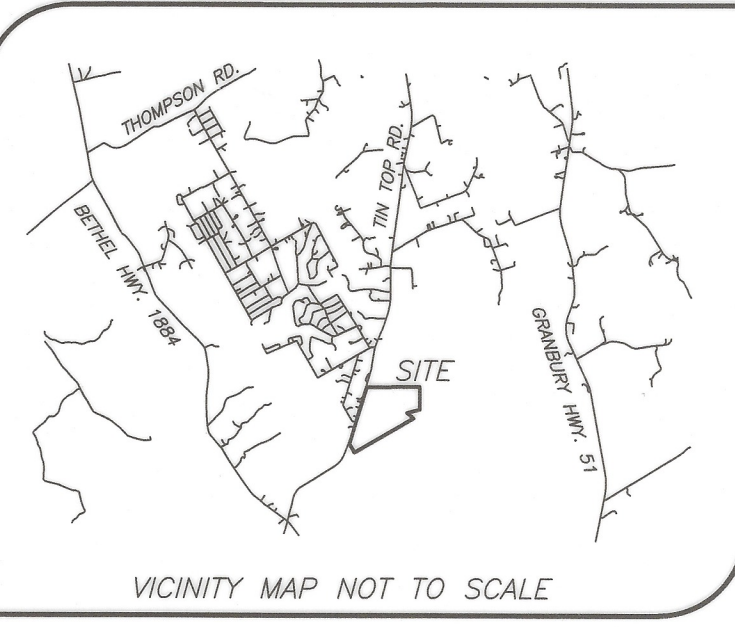


202323455 PLAT Total Pages: 3



LOT LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L4.

ROAD CENTERLINE DATA

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows RC1 through RC18.

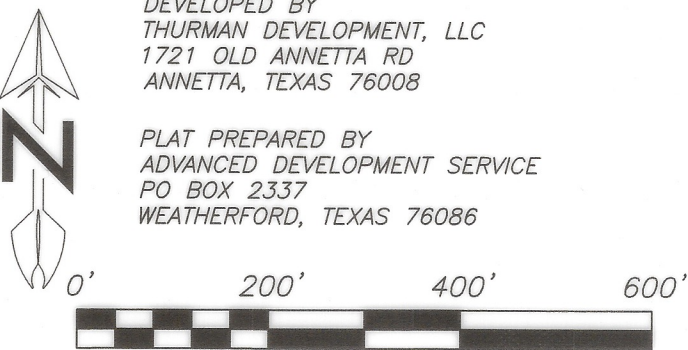
Table with 3 columns: LINE, BEARING, DISTANCE. Rows RL3, RL4.

TOTAL ROAD FOOTAGE = 8,343'

EASEMENT LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Rows EL1 through EL20.

12085.000.00.20
12085.000.00.10



Job No. 202101006d
Plot Date: 07/26/2023

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087

DEVELOPED BY
THURMAN DEVELOPMENT, LLC
1721 OLD ANNETTA RD
ANNETTA, TEXAS 76008

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086

H. JONES SURVEY
ABSTRACT No. 761

DOC: 202040593
O.R.P.C.T.

T. M. STEWART SURVEY
ABSTRACT No. 2058

J. E. MARSDEN SURVEY
ABSTRACT No. 972

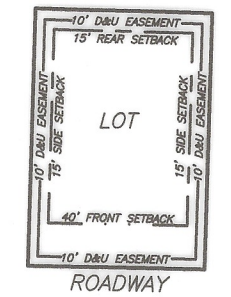
ELEVATION ESTATES
P.C. F. SL. 7
P.R.P.C.T.

V. 2494, P. 1032
O.R.P.C.T.

I. & G.N. R.R. CO. SURVEY
ABSTRACT No. 1803

T. M. STEWART SURVEY
ABSTRACT No. 2424

LOT TYPICAL
NOT TO SCALE



AMENDED
FINAL PLAT

ELEVATION ESTATES PHASE 2
LOTS 51-71, BLOCK 1; LOTS 19-69, BLOCK 2
& LOTS 1-12, BLOCK 5

100.89 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972,
the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, and the H.
JONES SURVEY, ABSTRACT No. 761, Parker County, Texas

F565

- NOTES:
1. NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE...
2. CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION...
3. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
4. 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
5. 40' FRONT BUILDING SETBACK LINE. 15' SIDE AND REAR BUILDING SETBACK LINES.
6. BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
7. WATER SERVICES TO BE PROVIDED THROUGH MONARCH UTILITIES I, L.P. BY TEXAS WATER SERVICES GROUP, LLC.
8. LOT 57, BLOCK 2 IS DESIGNATED AS A DRAINAGE DETENTION AREA AND IS INTENDED FOR USE OF ELEVATION ESTATES LAND OWNERS ONLY.
9. GRANTOR RESERVES UNTO HIMSELF AND ASSIGNEES A 10' UTILITY EASEMENT AROUND ALL PROPERTY LINES. GRANTOR ALSO RESERVES UNTO HIMSELF AND ASSIGNEES A 150' RADIUS SANITARY EASEMENT FOR A MUNICIPAL WELL AS REQUIRED BY TCEQ AND SHOWN ON THE PLAT. GRANTOR ALSO RESERVES UNTO HIMSELF AND ASSIGNEES A 60'X60' EASEMENT AROUND THE MUNICIPAL WELL SITE AS SHOWN ON THE PLAT AND A 20' ACCESS EASEMENT TO THE WELL SITE.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

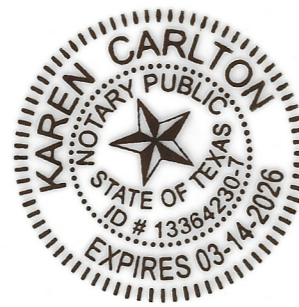
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
SIGNATURE OF OWNER

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lee Therman 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 24th DAY OF Aug, 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 28th DAY OF August, 2023.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1
[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2
[Signature]
COMMISSIONER PRECINCT #4

LEGAL DESCRIPTION

BEING a 100.892 acres tract of land out of the J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. R.R. CO. SURVEY, ABSTRACT No. 1803 and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas; being a portion of that certain called 245.381 acres tract conveyed to Watje & Hedeman and described in Clerk's File No. 201602215, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the south line said Watje & Hedeman tract, being in the north line of that certain Trigg tract described in Volume 2494, Page 1032, R.P.R.C.T., for the southeast and beginning corner of this tract. WHENCE a found 3/8" iron at the called Southeast corner of said J. E. MARSDEN SURVEY, ABSTRACT No. 972 bears N 75°33'56" E 1132.74 feet.

THENCE S 75°33'56" W 522.93 feet to a found 3/8" iron rod at the most westerly corner of said Trigg tract, for a corner of this tract.

THENCE S 50°33'40" E 336.69 feet to a found 1/2" capped iron rod at the northeast corner of LOT 16, BRAZOS RIDGE ESTATES II, according to the Plat recorded in Cabinet C, Slide 612, Plat Records, Parker County, Texas, for

THENCE S 60°05'31" W 2533.85 feet along the north line of said BRAZOS RIDGE ESTATES II to a found 1/2" capped iron rod at the northwest corner of LOT 1, said BRAZOS RIDGE ESTATES II, same being the northeast corner of LOT 4, BLOCK 4, CEDAR RIDGE, PHASE 2, according to the Plat recorded in Cabinet B, Slide 722, P.R.P.C.T., for a corner of this tract.

THENCE S 60°04'02" W 174.05 feet to a set 1/2" capped iron rod at the southeast corner of a tract of land as recorded in Clerk's File No. 202040593, Real Property Records, Parker County, Texas for the southwest corner of this tract.

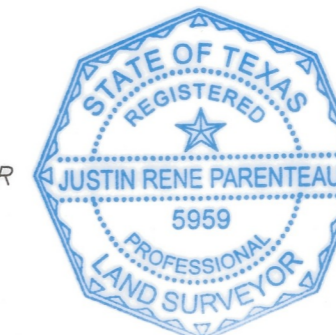
THENCE N 29°54'30" W 407.62 feet to a set 1/2" capped iron rod at the northeast corner of said Clerk's File No. 202040593 and in the south line of Tin Top Road (a paved surface) for a corner of this tract of land.

THENCE along the called east line of Tin Top Road the following courses and distances:
N 22°03'11" E 116.93 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
N 16°33'14" E 1005.62 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
N 16°52'15" E 1203.52 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for the northwest corner of this tract.

THENCE over and across said Watje & Hedeman tract the following courses and distances:
N 89°26'06" E 2107.41 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
S 00°37'34" E 903.72 feet to the POINT OF BEGINNING.

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 JANUARY 07, 2021. 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.

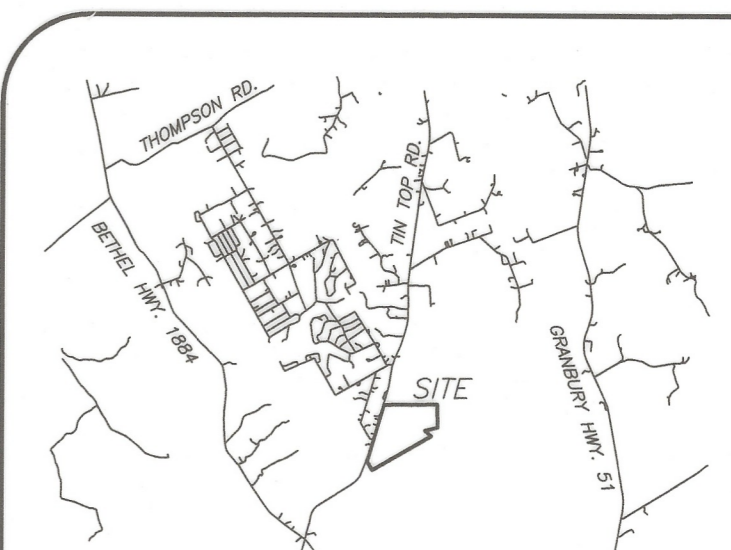
[Signature]
20270724
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



AMENDED
FINAL PLAT

ELEVATION ESTATES PHASE 2
LOTS 51-71, BLOCK 1; LOTS 19-69, BLOCK 2
& LOTS 1-12, BLOCK 5

100.89 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas



VICINITY MAP NOT TO SCALE

LIEN HOLDER
DAVID WOODLE
16070 WATERLEAF LN
FORT WORTH, FL 33908

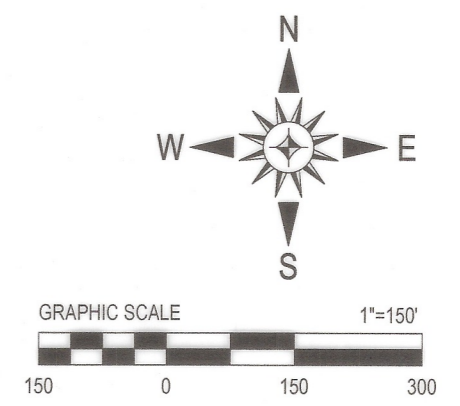
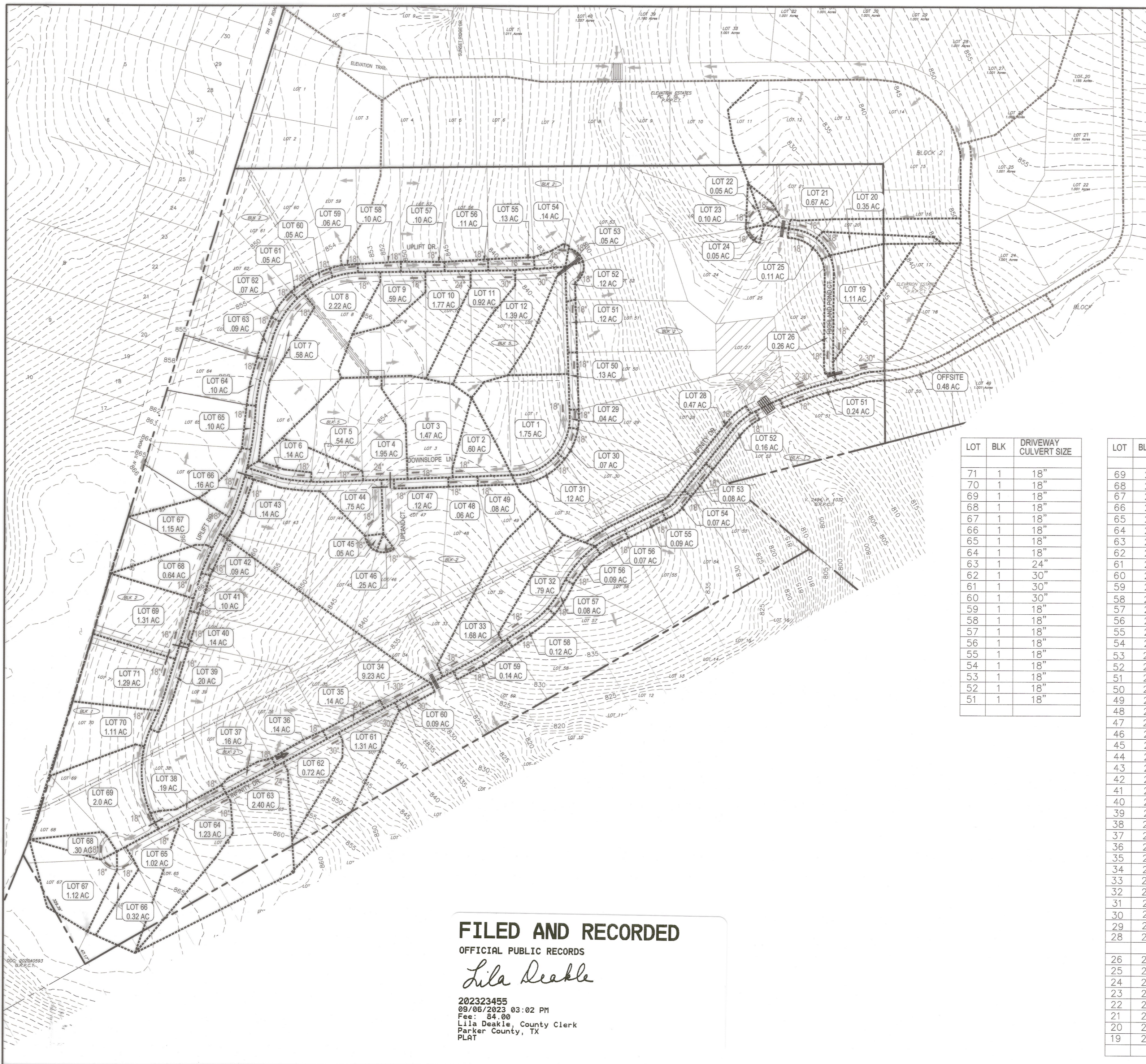
[Signature]
SIGNATURE OF LIENHOLDER

THIS THE 2 DAY OF September, 2023.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS - Florida (JC)



CABINET F, SLIDE 565



LOT	BLK	DRIVEWAY CULVERT SIZE
71	1	18"
70	1	18"
69	1	18"
68	1	18"
67	1	18"
66	1	18"
65	1	18"
64	1	18"
63	1	24"
62	1	30"
61	1	30"
60	1	30"
59	1	18"
58	1	18"
57	1	18"
56	1	18"
55	1	18"
54	1	18"
53	1	18"
52	1	18"
51	1	18"

LOT	BLK	DRIVEWAY CULVERT SIZE
69	2	18"
68	2	18"
67	2	18"
66	2	18"
65	2	18"
64	2	18"
63	2	18"
62	2	18"
61	2	18"
60	2	18"
59	2	18"
58	2	18"
57	2	18"
56	2	18"
55	2	18"
54	2	18"
53	2	18"
52	2	18"
51	2	18"
50	2	18"
49	2	18"
48	2	18"
47	2	18"
46	2	18"
45	2	18"
44	2	18"
43	2	18"
42	2	18"
41	2	18"
40	2	18"
39	2	18"
38	2	18"
37	2	18"
36	2	18"
35	2	18"
34	2	24"
33	2	18"
32	2	18"
31	2	18"
30	2	18"
29	2	18"
28	2	18"
26	2	18" or 2-30"
25	2	18"
24	2	18"
23	2	18"
22	2	18"
21	2	18"
20	2	18"
19	2	18" or 2-30"

LOT	BLK	DRIVEWAY CULVERT SIZE
1	5	18"
2	5	18"
3	5	18"
4	5	24"
5	5	18"
6	5	18"
7	5	18"
8	5	18"
9	5	18"
10	5	24"
11	5	30"
12	5	30"

Lot 26 and 19 Require a 18" Culvert if culvert installed on Highland Pond Ct. and 2-30" Culverts if installed on Infinity Drive.

F565

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202323455
09/06/2023 03:02 PM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DATE	
DESCRIPTION	
REV	1 2 3 4 5 6
<i>Jarrod Reynolds</i> 7/10/2023	
DRAWN BY:	PWD
DESIGN BY:	PWD
CHKD BY:	JR
JOB NO.:	
FILE:	
SUBMITTAL DATE:	JULY 2023
ELVEVATION ESTATES PARKER COUNTY, TEXAS	
DRIVEWAY CULVERT MAP	
Triple Z Engineering, LLC FIRM NO. F-18750 SHEET	