201903061 PLAT Total Pages: 1

CURVE	RADIUS	ARC	CHORD	CHORD
C1	408.91'	186.14'	184.53'	N 13°24'35" W
C2	59.99'	314.00'	60.10'	N 59°54'49" E
C3	468.90'	217.26'	215.32'	S 13°38'33" E

NOTES:

1) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 18-05-14089 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S):
TRI-COUNTY ELECTRIC (BLANKET) - V. 1436, P. 1530;
TRI-COUNTY ELECTRIC (BLANKET) - V. 1519, P. 76;
CROSSTEX NORTH TEXAS GATHERING, L.P. (AS SHOWN) - V. 2666, P. 1266;
SOUTHWESTERN GAS PIPELINE (AS SHOWN) - V. 727, P. 161 & V. 1111, P. 886;
R.P.R.P.C.T.

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO(ES) NOT AFFECT THIS TRACT: V. 143, P. 236; V. 143, P. 607; R.P.R.P.C.T.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD AND THE SURVEYOR'S PROFESSIONAL OPINION.

2) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
SPECIAL FLOOD HAZARD AREAS, ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED.
OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0425E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.

5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

6) WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.

7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

11) THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE LINES OF ALL LOTS AND A 15' BUILDING ALONG THE REAR OF ALL LOT LINES.

12) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.

13) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

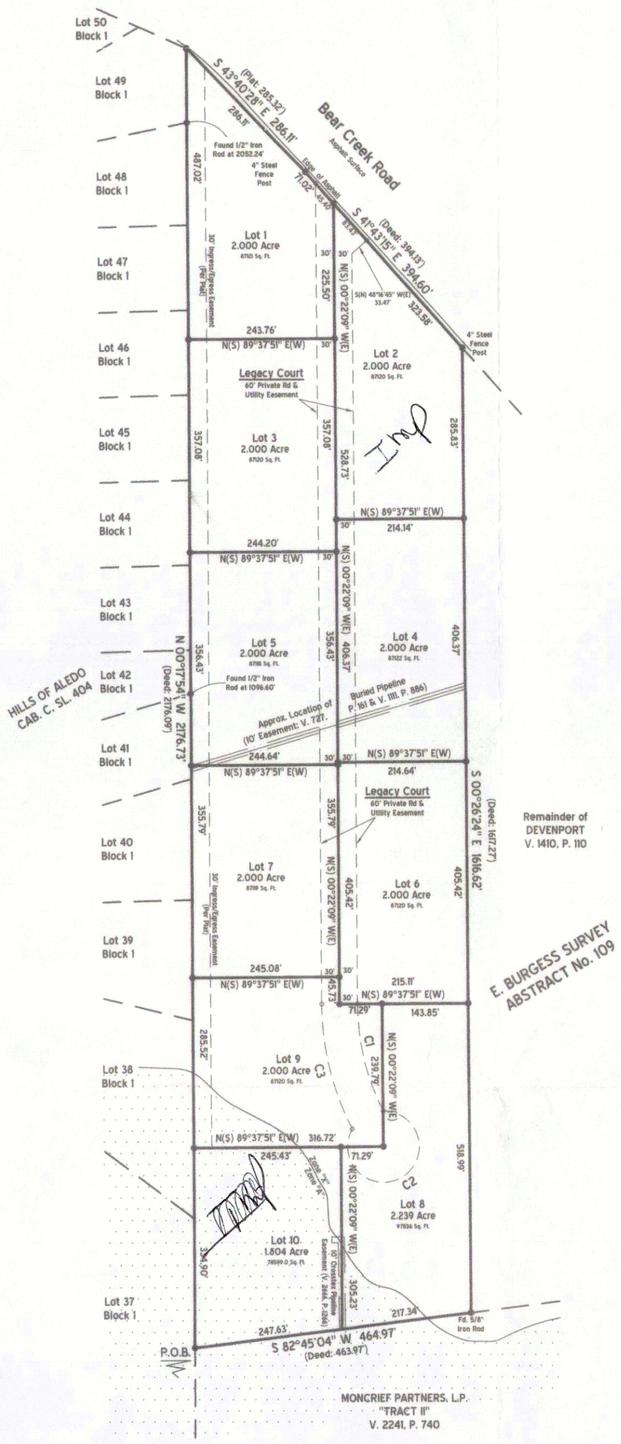
14) CURRENTLY THERE IS NO LIEN HOLDER ON THIS PROPERTY.

15) LOT 10 AS SHOWN SHALL NOT BE USED AS A RESIDENTIAL LOT.

16) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

17) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.

18) THERE SHALL EXIST A USPS APPROVED COLLECTOR MAILBOX ON "LOT 2" AND WITHIN THE PRIVATE ROAD EASEMENT A.K.A. LEGACY COURT.



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, STEEL ORCHID, LLC, BEING THE SOLE OWNER(S) OF A 20.044 ACRES TRACT OF LAND OUT OF THE E. BURGESS SURVEY, ABSTRACT NO. 109, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT No. 201815662, OFFICIAL PUBLIC RECORDS, PARKER COUNTY TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") IN THE EAST LINE OF LOT 37, BLOCK 1, HILLS OF ALEDO RECORDED IN CABINET C, SLIDE 404, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF SAID E. BURGESS SURVEY, ABSTRACT NO. 109 IS CALLED TO BEAR S 00°12'11" E 990.35 FEET;

THENCE N 00°17'54" W AT 1096.60 FEET PASS A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 42, BLOCK 1, SAID HILLS OF ALEDO, AND AT 2052.24 FEET PASS A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 49, BLOCK 1, SAID HILLS OF ALEDO, TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") AT THE NORTHEAST CORNER OF SAID LOT 49, BLOCK 1 AND IN THE SOUTH LINE OF BEAR CREEK ROAD (AN ASPHALT SURFACE) FOR A TOTAL DISTANCE OF 2176.73 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG SAID BEAR CREEK ROAD S 43°40'28" E 286.11 FEET TO A 4" STEEL FENCE POST, FOR A CORNER OF THIS TRACT.

THENCE S 41°43'15" E 394.60 FEET ALONG SAID BEAR CREEK ROAD TO A 4" STEEL FENCE POST AT A CORNER OF THE REMAINDER OF THAT CERTAIN DEVENPORT TRACT DESCRIBED IN VOLUME 1410, PAGE 110, R.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°26'24" E 1616.62 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE REMAINDER OF SAID DEVENPORT TRACT AND IN THE NORTH LINE OF THAT CERTAIN MONCRIEF PARTNERS, L.P. "TRACT II", FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 82°45'04" W 464.97 FEET ALONG SAID MONCRIEF PARTNERS, L.P. "TRACT II" DESCRIBED IN VOLUME 2241, PAGE 740, R.P.R.P.C.T., TO THE POINT OF BEGINNING.

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 (SCALE FACTOR OF 1.00012)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEEL ORCHID, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 10, BLOCK 1, LEGACY ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 4th DAY OF February, 2019.
BY:
NAME/TITLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED M. Roberts, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF FEB, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST, WEATHERFORD, TX 76086
WEATHERFORD@TXSURVEYING.COM 817-594-0400
MAY 27, 2018 - JN180539-design-plat

STATE OF TEXAS REGISTERED KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, THIS THE 11 DAY OF FEB 2019.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2 Absent

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

ACCT. NO.: 14551
SCH. DIST.: AL
CITY:
MAP NO.: K-18

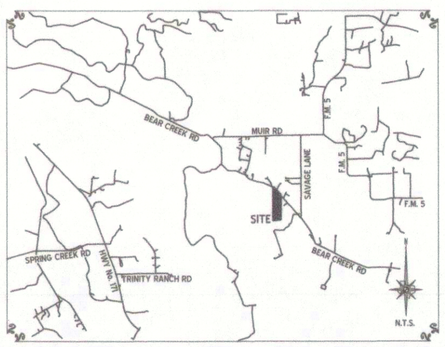
20109.004.002.00
20109.004.002-50

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
STEEL ORCHID, LLC
8501 BEAR CREEK RD.
ALEDO, TX 76008
817-901-4946

8143 Bear Creek Rd 76008 updated address per Mindy

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201903061
02/11/2019 11:41 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



0 180 360 540

CABINET E, SLIDE 735

FINAL PLAT
OF LOTS 1-10, BLOCK 1 LEGACY ESTATES

20.044 ACRES OF LAND OUT OF THE ELIJAH BURGESS SURVEY, ABSTRACT No. 109, PARKER COUNTY, TEXAS.

JANUARY 2019

TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM