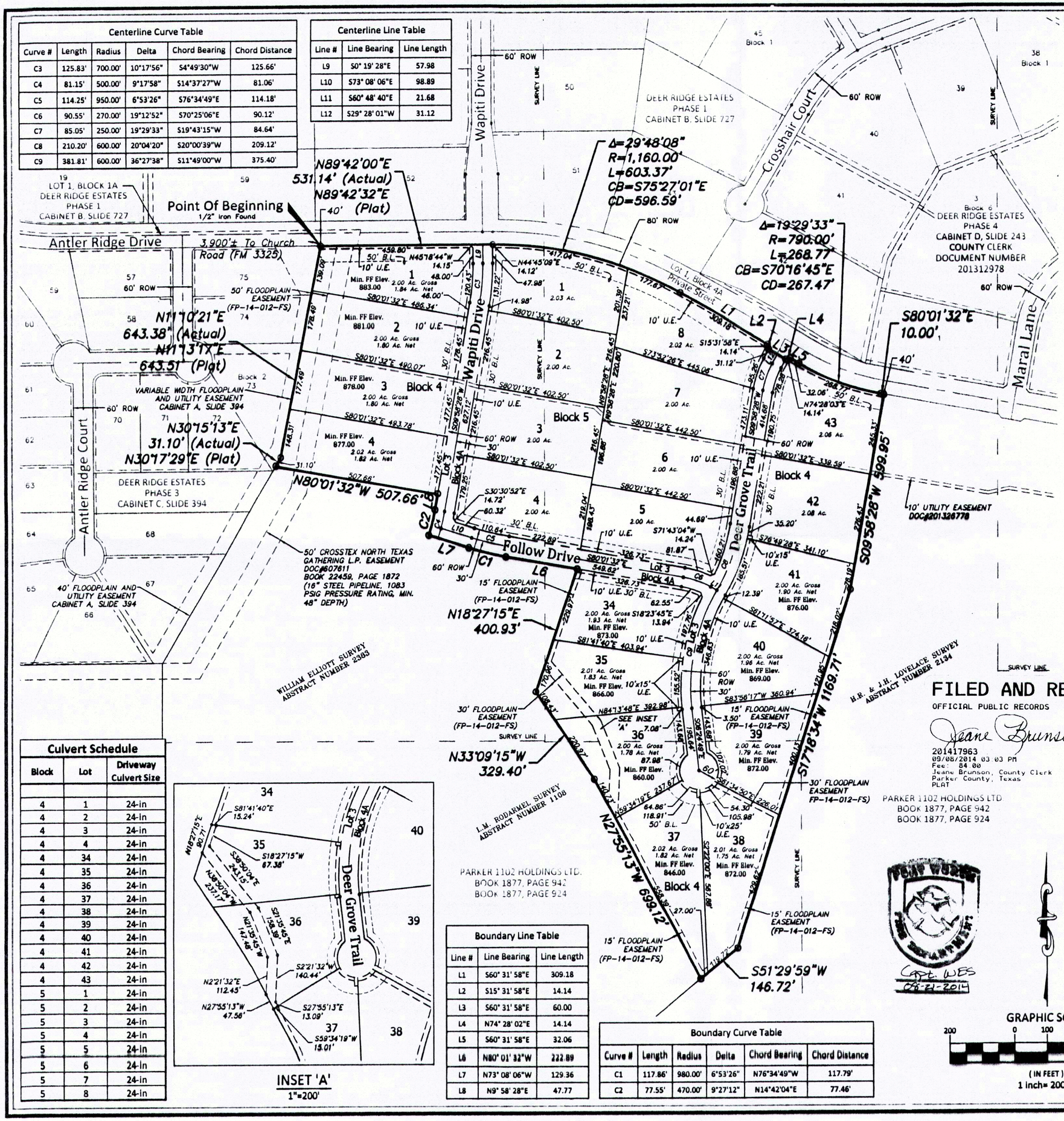
Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C3	125.83'	700.00'	10°17'56"	S4°49'30"W	125.66'
C4	81.15'	500.00'	9°17'58"	S14°37'27"W	81.06'
C5	114.25'	950.00'	6°53'26"	S76°34'49"E	114.18'
C6	90.55'	270.00'	19°12'52"	S70°25'06"E	90.12'
C7	85.05'	250.00'	19°29'33"	S19°43'15"W	84.64'
C8	210.20'	600.00'	20°04'20"	S20°00'39"W	209.12'
C9	381.81'	600.00'	36°27'38"	S11°49'00"W	375.40'

Centerline Line Table		
Line #	Line Bearing	Line Length
L9	S0° 19' 28"E	57.98
L10	S73° 08' 06"E	98.89
L11	S60° 48' 40"E	21.68
L12	S29° 28' 01"W	31.12

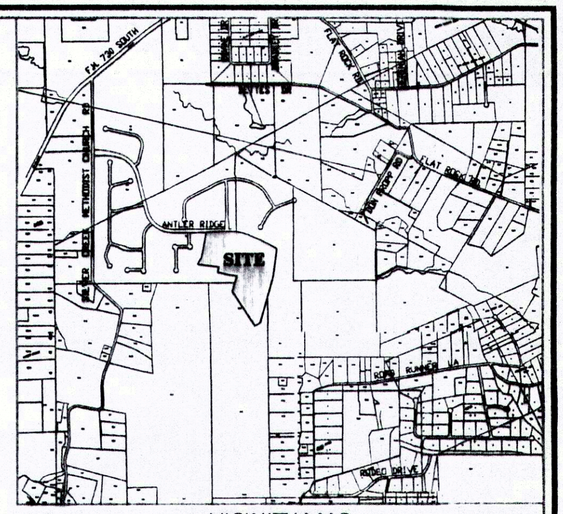


Culvert Schedule		
Block	Lot	Driveway Culvert Size
4	1	24-in
4	2	24-in
4	3	24-in
4	4	24-in
4	34	24-in
4	35	24-in
4	36	24-in
4	37	24-in
4	38	24-in
4	39	24-in
4	40	24-in
4	41	24-in
4	42	24-in
4	43	24-in
5	1	24-in
5	2	24-in
5	3	24-in
5	4	24-in
5	5	24-in
5	6	24-in
5	7	24-in
5	8	24-in

INSET 'A'
1"=200'

Boundary Line Table		
Line #	Line Bearing	Line Length
L1	S60° 31' 58"E	309.18
L2	S15° 31' 58"E	14.14
L3	S60° 31' 58"E	60.00
L4	N74° 28' 02"E	14.14
L5	S60° 31' 58"E	32.06
L6	N80° 01' 32"W	222.89
L7	N73° 08' 06"W	129.36
L8	N9° 58' 28"E	47.77

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	117.86'	980.00'	6°53'26"	N76°34'49"W	117.79'
C2	77.55'	470.00'	9°27'12"	N14°42'04"E	77.46'



VICINITY MAP
Not To Scale

OWNER / DEVELOPER:
DEER RIDGE, LTD.
777 TAYLOR STREET
SUITE 1040
FORT WORTH, TEXAS 76102
(817)-877-9992

ENGINEER:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

SURVEYOR:
FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TX 76104
(817)-335-3625

Final Plat of
Deer Ridge Estates
(Phase 5)

Lots 1 - 4, Block 4
Lots 34 - 43, Block 4
Lots 1 - 8, Block 5
and
Lot 3, Block 4A

Parker County, Texas, situated in the William Elliott Survey, Abstract No. 2383, the H.R. & J.H. Lovelace Survey, Abstract No. 2134, and the L.M. Rodarmel Survey, Abstract No. 1108

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201417963
09/08/2014 03:03 PM
Fee: 84.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 11774
SCH. DIST.: AZ
CITY:
MAP NO.: M-10

23 Lots **48.617 Acres**

This plat was prepared in July 2014
By Dunaway Associates, L.P.

FP-013-045
Ref. Case No. PP-007-041

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch= 200 ft.

D-357

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

G:\Production\Residential\SF\2000\2000040\Engineering\Drawings\2000040\04\Final Plats\FINAL PLAT PH5.dwg

FP-013-045 – DEER RIDGE ESTATES – PHASE 5