUNTY, TEXAS

FEBRUARY, 1999

Plat Cabinet
358486 B 365

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 MAR 24 1999

SEAL
Jeane Brunson
County Clerk
Parker County, Texas

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.

RECEIVED AND FILED FOR RECORD
10:15 O'Clock A.M.
MAR 24 1999
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *[Signature]* Deputy

MARION J. ROBERTSON
VOL. 1369, PG. 1650

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 B, DATED SEPTEMBER 27, 1991.