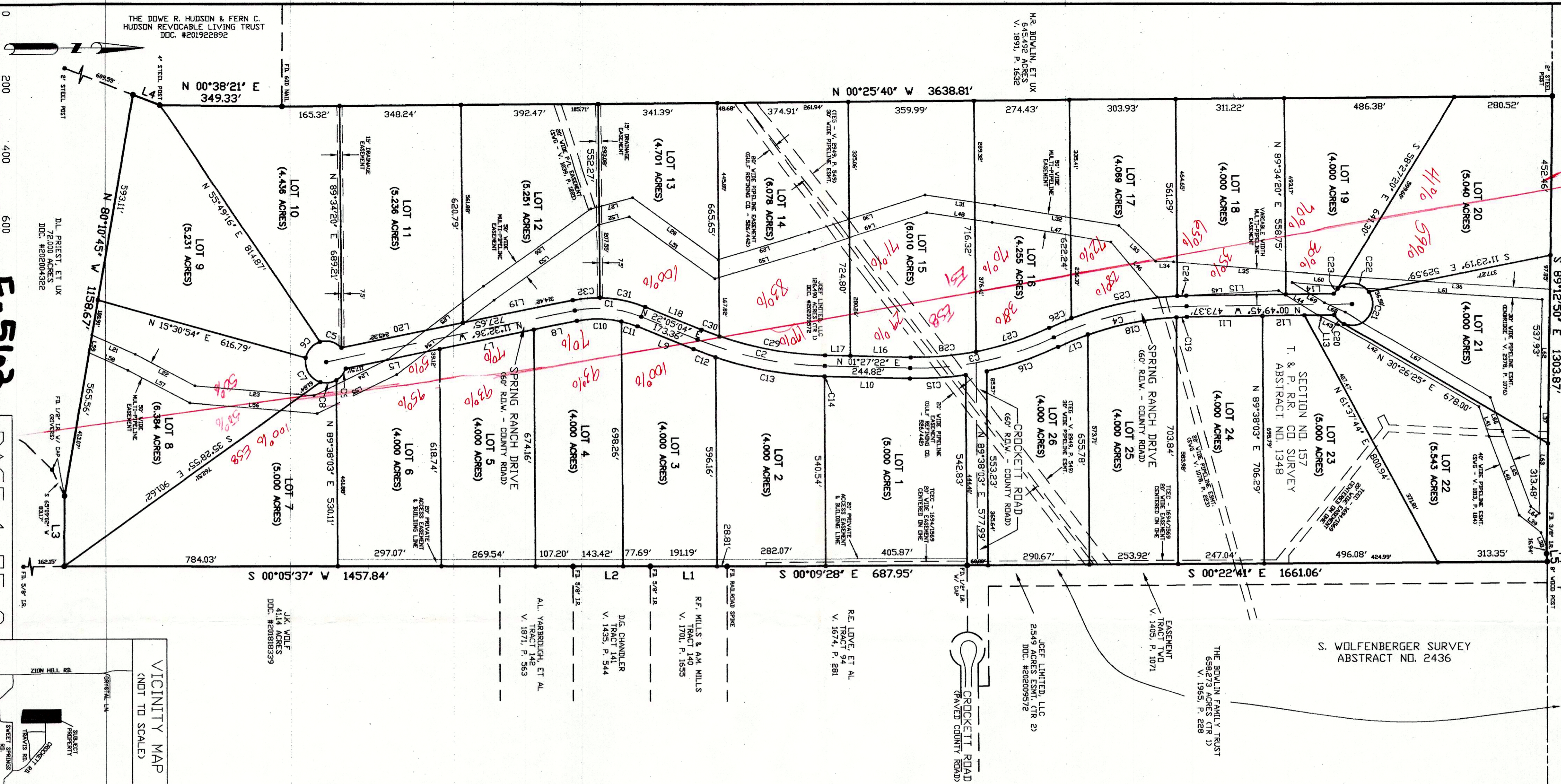


SECTION NO. 157
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 1348

SECTION NO. 147
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 1460



PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 78067

BEING A SUBDIVISION OF 126490 ACRES OUT OF SECTION NO. 157, T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1348, PARKER COUNTY, TX

ADPT. NO.: 10544
SCH. DIST.: WVC
CITY: G-10
MAP NO.: 1348-003-002-00

FINAL PLAT

RANCHES AT SWEET SPRINGS

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°18'49"	330.93'	33°37'39"	N 05°16'14" E	191.45'	194.83'
C2	5°30'52"	1039.02'	20°37'48"	N 11°46'13" E	327.06'	374.08'
C3	6°19'54"	907.30'	26°48'07"	N 11°56'42" W	420.56'	424.42'
C4	6°13'16"	920.97'	24°31'00"	N 13°05'15" W	391.08'	394.08'
C5	95°29'33"	60.00'	65°00'24"	S 15°57'12" W	64.48'	68.07'
C6	95°29'33"	60.00'	62°13'04"	S 47°39'32" E	62.00'	65.15'
C7	95°29'33"	60.00'	85°01'15"	N 58°43'19" E	81.09'	89.03'
C8	95°29'33"	60.00'	45°53'03"	N 06°43'50" W	46.78'	48.05'
C9	95°29'33"	60.00'	41°52'14"	N 50°36'29" W	42.88'	43.85'
C10	19°02'23"	300.93'	24°21'03"	N 00°37'56" E	126.94'	127.90'
C11	19°02'23"	300.93'	9°16'36"	N 17°56'46" E	48.67'	48.72'
C12	5°21'35"	1069.02'	3°34'11"	N 20°17'58" E	66.59'	66.60'
C13	5°21'35"	1069.02'	17°00'06"	N 10°00'49" E	316.05'	317.22'
C14	5°21'35"	1069.02'	0°03'24"	N 01°59'04" E	1.06'	1.06'
C15	6°06'46"	937.30'	9°42'50"	N 03°27'03" W	160.35'	160.55'
C16	6°06'46"	937.30'	13°15'53"	N 18°42'49" W	216.31'	217.00'
C17	6°25'50"	890.97'	5°54'37"	N 22°23'26" W	91.87'	91.91'
C18	6°25'50"	890.97'	16°40'41"	N 11°05'47" W	258.44'	259.35'
C19	6°25'50"	890.97'	1°55'42"	N 01°47'56" W	29.98'	29.98'
C20	95°29'33"	60.00'	35°44'46"	N 41°17'52" E	56.83'	37.43'
C21	95°29'33"	60.00'	148°49'16"	N 50°59'09" W	115.59'	155.85'
C22	95°29'33"	60.00'	98°40'13"	S 05°16'07" W	91.02'	108.33'
C23	6°01'30"	950.97'	16°45'45"	S 52°26'52" E	17.49'	17.53'
C24	6°01'30"	950.97'	1°33'34"	S 01°36'32" E	25.88'	25.88'
C25	6°01'30"	950.97'	18°45'37"	S 11°46'08" E	309.99'	311.38'
C26	6°01'30"	950.97'	4°11'49"	S 23°14'51" E	69.64'	69.66'
C27	6°31'51"	877.30'	14°27'02"	S 18°07'14" E	220.68'	221.82'
C28	6°31'51"	877.30'	18°21'05"	S 04°43'11" E	188.66'	189.12'
C29	5°40'42"	1009.02'	17°30'58"	S 10°21'51" W	307.27'	308.47'
C30	5°40'42"	1009.02'	3°06'43"	S 20°31'42" W	54.80'	54.81'
C31	15°52'29"	350.93'	21°13'29"	S 11°28'22" W	132.93'	133.69'
C32	15°52'29"	350.93'	12°24'17"	S 05°20'28" E	77.99'	78.14'

LINE	BEARING	DISTANCE
1	S 00°59'01" W	250.00'
2	S 00°02'15" W	221.11'
3	N 51°53'57" E	500.00'
4	N 88°47'09" E	282.70'
5	N 11°28'45" W	274.89'
6	N 11°58'45" W	272.47'
7	N 11°58'45" W	272.47'
8	N 22°05'04" E	175.35'
9	N 22°05'04" E	175.35'
10	N 01°27'52" W	244.82'
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NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS SET FORTH BY CHAPTER 202, SUBCHAPTER C, SECTION 202.0022 OF THE WATER CODE, WHICH IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LINEAR FOOTAGE FOR ROADS:
SPRING RANCH DRIVE = 3000'
CROCKETT ROAD = 580'

NOTE: ALL LOTS HAVE A 40' SETBACK LINE ALONG ROADS. A 15' SIDE SETBACK LINE AND A 10' REAR SETBACK LINE UNLESS OTHERWISE SHOWN

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

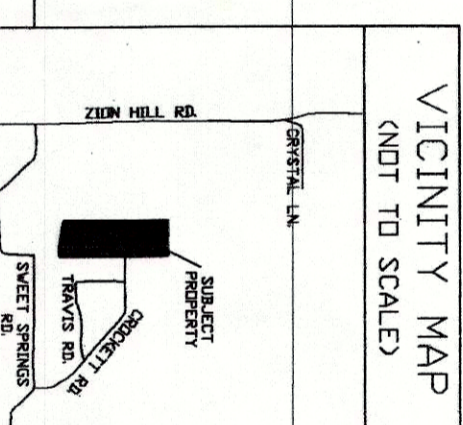
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C0275E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" FROM GROUND WITH CAP MARKED PRICE SURVEYING UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

202023171 PLAT Total Pages: 2



PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 78067