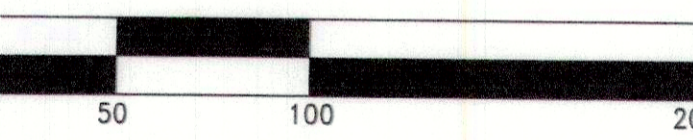
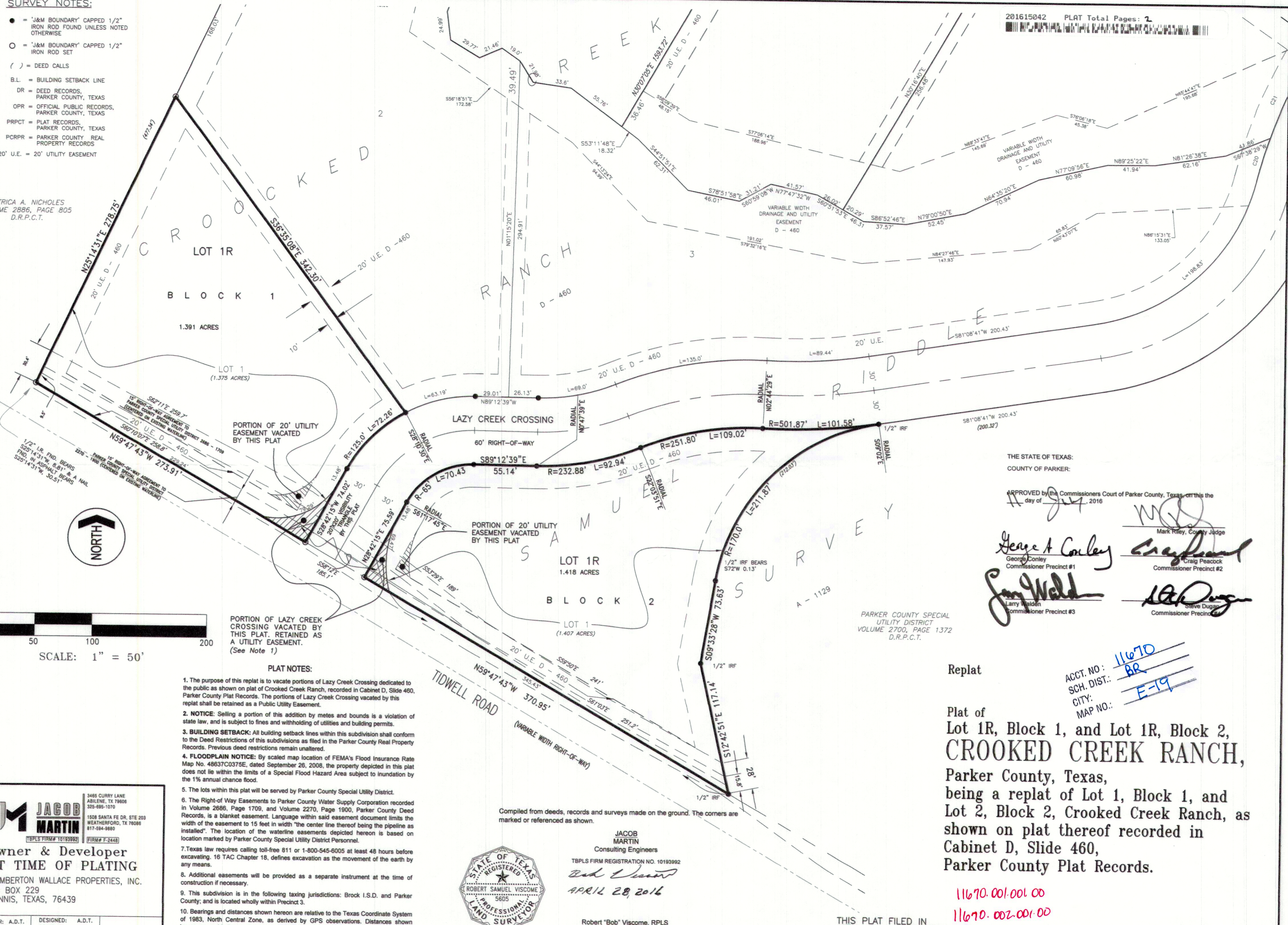


SURVEY NOTES:

- = 'J&M BOUNDARY' CAPPED 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- = 'J&M BOUNDARY' CAPPED 1/2" IRON ROD SET
- () = 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

TRICA A. NICHOLAS
ME 2886, PAGE 805
D.R.P.C.T.

201615042 PLAT Total Pages: 2



SCALE: 1" = 50'

PORTION OF LAZY CREEK CROSSING VACATED BY THIS PLAT. RETAINED AS A UTILITY EASEMENT. (See Note 1)

- PLAT NOTES:**
- The purpose of this replat is to vacate portions of Lazy Creek Crossing dedicated to the public as shown on plat of Crooked Creek Ranch, recorded in Cabinet D, Slide 460, Parker County Plat Records. The portions of Lazy Creek Crossing vacated by this replat shall be retained as a Public Utility Easement.
 - 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.
 - BUILDING SETBACK:** All building setback lines within this subdivision shall conform to the Deed Restrictions of this subdivision as filed in the Parker County Real Property Records. Previous deed restrictions remain unaltered.
 - FLOODPLAIN NOTICE:** By scaled map location of FEMA's Flood Insurance Rate Map No. 48637C0375E, dated September 26, 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.
 - The lots within this plat will be served by Parker County Special Utility District.
 - The Right-of Way Easements to Parker County Water Supply Corporation recorded in Volume 2686, Page 1709, and Volume 2270, Page 1900, Parker County Deed Records, is a blanket easement. Language within said easement document limits the width of the easement to 15 feet in width "the center line thereof being the pipeline as installed". The location of the waterline easements depicted hereon is based on location marked by Parker County Special Utility District Personnel.
 - Texas law requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.
 - Additional easements will be provided as a separate instrument at the time of construction if necessary.
 - This subdivision is in the following taxing jurisdictions: Brock I.S.D. and Parker County; and is located wholly within Precinct 3.
 - 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.

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, on this the _____ day of _____, 2016

George A. Conley
George Conley
Commissioner Precinct #1

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge

Steve Dugan
Steve Dugan
Commissioner Precinct #4

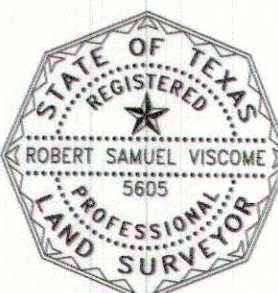
PARKER COUNTY SPECIAL UTILITY DISTRICT VOLUME 2700, PAGE 1372 D.R.P.C.T.

Replat

Plat of Lot 1R, Block 1, and Lot 1R, Block 2, CROOKED CREEK RANCH, Parker County, Texas, being a replat of Lot 1, Block 1, and Lot 2, Block 2, Crooked Creek Ranch, as shown on plat thereof recorded in Cabinet D, Slide 460, Parker County Plat Records.

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

11670.001.001.00
11670.002.001.00



JACOB MARTIN
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992
Robert Viscome
APRIL 28, 2016

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

THIS PLAT FILED IN Cabinet **D**, Slide **570**

DATE PREPARED: APRIL, 2016	SCALE: 1" = 50'	TOTAL NO. SHEETS: 2
		SHEET NO. 1