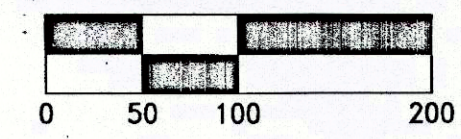
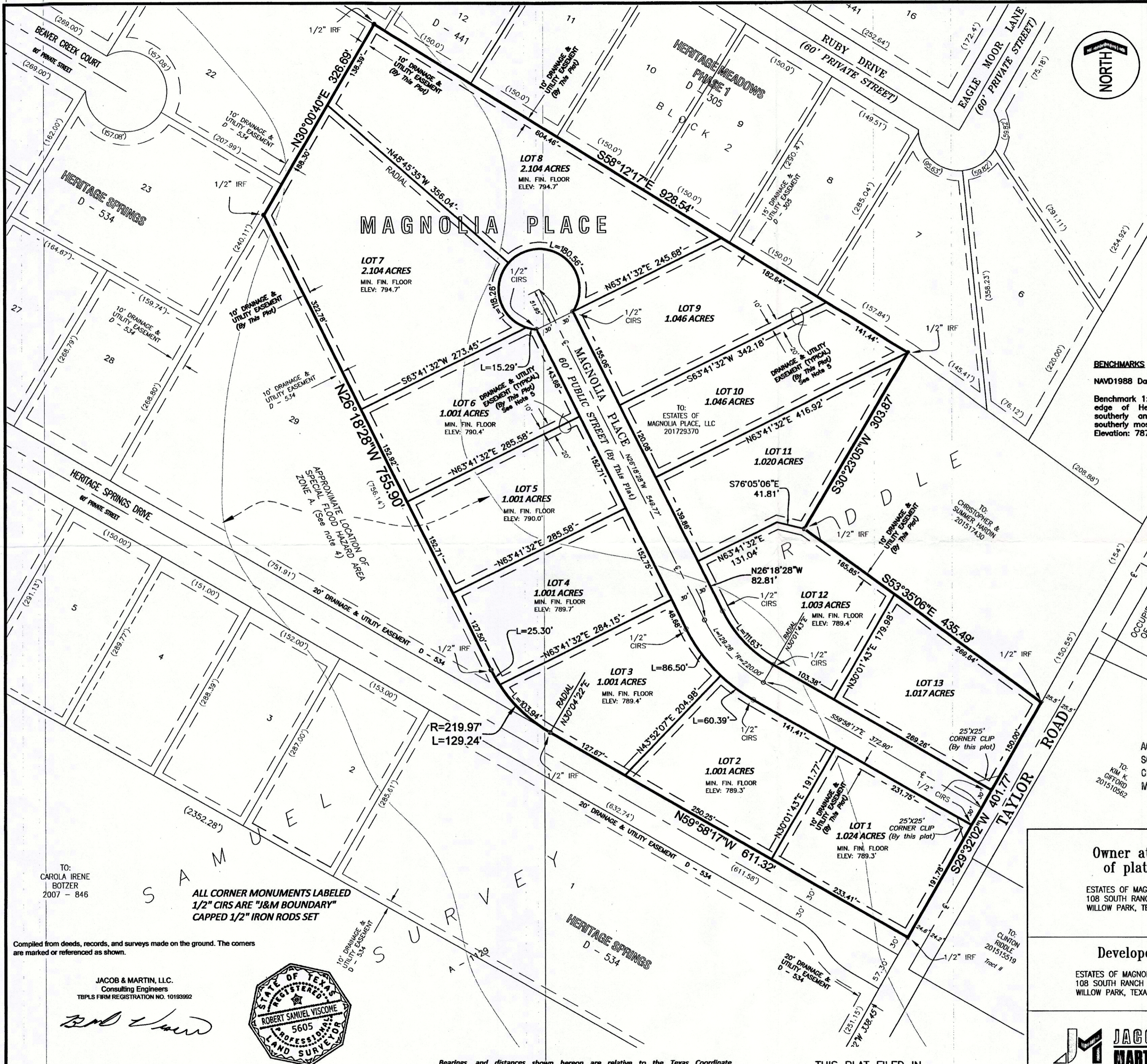
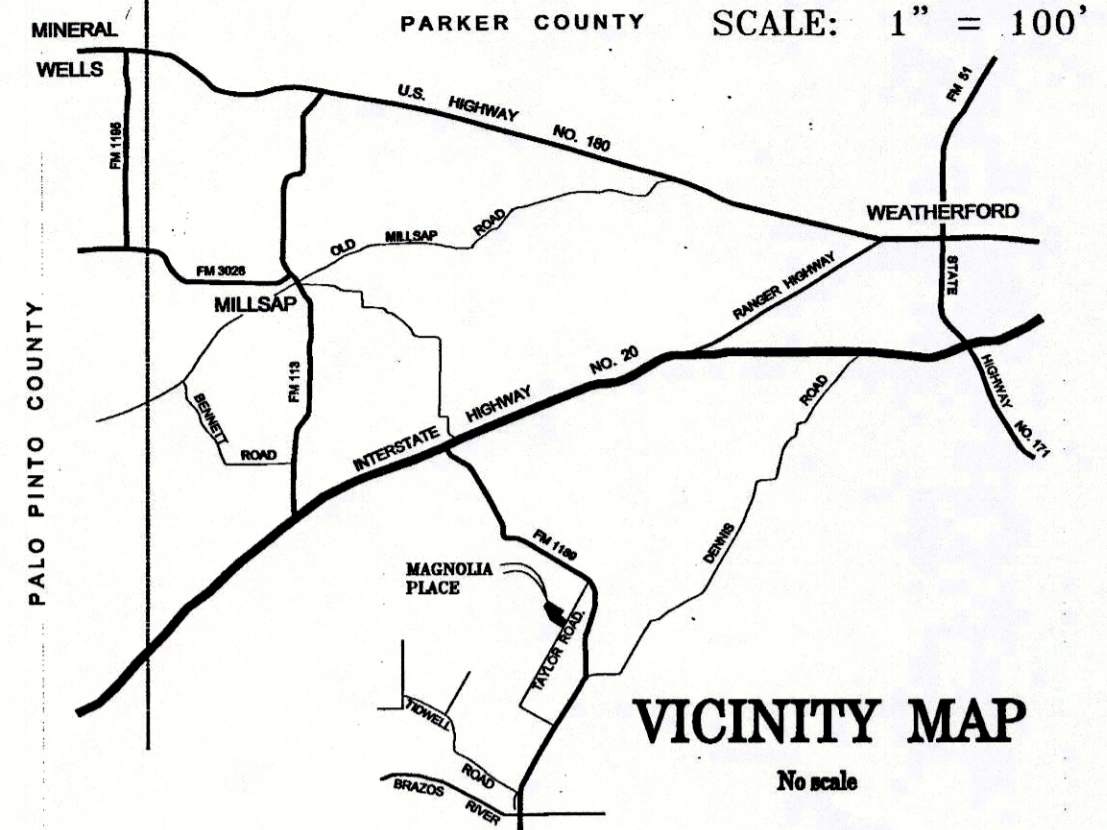


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PARKER COUNTY SCALE: 1" = 100'



VICINITY MAP No scale



BENCHMARKS

NAVD1988 Datum (computed using GEOID12B)
Benchmark 1: Chiseled X cut in the northerly edge of Heritage Springs Drive 18 feet southerly and 5 feet easterly from the southerly most corner of Magnolia Place. Elevation: 787.65'

Benchmark 2: Box cut on top of headwall north side of Ruby Drive, 240 feet east of the intersection of Ruby Drive and Spring Valley Road. Elevation: 801.15'

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, on this the 29th day of May, 2018

George Conley
Commissioner Precinct #1

Mark Riley County Judge
Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

ACCT. NO.: 14720
SGH. DIST.: BR
CITY:
MAP NO.: E-19

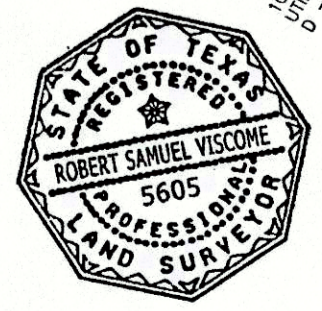
201812621 PLAT Total Pages: 1

TO: CAROLA IRENE BOTZER 2007 - 846

ALL CORNER MONUMENTS LABELED 1/2" CIRS ARE "J&M BOUNDARY" CAPPED 1/2" IRON RODS SET

Compiled from deeds, records, and surveys made on the ground. The corners are marked or referenced as shown.

JACOB & MARTIN, LLC. Consulting Engineers TBPLS FIRM REGISTRATION NO. 10193992



Handwritten signature of Robert "Bob" Viscome

February 8, 2018
Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

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 1.0001383. Areas shown are surface areas.

THIS PLAT FILED IN

Cabinet E, Slide 98

Owner at time of platting: ESTATES OF MAGNOLIA PLACE, 108 SOUTH RANCH HOUSE ROAD, WILLOW PARK, TEXAS, 76008
Developer: ESTATES OF MAGNOLIA PLACE, LLC, 108 SOUTH RANCH HOUSE ROAD, WILLOW PARK, TEXAS, 76008

FINAL Plat
21129.001.010.00
Plat of
Lots 1 through 13,
MAGNOLIA PLACE,
Being a tract of land in the
SAMUEL RIDDLE SURVEY,
Abstract No. 1129,
Parker County, Texas.



Table with columns: ENGINEER: A.D.T. SURVEYOR: B.S.V.; DESIGNED: A.D.T. DRAWN: CHECKED:; DATE PREPARED: FEBRUARY, 2018; SCALE: 1" = 100'; TOTAL NO. SHEETS: 2; SHEET NO. 1