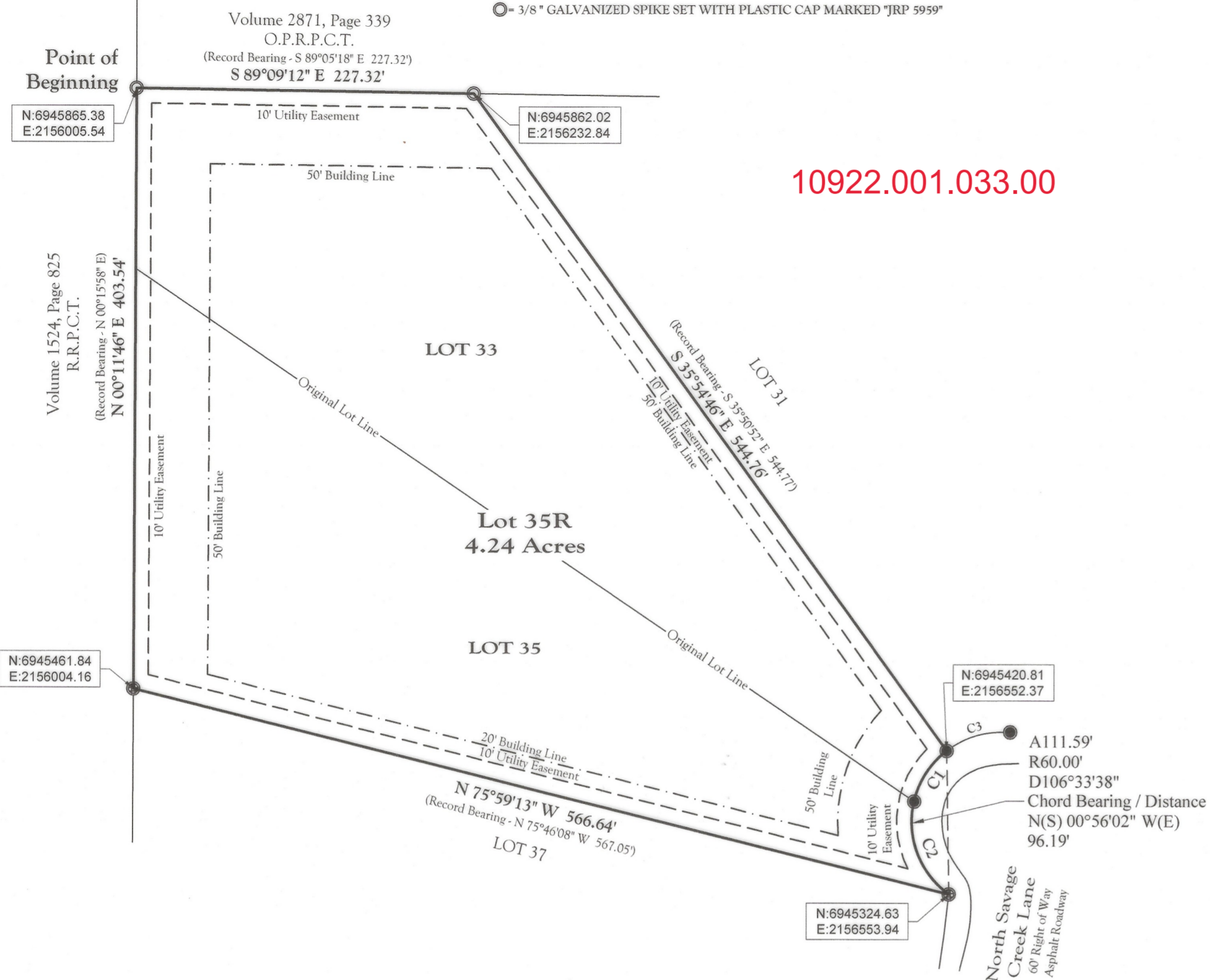


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.13'	60.00'	39°16'49"	S 32°42'23" W	40.33'
C2	70.46'	60.00'	67°16'49"	S 20°34'27" E	66.48'
C3	45.58'	60.00'	43°31'15"	N 74°06'25" E	44.49'

LEGEND

- - 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "MIZELL RPLS 1967"
- ⊙ - 1/2 INCH IRON ROD FOUND
- ⊙ - 3/8" GALVANIZED SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959"



A REPLAT OF
LOT 35R, BLOCK A OF PHASE THREE, CANYON CREEK RANCH

BEING ALL OF
 LOTS 33 AND 35, BLOCK A OF PHASE THREE, CANYON CREEK RANCH
 AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET B, SLIDE
 729, MAP/PLAT RECORDS, PARKER COUNTY, TEXAS.

WE, CHRISTOPHER SWEENEY AND BRANDI SWEENEY, ARE THE SOLE OWNERS OF:

4.24 ACRES OF LAND IN THE I. & G.N. R.R. CO. SURVEY NO. 1, BLOCK A, A-1789 BEING ALL OF LOTS 33 AND 35 OF PHASE THREE CANYON CREEK RANCH, RECORDED IN CABINET B, SLIDE 729, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH GALVANIZED SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID PHASE THREE, CANYON CREEK RANCH, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 33 AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE WITH THE NORTH LINE OF SAID LOT 33, S 89°09'12" E - 227.32 FEET TO A 3/8 INCH GALVANIZED SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR THE NORTHEAST CORNER OF SAID LOT 33 AND THE TRACT DESCRIBED HEREIN;
THENCE WITH THE COMMON LINE OF SAID LOT 33 AND LOT 31 OF SAID PHASE THREE, CANYON CREEK RANCH, S 35°54'46" E - 544.76 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "MIZELL RPLS 1967" IN THE WEST LINE OF NORTH SAVAGE CREEK LANE AND FOR THE SOUTH COMMON CORNER OF SAID LOT 33 AND LOT 31, ALSO BEING AN EAST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE WITH THE COMMON LINE OF NORTH SAVAGE CREEK LANE AND SAID LOT 33 AND SAID LOT 35, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 111.59 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S 00°56'02" E - 96.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH COMMON CORNER OF SAID LOT 35 AND LOT 37 OF SAID PHASE THREE, CANYON CREEK RANCH;
THENCE WITH THE COMMON LINE OF SAID LOT 35 AND LOT 37, N 75°59'13" W - 566.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTH COMMON CORNER OF SAID LOT 35 AND LOT 37, ALSO BEING IN THE WEST LINE OF SAID PHASE THREE, CANYON CREEK RANCH, ALSO BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE WITH WEST LINE OF SAID PHASE THREE, CANYON CREEK RANCH, AND ALONG AND WITH THE WEST LOT LINES OF LOT 35 AND LOT 33, A COMPLETE BEARING AND DISTANCE OF N 00°11'46" E - 403.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.24 ACRES OF LAND.

OWNERS CERTIFICATE:
 WE, CHRISTOPHER SWEENEY AND BRANDI SWEENEY, ARE THE SOLE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS
LOT 35R, PHASE THREE, CANYON CREEK RANCH
 4.24 ACRES OF LAND IN THE I. & G.N. R.R. CO. SURVEY NO. 1, BLOCK A, A-1789 BEING ALL OF LOTS 33 AND 35 OF PHASE THREE CANYON CREEK RANCH, RECORDED IN CABINET B, SLIDE 729, PLAT RECORDS, PARKER COUNTY, TEXAS.
 BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

OWNER - SIGNATURE
Christopher Sweeney
 OWNER - PRINTED
 Christopher Sweeney
 OWNER - SIGNATURE
Brandi Sweeney
 OWNER - PRINTED
 Brandi Sweeney

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Christopher + Brandi Sweeney** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 10 DAY OF Aug, 2023

Karen Carlton
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



GENERAL NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

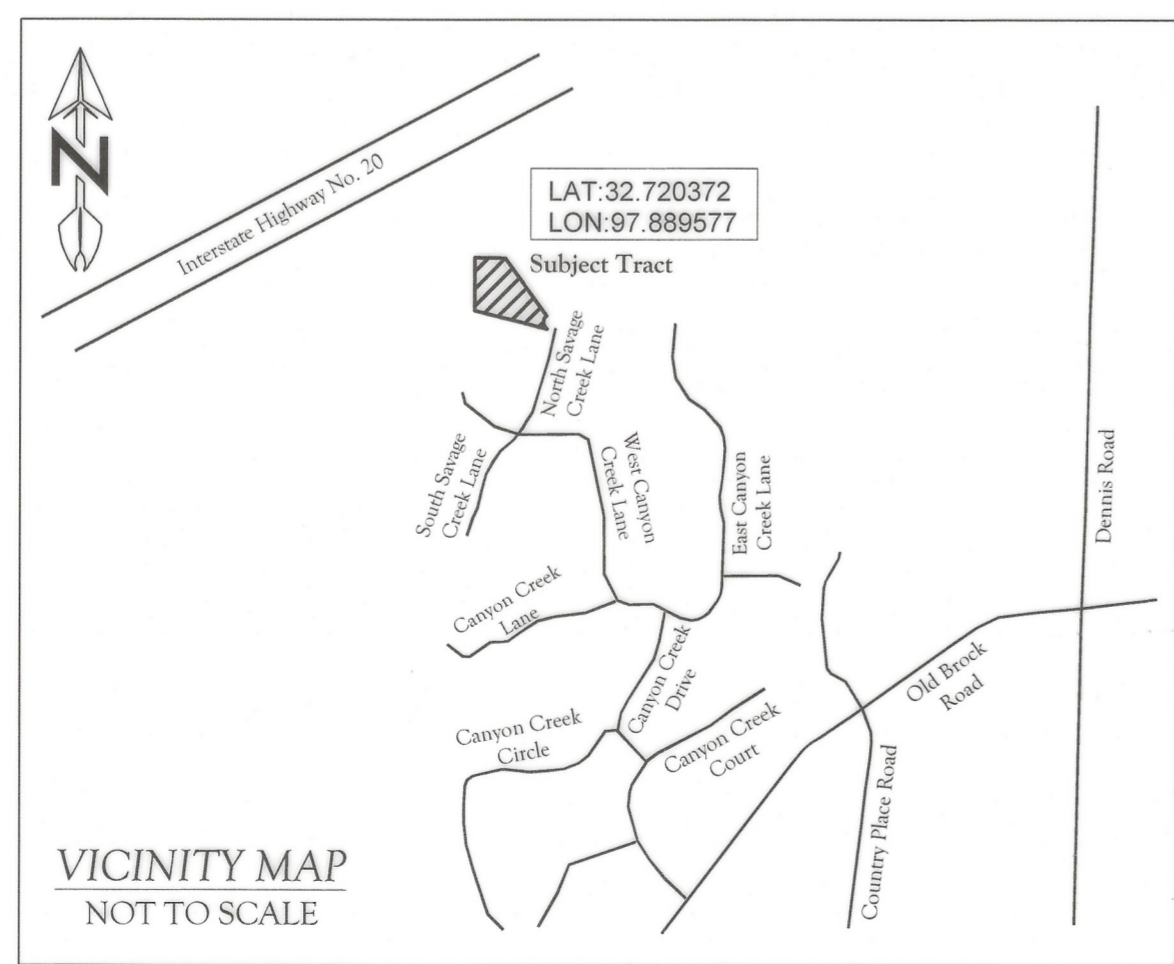
COMMISSIONERS COURT BLOCK
 THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 10 DAY OF August, 2023.
George A. Corley
 COUNTY JUDGE
James Holt
 COMMISSIONER PRECINCT #2
Jim Walden
 COMMISSIONER PRECINCT #3
Justin
 COMMISSIONER PRECINCT #4

FLOODPLAIN NOTE
 SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48367C0375E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

SPECIAL NOTE
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND FEBRUARY 23, 2022 AND JUNE 19, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



10922
 BR
 E-17

OWNER/DEVELOPER
 Christopher Sweeney &
 Brandi Sweeney
 173 Sugartree Circle
 Lipan, Texas 76462
 Phone No. 512-563-9052
 cksween@icloud.com

SURVEYOR
 Justin Rene Parenteau, RPLS
 State of Texas License No. 5959
 140 Hackberry Pointe Drive
 Weatherford, Texas 76087
 Phone No. 361-813-1888
 justin@noctumaps.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202321438
 08/15/2023 09:38 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

CABINET F, SLIDE 546