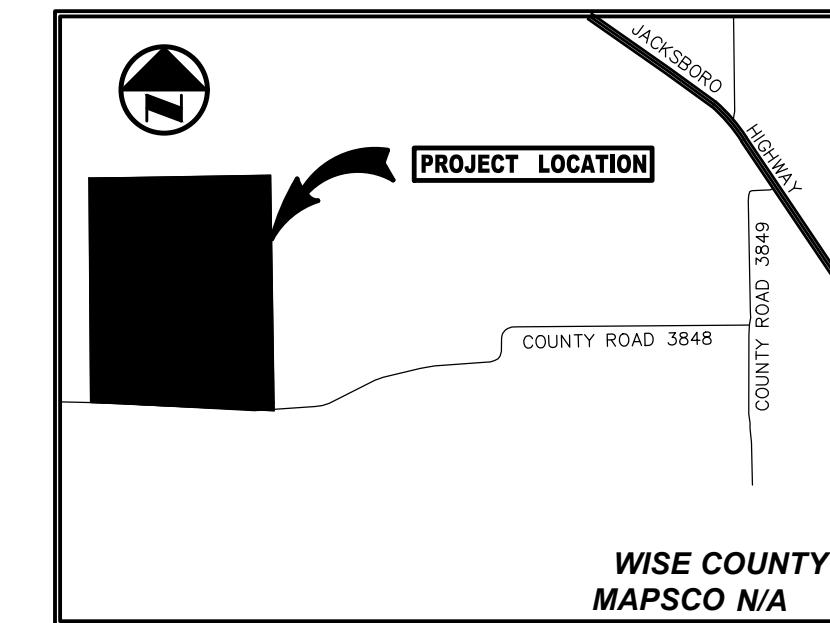
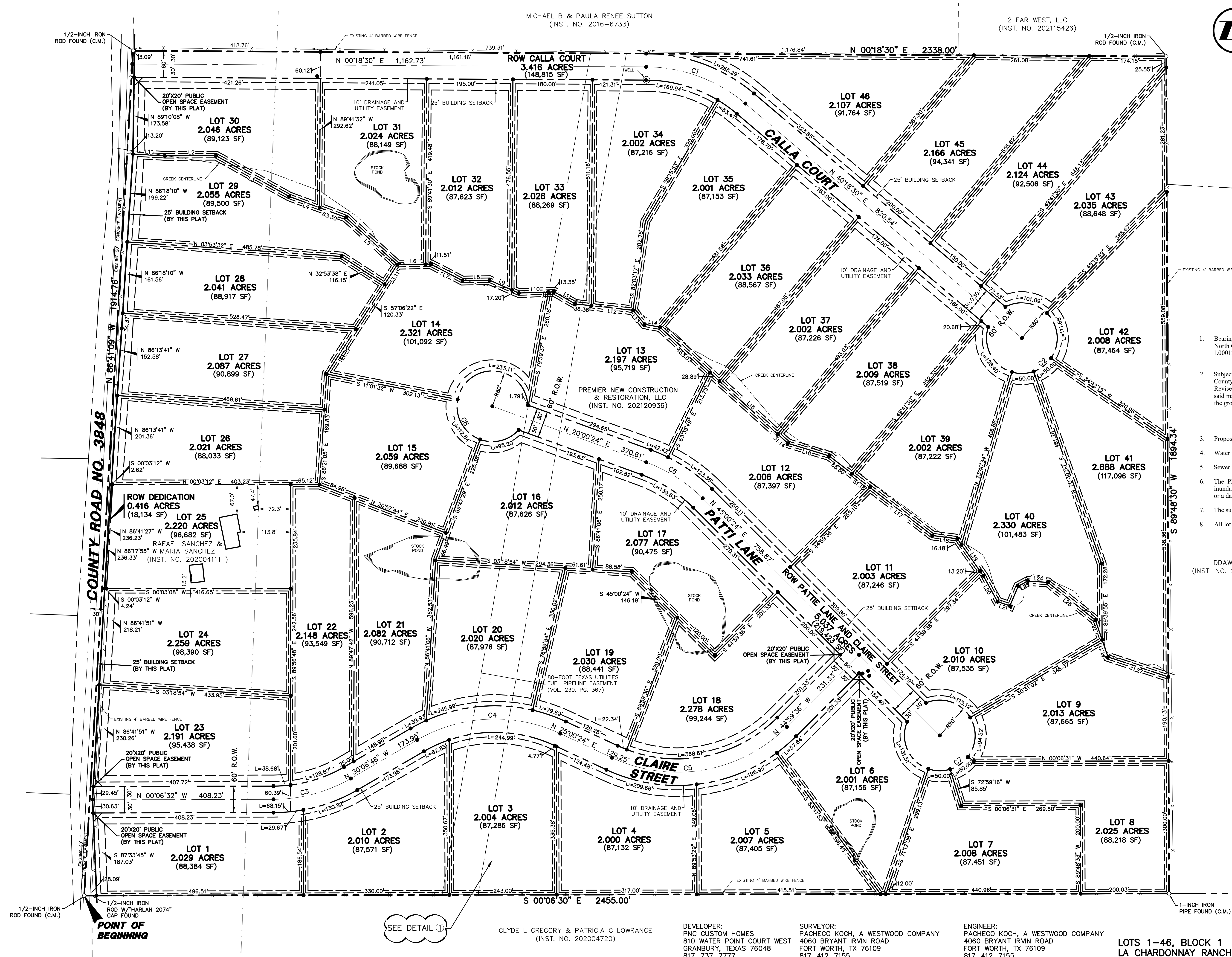
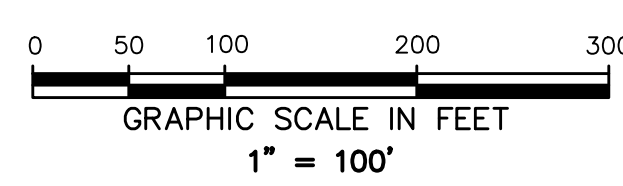


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VICINITY MAP
(NOT TO SCALE)



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	PHASE LINE
(C.M.)	CONTROLLING MONUMENT
IRS	1/2-INCH IRON ROD
W	W/PACHECO KOCH" CAP SET
XS	"+" CUT IN CONCRETE SET
PKWWS	PK NAIL W/PACHECO KOCH" WASHER SET

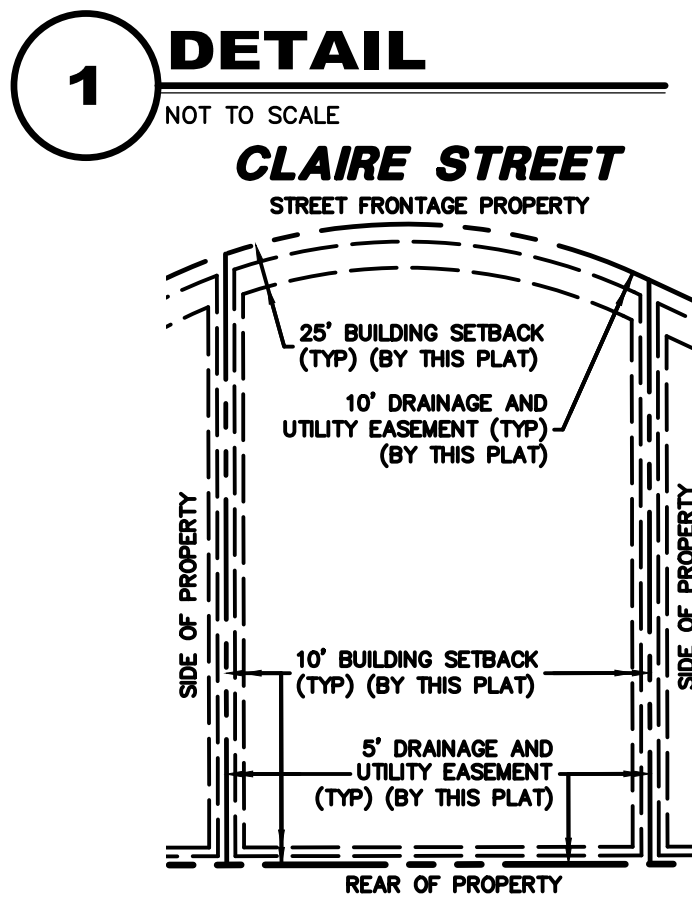
NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 7, 2022 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Wise County, Texas and Incorporated Areas, Map No. 48497C0400D, Community-Panel No. 481051 0400 D, Revised Date: December 16, 2011. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Proposed use of the lots shown are for single family designation.
- Water to be provided by Private Well.
- Sewer to be provided by Septic System.
- The Plat shall include a note stating that no part of the subdivision is located within the breach inundation limits of a Natural Resources Conservation Service (NRCS) regulated flood control structure or a dam as defined by Texas Commission on Environmental Quality.
- The subdivision is not located within the ETJ of any municipality.
- All lot lines are parallel unless otherwise labeled

NOTES

- DDAW, LLC (INST. NO. 202206300)
- The detail below shows the easements dedicated for all lots:
 - 25' Building Setback along all County Roads
 - 10' Drainage and Utility along all County Roads
 - 10' Building Setback along all sides and rear of Lots
 - 5' Drainage and Utility along all sides and rear of Lots



SHEET 1 OF 2
PRELIMINARY PLAT
LOTS 1-46, BLOCK 1
LA CHARDONNAY RANCH
BEING A 104.696 ACRE TRACT OUT OF THE
JAMES M. MORRISON SURVEY, ABSTRACT NO. 559,
WISE COUNTY, TEXAS

 Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY DCP	CHECKED BY DCP	SCALE 1"=100'	JOB NUMBER 5247-22.110

LOTS 1-46, BLOCK 1
LA CHARDONNAY RANCH
REF. CASE NO. PP-

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DEVELOPER:
PNC CUSTOM HOMES
810 WATER POINT COURT WEST
GRANBURY, TEXAS 76048
817-737-7777
CONTACT: PATTI LYERLA

CLYDE L GREGORY & PATRICIA G LOWRANCE
(INST. NO. 202004720)

SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKI

ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: PRESTON BARTLEY

PRELIMINARY PLAT - LOTS 1-46, BLOCK 1, LA CHARDONNAY RANCH

OWNER'S ACKNOWLEDGMENT AND DEDICATION

DESCRIPTION, of a 104.696 acre tract of land situated in the James M. Morrison Survey, Abstract No. 559, Wise County, Texas; said tract being all of that tract of land described in Warranty Deed with vendor's lien to Premier New Construction & Restoration, LLC recorded in Instrument No. 202120936 of the Records of Wise County, Texas; said 104.696 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for the southeast corner of said Premier New Construction & Restoration, LLC tract; said point being in County Road 3848 (a publicly traveled right-of-way);

THENCE, North 86 degrees, 41 minutes, 09 seconds West, along the south line of said Premier New Construction & Restoration, LLC tract and generally with said County Road 3848, a distance of 1,914.76 feet to a 1/2-inch iron rod found for the southwest corner of said Premier New Construction & Restoration, LLC tract;

THENCE, North 00 degrees, 18 minutes, 30 seconds East, along the west line of said Premier New Construction & Restoration, LLC tract, a distance of 2,338.00 feet to a 1/2-inch iron rod found for the northwest corner of said Premier New Construction & Restoration, LLC tract;

THENCE, North 89 degrees, 48 minutes, 30 seconds East, along the north line of said Premier New Construction & Restoration, LLC tract; a distance of 1,894.34 feet to a 1-inch iron pipe found for the northeast corner of said Premier New Construction & Restoration, LLC tract;

THENCE, South 00 degrees, 06 minutes, 30 seconds East, along the east line of said Premier New Construction & Restoration, LLC tract; a distance of 2,455.00 feet to the POINT OF BEGINNING;

CONTAINING: 4,560,570 square feet or 104.696 acres of land, more or less.

NOTES

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 7, 2022 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Wise County, Texas and Incorporated Areas, Map No. 48497C0400D, Community-Panel No. 481051 0400 D, Revised Date: December 16, 2011. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. Proposed use of the lots shown are for single family designation.
4. Water to be provided by Private Well.
5. Sewer to be provided by Septic System.
6. The Plat shall include a note stating that no part of the subdivision is located within the breach inundation limits of a Natural Resources Conservation Service (NRCS) regulated flood control structure or a dam as defined by Texas Commission on Environmental Quality.
7. The subdivision is not located within the ETJ of any municipality.
8. All lot lines are parallel unless otherwise labeled

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	040°00'00"	350.00'	244.35'	127.39'	N 20°18'30" E	239.41'
C2	315°57'05"	80.00'	441.15'	32.36'	N 49°41'30" W	60.00'
C3	030°00'00"	350.00'	183.26'	93.78'	N 15°06'31" W	181.17'
C4	055°06'55"	350.00'	336.68'	182.65'	N 2°33'03" W	323.85'
C5	070°00'00"	350.00'	427.61'	245.07'	N 9°59'36" W	401.50'
C6	025°00'00"	350.00'	152.72'	77.59'	N 32°30'24" E	151.51'
C7	315°57'05"	80.00'	441.15'	32.36'	N 44°59'36" W	60.00'
C8	315°57'05"	80.00'	441.15'	32.36'	S 69°59'36" E	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°12'22" E	72.14'
L2	N 00°10'02" W	115.70'
L3	N 29°04'49" E	189.90'
L4	N 20°17'24" E	73.04'
L5	N 42°32'16" E	158.25'
L6	N 00°42'10" W	64.39'
L7	N 27°22'48" E	80.61'
L8	N 00°54'31" W	61.17'
L9	N 23°43'12" E	55.09'
L10	N 01°52'03" W	67.12'
L11	N 29°54'49" E	54.80'
L12	N 06°13'55" E	94.87'
L13	N 50°03'35" E	41.50'
L14	N 10°35'58" E	33.70'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N 42°13'58" E	178.10'
L16	N 16°54'54" E	97.46'
L17	N 37°38'23" E	178.47'
L18	N 07°24'07" E	56.82'
L19	N 54°54'27" E	72.93'
L20	N 61°10'41" E	66.85'
L21	N 18°35'56" E	29.55'
L22	N 27°52'31" W	24.87'
L23	N 27°52'31" W	24.87'
L24	N 03°48'35" E	45.34'
L25	N 38°30'25" E	137.32'
L26	N 71°06'19" E	46.84'
L27	N 18°18'29" E	143.84'

AREA TABLE		
LOT	SF	ACRES
LOT 1	88,384	2.029
LOT 2	87,571	2.010
LOT 3	87,286	2.004
LOT 4	87,132	2.000
LOT 5	87,405	2.007
LOT 6	87,156	2.001
LOT 7	87,451	2.008
LOT 8	88,218	2.025
LOT 9	87,665	2.013
LOT 10	87,535	2.010
LOT 11	87,246	2.003
LOT 12	87,397	2.006
LOT 13	95,719	2.197
LOT 14	101,092	2.321
LOT 15	89,688	2.059
LOT 16	87,626	2.012
LOT 17	90,475	2.077
LOT 18	99,244	2.278
LOT 19	88,441	2.030
LOT 20	87,976	2.020
LOT 21	90,712	2.082
LOT 22	93,549	2.148
LOT 23	95,438	2.191
LOT 24	98,390	2.259
LOT 25	96,682	2.220
LOT 26	88,033	2.021
LOT 27	90,899	2.087
LOT 28	88,917	2.041
LOT 29	89,500	2.055
LOT 30	89,123	2.046
LOT 31	88,149	2.024
LOT 32	87,623	2.012
LOT 33	88,269	2.026
LOT 34	87,216	2.002
LOT 35	87,153	2.001
LOT 36	88,567	2.033
LOT 37	87,226	2.002
LOT 38	87,519	2.009
LOT 39	87,222	2.002
LOT 40	101,483	2.330
LOT 41	117,096	2.688
LOT 42	87,464	2.008
LOT 43	88,648	2.035
LOT 44	92,506	2.124
LOT 45	94,341	2.166
LOT 46	91,764	2.107
ROW CALLA COURT	148,815	3.416
ROW DEDICATION	18,134	0.416
ROW PATTIE LANE AND CLAIRE STREET	219,423	5.037
TOTAL GROSS AREA	4,560,570	104.696
TOTAL NET AREA	4,174,200	95.826

SHEET 1 OF 2
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Pacheco Koch
a **Westwood** company

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY
DCP

CHECKED BY
DCP

SCALE
N/A

DATE
MAY 2022

JOB NUMBER
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REF. CASE NO. PP-

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PRELIMINARY PLAT - LOTS 1-46, BLOCK 1, LA CHARDONNAY RANCH