



201703676 PLAT Total Pages: 1

THE STATE OF TEXAS  
COUNTY OF PARKER

Owner/Developer  
Max Thompson  
186 Winged Foot  
Willow Park, Texas 76008  
817-980-5125

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,  
TEXAS, ON THIS 15<sup>TH</sup> DAY OF 2017

COUNTY JUDGE  
COM. PRECINCT #1  
COM. PRECINCT #3  
COM. PRECINCT #2  
COM. PRECINCT #4



**SURVEYOR'S CERTIFICATE**  
This is to certify that I, Andrew E. Stevens, Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on 2/4/2017  
Date: 2/4/2017  
*Andrew E. Stevens*  
Andrew E. Stevens, R.P.L.S. No. 5395

JEREMY PRYOR  
AND  
LORETTA PRYOR  
201416554

5/8" PIPE FOUND

5/8" IRON ROD FOUND



ROBERT D. HOOVER  
AND JANICE ANN  
HOOVER AND  
ROBERT DAREL  
HOOVER TTEE FOR  
R.D. HOOVER  
CHILDRENS 2000  
TRUST UA DTD  
5/6/2000 FOR THE  
BENEFIT OF JOSHUA  
CHANDLER HOOVER  
AND ROBERT DAREL  
HOOVER TTEE FOR  
R.D. HOOVER  
CHILDRENS 2000  
TRUST UA DTD FOR  
THE BENEFIT OF  
RYAN ALLAN HOOVER

TRACT 1  
V. 2425, P. 126

*Handwritten note:*  
25,000 per acre  
per John

ROBERT D. HOOVER  
AND JANICE ANN  
HOOVER AND  
ROBERT DAREL  
HOOVER TTEE FOR  
R.D. HOOVER  
CHILDRENS 2000  
TRUST UA DTD  
5/6/2000 FOR THE  
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CHANDLER HOOVER  
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R.D. HOOVER  
CHILDRENS 2000  
TRUST UA DTD FOR  
THE BENEFIT OF  
RYAN ALLAN HOOVER

AGGT. NO: 110581  
SCH. DIST: PE  
CITY: E-8  
MAP NO:

TRACT 2  
V. 2425, P. 126

**FINAL PLAT**  
**REATA RANCH**

AN ADDITION IN  
PARKER COUNTY, TEXAS

BEING 107.568 ACRES SITUATED IN THE  
T. P. RR. CO. SURVEY, ABST. NO. 1410,  
PARKER COUNTY, TEXAS

CAPPED 1/2" IRON FOUND

6" STEEL FENCE POST FOUND

LELAND BYRON LITTLE, JR.  
V. 2311, P. 1893

LELAND BYRON LITTLE, JR.  
V. 2311, P. 1893

DORIS WILEY  
NO DEED  
DESCRIPTION FOUND

COUNTY CLERK

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 GROUNDWATER AVAILABILITY. A STUDY WILL BE DONE BEFORE FINAL PLAT.

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.

WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERIMETER BOUNDARY.

SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

CAPPED "STEVENS SURVEYING" 1/2" IRONS SET.

According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48367C0125E Effective September 28, 2008 this property does not lie within a 100 year flood hazard area.

CURVE	RADIUS	ARC
C1	720.00'	61.12'
C2	750.00'	84.50'
C3	780.00'	87.88'
C4	476.41'	77.97'
C5	446.41'	501.25'
C6	416.41'	167.09'
C7	476.41'	168.74'
C8	416.41'	113.91'
C9	644.00'	40.68'
C10	614.00'	295.26'
C11	584.00'	261.98'
C12	644.00'	208.01'
C13	778.00'	55.37'
C14	808.00'	383.32'
C15	838.00'	134.04'
C16	838.00'	208.42'
C17	778.00'	98.82'
C18	778.00'	214.89'
C19	75.00'	63.41'
C20	75.00'	108.22'
C21	75.00'	95.47'
C22	75.00'	141.52'
C23	212.00'	98.29'
C24	100.00'	157.08'
C25	130.00'	207.88'
C26	160.00'	82.43'
C27	160.00'	100.96'
C28	160.00'	72.47'
C29	149.05'	46.42'
C30	149.05'	49.37'
C31	119.05'	138.65'
C32	89.05'	43.10'
C33	75.00'	107.14'
C34	75.00'	133.05'
C35	75.00'	101.09'
C36	75.00'	65.25'
C37	270.00'	360.82'
C38	300.00'	400.91'
C39	330.00'	108.87'
C40	330.00'	166.01'
C41	330.00'	166.12'
C42	1308.00'	11.71'
C43	1368.00'	190.13'
C44	1368.00'	81.89'
C47	75.00'	138.55'
C48	75.00'	114.49'
C49	75.00'	155.48'
C50	838.00'	55.10'
C51	182.00'	20.35'
C52	242.00'	38.47'
C53	584.00'	18.86'
C54	1368.00'	1.18'
C55	1308.00'	249.52'
C56	1338.00'	267.22'

STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023

SCALE: 1" = 20'

SCALE: 1" = 200'

D-681

21410.006.000.00  
21410.006.001.00