

- NOTICE**
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN SOME FLOOD PLAIN ACCORDING TO THE F.A.A. COMMUNITY FLOOD HAZARD DATA. VISIT THE WEBSITE AT WWW.FEMA.GOV FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
  - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. RECORD RESEARCH DONE BY THE SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE BOUNDARY THEREOF. THE SURVEYOR DOES NOT WARRANT THAT THE BOUNDARY OF THIS PROPERTY IS CORRECT AND ENCUMBERS THIS PROPERTY.
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TEST AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 4) ALL CORNERS ARE SET UP, CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
  - 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
  - 6) WATER IS TO BE PROVIDED BY PRIVATE ON-SITE SERVICES.
  - 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
  - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY APPLY TO ANY CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
  - 9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY NOTES AND BONDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - 10) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES (COUNTY, CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
  - 11) THESE SHALL EXIST AS A UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
  - 12) THERE SHALL EXIST A 30' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
  - 13) 'CROSS-ACCESS EASEMENTS' AS SHOWN ARE FOR THE PURPOSE OF PUBLIC, COMMERCIAL, & EMERGENCY ACCESS OVER AND ACROSS THE LOTS, AS SHOWN TO BE NECESSARY TO PROVIDE ACCESS TO THE TRACTS SHOWN TO ADJOIN FARM TO MARKET HIGHWAY AND A RAIL TRACT.
  - 14) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN ALLOTTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT GROUNDWATER CERTIFICATION ACT. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
  - 15) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES AS EXISTED IN THE REFERENCED PLAT.
  - 16) THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS ON SUCH DEEDS, AND SHOULD BE READ IN CONJUNCTION WITH SAID DEEDS AND ANY OTHER RECORD ON ENTRY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE TRACTS SHOWN TO ADJOIN FARM TO MARKET HIGHWAY AND A RAIL TRACT. ALL OTHER OWNERS MUST BE RELEASED FROM SUCH CLAIMS AND MAINTAINED BY SUCH OWNER.
  - 17) THERE IS NO LIEN HOLDER ON THE PROPERTY AT THE TIME OF PLATING.

*Redd*  
11/19/2017

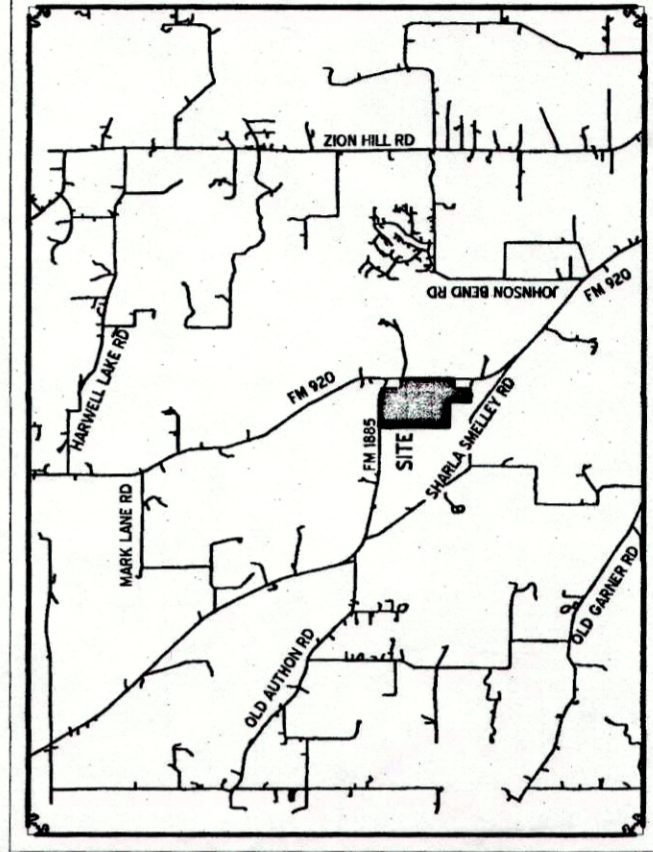
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ACCT. NO.: 11481  
SCH. DIST.: FE  
CITY: F12  
MAP NO.: F12

**FINAL PLAT**  
OF LOTS 1 THROUGH 51 & (Redd)  
**CORNER RANCH ESTATES**  
125.421 ACRES OF LAND OUT OF THE  
J. MAYS SURVEY, ABSTRACT No. 903,  
PARKER COUNTY, TEXAS.  
AUGUST 2017



**TEXAS SURVEYING**  
INC.  
FIRM NO. 100000 - WWW.TXSURVEYING.COM



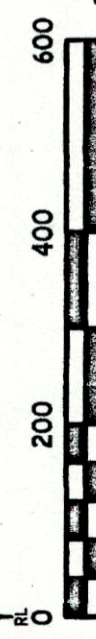
RESERVED FOR  
COUNTY CLERK

*D 776*

CURVE	BEARINGS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C2	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C3	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C4	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C5	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C6	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C7	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C8	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C9	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C10	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C11	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C12	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C13	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C14	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C15	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C16	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C17	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C18	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C19	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C20	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C21	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C22	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C23	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C24	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C25	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C26	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C27	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C28	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"
C29	N 89°37'27" E	17.12	17.12	N 89°37'27" E	90°00'00"
C30	S 89°37'27" E	17.12	17.12	S 89°37'27" E	90°00'00"

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
1100 W. CALLETA  
WEATHERFORD, TEXAS 76086  
817-594-0400

OWNER/DEVELOPER:  
CHAD BUSHAW  
301 MEASURES ROAD  
WEATHERFORD, TX 76086  
817-594-0400



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