

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00	150.23	150.47	N 12° 30' 58" E	19° 24' 40"
C2	470.00	90.57	90.50	N 04° 26' 46" E	3° 30' 18"
C3	470.00	120.00	120.23	N 14° 00' 00" E	15° 48' 24"

201412073 PLAT Total Pages: 1

NOTES

- THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM, COMMUNITY PANEL, 4836C0426, DATED SEPTEMBER 28, 2008.
- NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TISS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- WATER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- ALL CORNERS ARE FOUND-CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 252.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT NAD 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4902.
- THERE IS A 75' UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT, SIDE, REAR, AND INTERIOR LOT LINES.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 23 DAY OF July, 2014.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

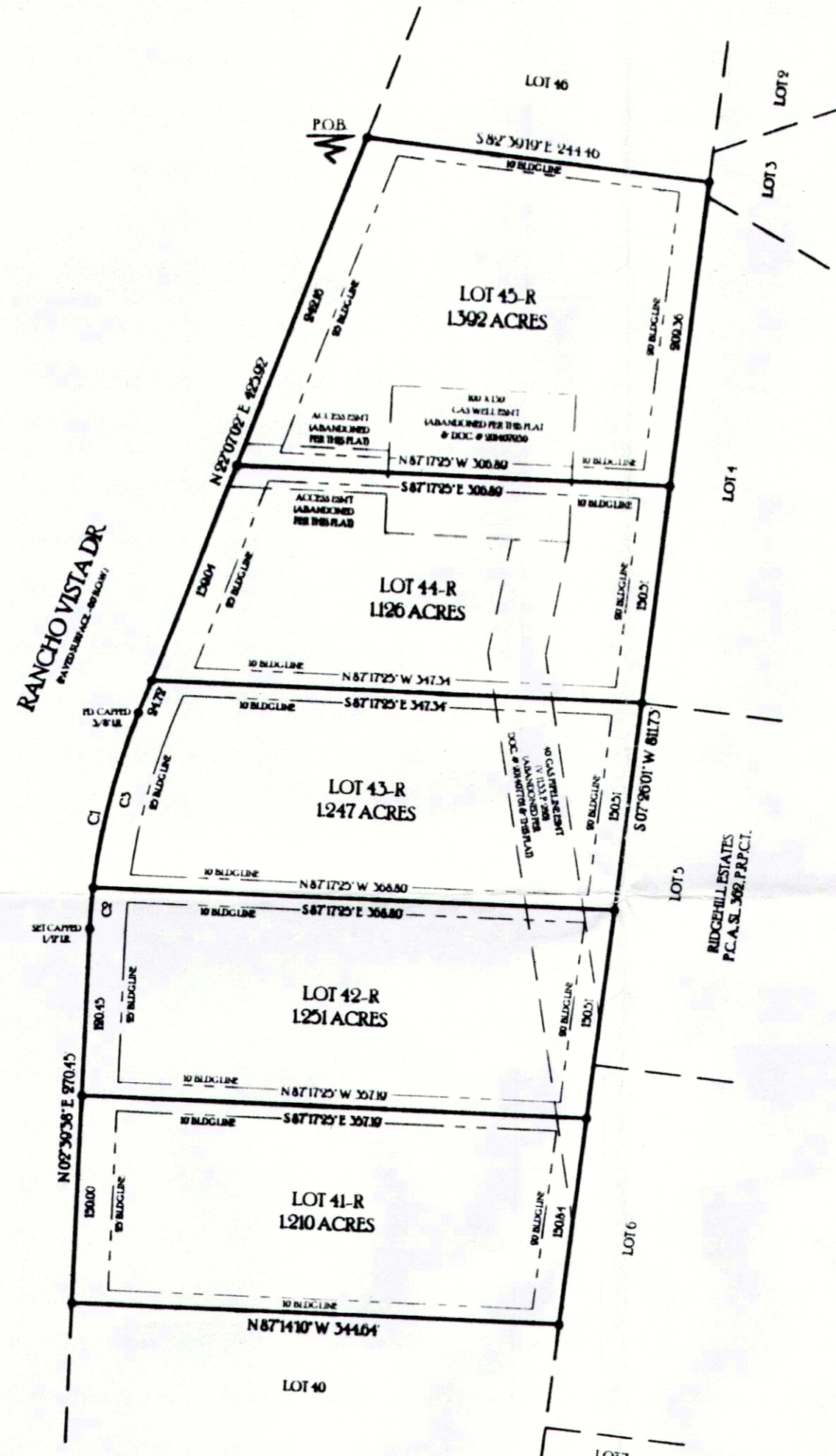
Raymond
COMMISSIONER PRECINCT #2

John
COMMISSIONER PRECINCT #3

Wally
COMMISSIONER PRECINCT #4

THE UNDERSIGNED, AS LIEN HOLDER ON LOT 42-R, ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

BY: *Susanna Campbell*
PRINTED NAME: Susanna Campbell
TITLE: Lobby Services Officer



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, LOUIS-PHILIPPE SEMETEYS-LADOUCEUR, POINTE CLAIRE, L.L.C., AND THURMAN HOMES, INC., BEING THE OWNERS OF A 6.296 ACRES TRACT OF LAND BEING ALL OF LOTS 41, 42, 43, 44, AND 45, RANCHO VISTA ESTATES, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 2992, PLAT RECORDS OF PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED LOUIS-PHILIPPE SEMETEYS-LADOUCEUR IN VOLUME 2803, PAGE 1703, REAL RECORDS, PARKER COUNTY, TEXAS, POINTE CLAIRE, L.L.C., IN DOCUMENT NO. 201323628, REAL RECORDS, PARKER COUNTY, TEXAS, AND THURMAN HOMES, INC., IN DOCUMENT NO. 201397403, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF RANCHO VISTA DR. (A PAVED SURFACE) AND AT THE NORTHWEST CORNER OF SAID LOT 45 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 82° 30' 19" E 244.46 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 45 TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 45 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07° 26' 01" W 811.73 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE SOUTH-EAST CORNER OF SAID LOT 41 FOR THE SOUTH-EAST CORNER OF THIS TRACT.

THENCE N 87° 14' 10" W 344.64 FEET TO A FOUND CAPPED 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF SAID RANCHO VISTA DR. AND AT THE SOUTH-WEST CORNER OF SAID LOT 41 FOR THE SOUTH-WEST CORNER OF THIS TRACT.

THENCE N 02° 39' 38" E 270.45 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID RANCHO VISTA DR. TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, FOR A CORNER OF THIS TRACT.

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID RANCHO VISTA DR. AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 12° 30' 58" E 158.47 FEET, AN ARC LENGTH OF 150.23 FEET TO A FOUND CAPPED 3/8" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 22° 07' 02" E 425.92 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID RANCHO VISTA DR. TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT LOUIS-PHILIPPE SEMETEYS-LADOUCEUR, POINTE CLAIRE, L.L.C., AND THURMAN HOMES, INC. (OWNERS) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 41-R, 42-R, 43-R, 44-R, AND 45-R, RANCHO VISTA ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS.

Louis Philippe Semetey
LOUIS-PHILIPPE SEMETEYS-LADOUCEUR

Louis Philippe Semetey
LOUIS-PHILIPPE SEMETEYS-LADOUCEUR, PRESIDENT
POINTE CLAIRE, L.L.C.

Lee Thurman
LEE THURMAN, PRESIDENT
THURMAN HOMES, INC.

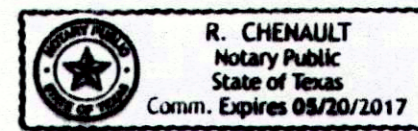
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS-PHILIPPE SEMETEYS-LADOUCEUR, 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 23 DAY OF July, 2014.

R. Chenuault
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



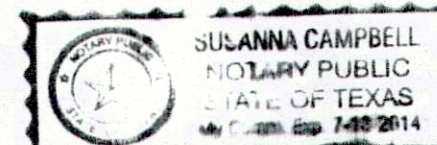
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LEE THURMAN, 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 16 DAY OF July, 2014.

Susanna Campbell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO STATE THAT PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5668
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
MAY 2014 - IN 40408

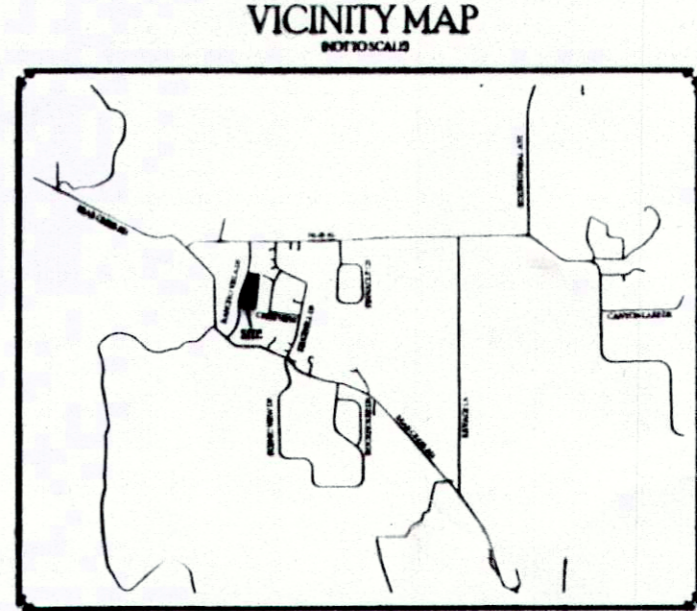
ACCT. NO.: 16558
SCH. DIST.: AL
CITY: None
MAP NO.: J-18

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE GAS WELL EASEMENT, ACCESS EASEMENT, AND PIPELINE EASEMENT AS SHOWN ON THE OFFICIAL PLAT OF RECORD FOR RANCHO VISTA ESTATES AS RECORDED IN P.C.C. SL. 992, P.R.P.C.T.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201412073
06/23/2014 12:29 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

D-342



FINAL REPLAT
LOTS 41-R, 42-R, 43-R, 44-R, & 45-R
RANCHO VISTA ESTATES
BEING A REPLAT OF LOTS 41, 42, 43, 44, & 45
RANCHO VISTA ESTATES,
AN ADDITION TO
PARKER COUNTY, TEXAS.
MAY 2014

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
LOUIS-PHILIPPE
SEMETEYS-LADOUCEUR
9300 DEER CREEK RD.
ALEDO, TX, 76008

OWNER/DEVELOPER:
POINTE CLAIRE L.L.C.
1701 SANTA FE DR.
WEATHERFORD, TX, 76086

OWNER/DEVELOPER:
THURMAN HOMES INC.
150 DEER CREEK DR.
ANNETTA, TX, 76008

