

CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C71 with their respective measurements.

CURVE TABLE CON'T

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Continuation of curve data for curves C72 through C77.

21282.010.001.00
20972.002.001.00
21803.005.002.00

FINAL PLAT

ELEVATION ESTATES
LOTS 1-50, BLOCK 1; LOTS 1-18, BLOCK 2
LOTS 1-40, BLOCK 3 & LOTS 1-15, BLOCK 4

12085
WE
G-21 H-21 H-22

141.967 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972,
the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, the S.
TANKERSLY SURVEY, ABSTRACT No. 1282 and the H. JONES SURVEY,
ABSTRACT No. 761, Parker County, Texas

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

DEVELOPED BY
THURMAN DEVELOPMENT, LLC
150 DEER CREEK DRIVE
ANNETTA, TEXAS 76008

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES RD
PEASTER, TEXAS 76088

SPECIAL NOTE:

ONEOK WEST TEXAS NGL PIPELINE, L.L.C., OPERATES AND MAINTAINS TWO (2) PIPELINES WITHIN THE SUBDIVISION BOTH HAVING A 50 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON THE PAGE OF THIS PLAT AND REFERENCED BY BOOK 138, PAGE 477 SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES RIGHT-OF-WAY HOLDER AND SHALL NOT BE USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER. NO LAKE, POND, BUILDING OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

NOTES:

- 1. NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0525F, DATED APRIL 5, 2019.
- 2. CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
- 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS.
- 4. 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
- 5. 30' FRONT BUILDING SETBACK LINE. 10' 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 L.P. BY TEXAS WATER SERVICES GROUP, LLC.



THE STATE OF TEXAS {}
COUNTY OF PARKER {}

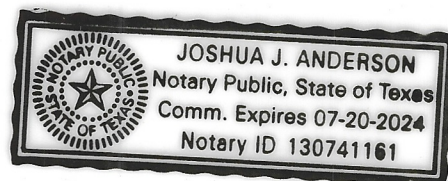
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

[Signature]
SIGNATURE OF OWNER

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Justin Lisle 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 16 DAY OF June, 2021.

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



LEGAL DESCRIPTION

OF A 141.967 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, THE S. TANKERSLY SURVEY, ABSTRACT NO. 1282 AND THE H. JONES SURVEY, ABSTRACT NO. 761, PARKER COUNTY, TEXAS; BEING ALL OF THAT TRACT OF LAND AS RECORDED IN DOCUMENT NO. _____ REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD IN THE SOUTH LINE OF DOCUMENT No. 201602215 AND AT THE SOUTHWEST CORNER OF DOCUMENT NO. _____ BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 2494, PAGE 1032, R.P.R.P.C.T. SAID BEGINNING POINT BEING S 75°33'56" W 1132.74 FEET FROM A FOUND 3/8" IRON AT THE CALLED SOUTHEAST CORNER OF THE SAID J. E. MARSDEN SURVEY, ABSTRACT NO. 972.

THENCE THE FOLLOWING COURSES AND DISTANCES:

N 00°37'34" W 903.72 FEET TO A FOUND 1/2" CAPPED IRON ROD;
S 89°26'06" W 2107.41 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE EAST LINE OF TIN TOP ROAD (PAVED);

THENCE ALONG THE APPARENT EAST LINE OF TIN TOP ROAD THE FOLLOWING COURSES AND DISTANCES:

N 16°52'15" E 761.87 FEET TO A FOUND 1/2" CAPPED IRON ROD;
N 07°49'20" E 486.17 FEET TO A FOUND 1/2" CAPPED IRON ROD;
N 10°11'34" E 181.92 FEET TO A FOUND 1/2" CAPPED IRON ROD;
N 14°40'59" E 159.87 FEET TO A FOUND 1/2" CAPPED IRON ROD;
N 17°47'12" E 157.37 FEET TO A FOUND 100D NAIL;
N 20°53'37" E 118.87 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 1326, PAGE 1061, R.P.R.P.C.T.

THENCE N 89°33'43" E 360.00 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF VOLUME 1326, PAGE 1061, R.P.R.P.C.T. AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 1565, PAGE 831, R.P.R.P.C.T.

THENCE N 89°29'24" E 2377.26 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 2494, PAGE 1035, R.P.R.P.C.T. AND THE SOUTHEAST CORNER OF DOCUMENT NO. 201905669, R.P.R.P.C.T.

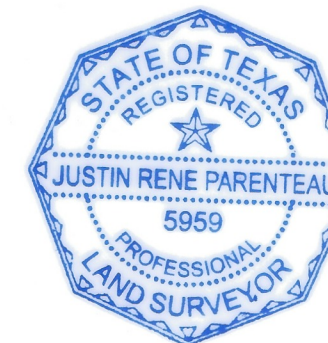
THENCE S 00°37'34" E 2429.92 FEET TO A FOUND 3/8" IRON ROD.

THENCE S 75°33'56" W 1132.74 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]

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



THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS

THE 12 DAY OF July, 2021.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #4

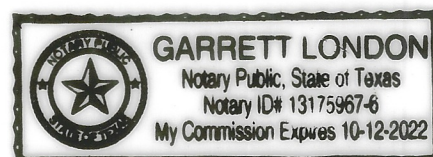
LIENHOLDER

PLAINSCAPITAL BANK
ATTN: JUSTIN LISLE
100 CROWN POINTE BLVD., STE. 102
WILLOW PARK, TX 76087

[Signature]
SIGNATURE OF LIENHOLDER

THIS THE 16th DAY OF June, 2021.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

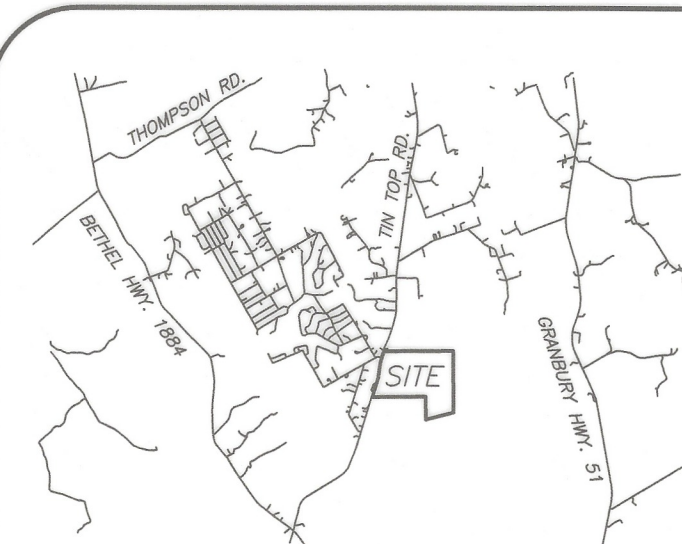
202127225
07/12/2021 02:24 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CABINET F, SLIDE 7

FINAL PLAT

ELEVATION ESTATES
LOTS 1-50, BLOCK 1; LOTS 1-18, BLOCK 2
LOTS 1-40, BLOCK 3 & LOTS 1-15, BLOCK 4

141.967 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, the S. TANKERSLY SURVEY, ABSTRACT No. 1282 and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas



VICINITY MAP NOT TO SCALE