

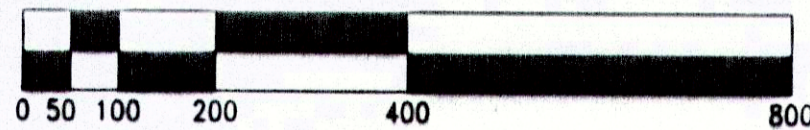
SURVEY NOTES:

- = FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- () = DEED CALLS
- B.L. = BUILDING SETBACK LINE
- DR = DEED RECORDS, PARKER COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
- PCRPR = PARKER COUNTY REAL PROPERTY RECORDS
- 20' U.E. = 20' UTILITY EASEMENT BY THIS PLAT

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	102.94	95.00	62°05'06"	N59°44'48"E	97.98'
C2	80.97	202.88	22°52'00"	N79°21'39"E	80.43'
C3	122.01	281.81	24°48'23"	N80°20'19"E	121.06'
C4	95.51	471.87	11°35'49"	N86°56'35"E	95.34'
C5	233.85	199.99	67°01'30"	N47°35'25"E	220.84'
C6	330.38	400.00	47°19'22"	N37°45'30"E	321.07'
C7	269.08	495.00	31°08'43"	N45°50'52"E	265.77'
C8	305.59	369.99	47°19'22"	S37°45'30"W	296.86'
C9	269.06	230.01	67°01'30"	S47°35'25"W	251.88'
C10	211.88	170.00	71°24'34"	S45°15'45"W	198.43'
C11	58.40	525.00	6°22'25"	N58°14'01"E	58.37'
C12	226.98	525.00	24°46'18"	N42°39'40"E	225.22'
C13	79.29	62.00	7°18'15"	N65°20'22"E	73.99'
C14	72.26	125.00	33°07'15"	N45°15'53"E	71.26'
C15	63.19	125.00	28°57'51"	N76°18'28"E	62.52'
C16	69.00	172.89	22°52'00"	N79°21'40"E	68.54'
C17	135.00	311.82	24°48'23"	N80°20'18"E	133.95'
C18	89.44	441.87	11°35'49"	N86°56'35"E	89.28'
C19	198.83	169.97	67°01'30"	N47°35'14"E	187.69'
C20	40.14	430.02	5°20'54"	N76°46'13"E	40.13'
C21	93.11	430.02	12°24'20"	N25°38'50"E	92.93'
C22	69.25	60.00	66°07'45"	S82°06'54"E	65.47'
C23	87.89	60.00	83°55'47"	S07°05'07"E	80.24'
C24	99.62	60.00	90°17'45"	S82°26'39"W	88.56'
C25	57.40	60.00	54°48'37"	N23°35'10"W	55.23'
C26	161.86	429.99	21°34'05"	N50°38'11"E	160.91'
C27	210.05	465.00	25°02'37"	N60°00'01"E	210.05'
C28	229.72	465.00	28°18'19"	N44°25'40"E	227.39'
C29	73.39	60.00	70°04'43"	S84°41'08"E	68.90'
C30	83.69	60.00	79°55'17"	S09°41'08"E	77.07'
C31	83.69	60.00	79°55'17"	S70°14'09"W	77.07'
C32	73.39	60.00	70°04'43"	N34°45'51"W	68.90'
C33	73.39	60.00	70°04'43"	S84°41'08"E	68.90'
C34	83.69	60.00	79°55'17"	S09°41'08"E	77.07'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Length
C35	83.69	60.00	79°55'17"	S70°14'09"W	77.07'
C36	73.39	60.00	70°04'43"	N34°45'51"W	68.90'
C37	31.21	60.00	28°48'13"	S14°49'23"E	30.86'
C38	96.99	60.00	92°37'13"	N73°36'40"W	86.77'
C39	60.31	60.00	57°35'38"	N01°29'45"E	57.80'
C40	62.81	60.00	59°58'57"	N607°02'E	59.98'
C41	138.03	60.00	131°48'12"	S54°01'08"E	109.54'
C42	59.57	60.00	56°52'49"	S407°27'W	57.15'
C43	60.56	60.00	57°49'37"	N82°19'20"W	58.02'
C44	56.01	60.00	53°29'14"	N26°39'49"W	54.00'
C45	69.47	90.00	44°15'28"	S06°35'31"W	67.76'
C46	70.43	65.00	62°05'06"	S59°44'48"W	67.04'
C47	92.94	232.88	22°52'00"	N79°21'38"E	92.33'
C48	108.02	251.80	24°48'23"	S80°20'21"W	108.17'
C49	101.58	501.87	11°35'49"	N86°56'35"E	101.41'

See sheet 3 for Detail of Lots 1 through 5, Block 1, and Lot 1, Block 2,



SCALE: 1" = 200'

PLAT NOTES:

1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and withholding of utilities and building permits.
2. BUILDING SETBACK: All building setback lines within this subdivision shall conform to the Deed Restrictions of this subdivisions as filed in the Parker County Real Property Records.
3. FLOODPLAIN NOTICE: By scaled map location of FEMA's Flood Insurance Rate Map No. 48637C0375E, dated September 28, 2008, the property depicted in this plat does not lie within the limits of a Special Flood Hazard Area subject to inundation by the 1% annual chance flood.
4. Additional easements will be provided as a separate instrument at the time of construction if necessary.
5. This subdivision is in the following taxing jurisdictions: Brock I.S.D. and Parker County, and is located wholly within Precinct 3.
6. Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.0001326.

JACOB & MARTIN, LLC.
Architects • Engineers

3405 CURRY LANE
ABILENE, TEXAS 79606
(325) 695-1070

1506 SANTA FE DR., SUITE 203
WEATHERFORD, TEXAS 76086
(817) 594-9880

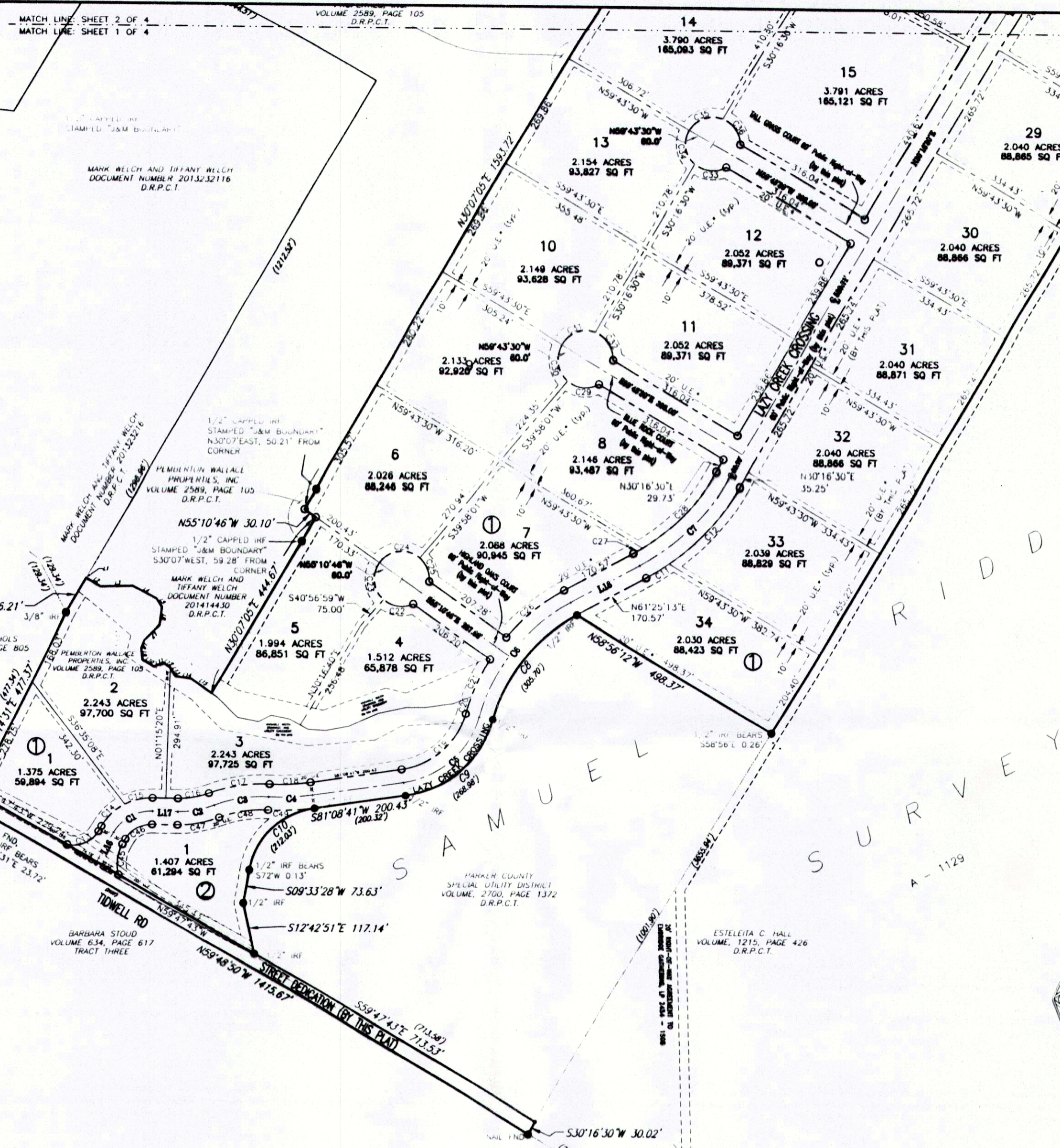
TBPLS FIRM NO. 10193992

Owner & Developer

PEMBERTON WALLACE PROPERTIES, INC.
PO BOX 229
DENNIS, TEXAS, 76439

ENGINEER: A.D.T.
SURVEYOR: R.S.V.

DESIGNED: A.D.T.
DRAWN:



201520432 PLAT Total Pages: 1

Line #	Bearing	Length
1.1	S07°45'27"E	0.45'
1.2	S59°15'27"E	36.07'
1.3	N88°27'44"E	70.09'
1.4	S61°01'16"E	28.99'
1.5	S33°45'51"E	21.86'
1.6	S07°26'33"W	37.80'
1.7	S44°46'04"W	46.95'
1.8	S20°45'49"W	18.52'
1.9	S07°18'10"E	24.99'
1.10	S08°39'04"E	29.77'
1.11	N66°32'15"E	21.46'
1.12	S55°10'42"E	19.00'
1.13	S37°05'57"E	21.98'
1.14	S81°53'10"E	33.60'
1.15	S53°11'41"E	55.76'
1.16	N28°42'15"E	74.80'
1.17	S89°25'39"E	55.14'
1.18	N61°25'13"E	170.57'

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 26 day of Dec, 2015

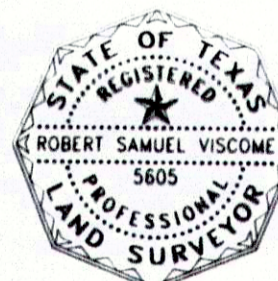
George A. Galey
George A. Galey
Commissioner Precinct #1

Sam Welch
Sam Welch
Commissioner Precinct #3

Mark Peacock
Mark Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

Compiled from deeds, records and surveys made on the ground. The corners are marked or referenced as shown.



JACOB & MARTIN, LTD.
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992
SEPTEMBER 16, 2015

Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

ACCT. NO.: 11670
SCH. DIST.: BR
CITY:
MAP NO.: E-19

Plat of
Lots 1 through 34, Block 1,
and Lot 1, Block 2,
CROOKED CREEK RANCH
Being a tract of land in the
SAMUEL RIDDLE SURVEY,
Abstract No. 1129,
Parker County, Texas.

THIS PLAT FILED IN
Cabinet 0, Slide 460

DATE PREPARED: 21129.004.003.00
SEPTEMBER 2015

SCALE: 1" = 100'
TOTAL NO. SHEETS: 4
SHEET NO. 1