



201820258 PLAT Total Pages: 1
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jane Brunson
 201820258 11:31 AM
 08/13/2018
 Jane Brunson, County Clerk
 Parker County, Texas
 PLAT

(IN FEET)
 1 inch = 100 ft.

STREET LENGTH
 Rock Creek Court
 1,067.52 Linear Feet



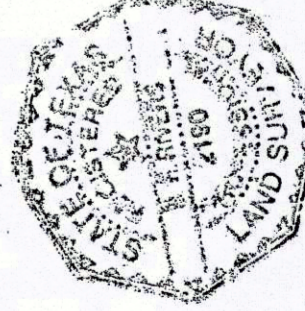
APPROVED BY THE
 COMMISSIONERS COURT
 OF PARKER COUNTY, TEXAS
 ON THIS THE 17 DAY
 OF AUGUST 2018
M. K. Jolley
 COUNTY JUDGE
George G. Colwell
 PRECINCT & COMMISSIONER
George G. Colwell
 PRECINCT & COMMISSIONER
George G. Colwell
 PRECINCT & COMMISSIONER
George G. Colwell
 PRECINCT & COMMISSIONER

INSTRUMENT NO. 201811897
 SIDNEY COLLEY

Developer
 Rock Creek Development, LLC
 Larry Walden
 2774 Old Millsap Road
 Weatherford, TX 76088

REMARKS:
 THESE SHALL BE 1/2" THICK UNITS & DRAINAGE EASEMENT
 ALONG ALL EXTERIOR AND SUBDIVISION LOT LINES A 1/2" FOOT
 UTILITY & DRAINAGE EASEMENT SHALL EXIST ON ALL ADJOINING
 LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

ACCORDING TO FEMA FLOOD PLAIN NO.
 68057880E DATED SEPTEMBER 20,
 2009, THE FLOOD PLAIN IS
 BY A 100 YEAR FLOOD PLAIN.



SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8028
 FAX: 940-325-8028
 FIRM# 10012400

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2014.

I. B. Rivers
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 SURVEYOR NO. 2190, STATE OF TEXAS

THIS PLAT FILED FOR RECORD IN CABINET E SLIDE 138 DATE

Somebody 784
 21845 005 000 000
 16886

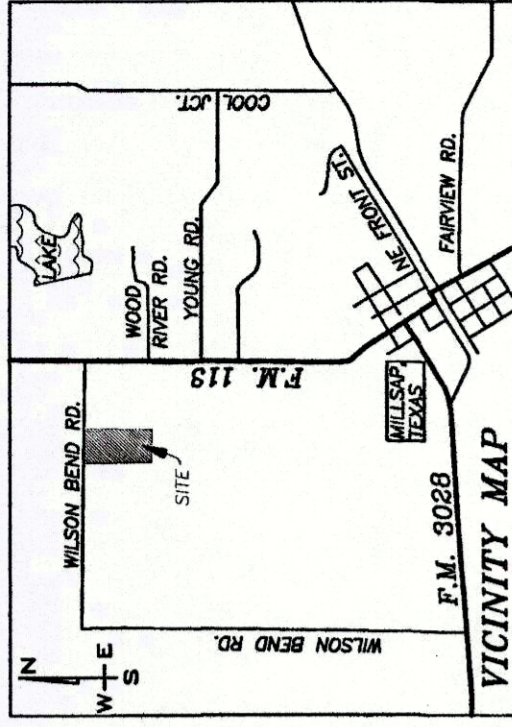
CLERK STICKER:

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

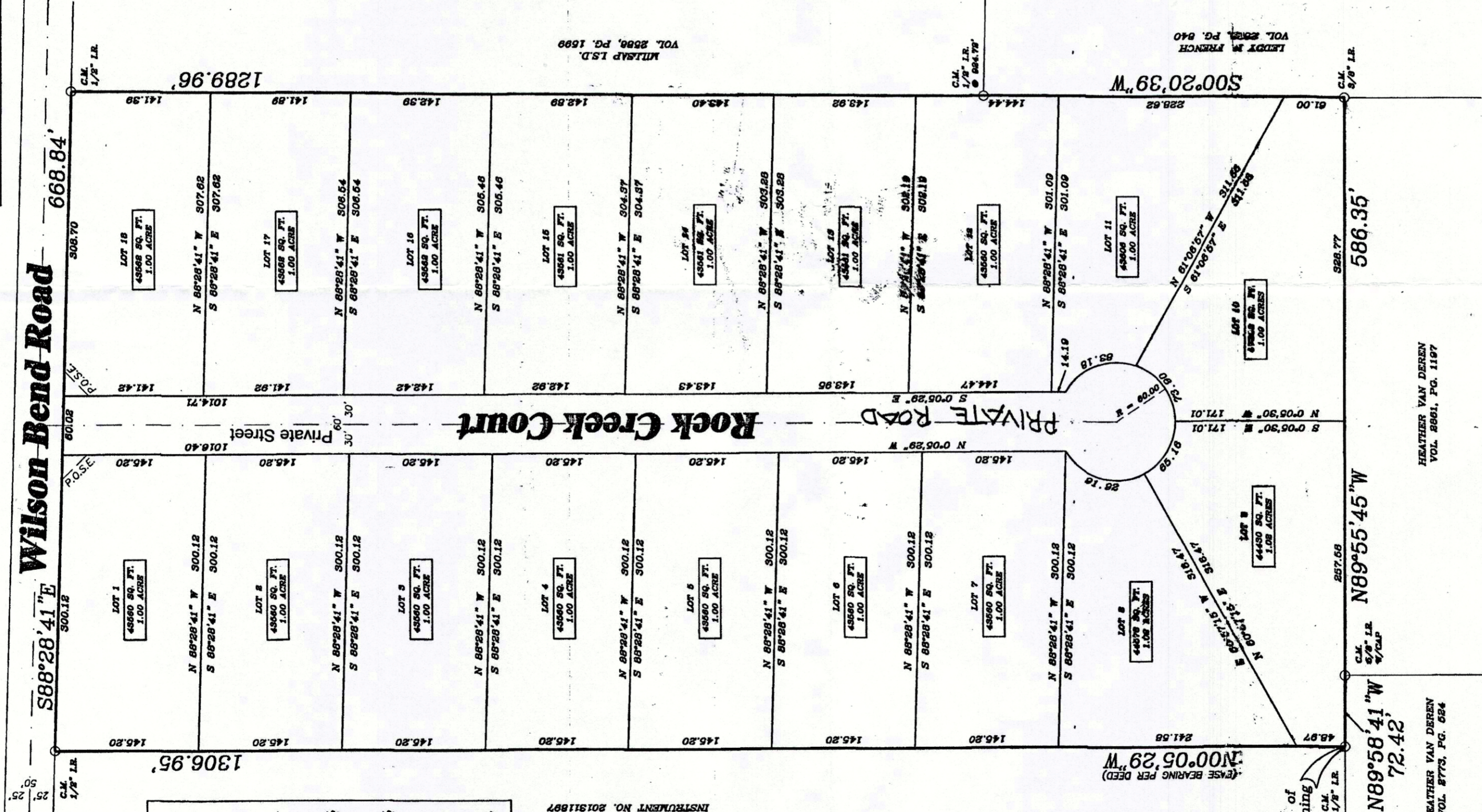
LENHOLDER:

M/A
 Signature of Member
 This the ___ day of _____ 20__

Notary Public, State of Texas



VICINITY MAP



THE STATE OF TEXAS
 COUNTY OF PARKER
 I, *Larry Walden*, being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is/is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said _____ Parker County, Texas.
 Signature of Owner

 THE STATE OF TEXAS
 COUNTY OF PARKER
 I, *Larry Walden*, undersigned authority on this day personally appeared to the foregoing instrument, and acknowledged to me that he/site executed the same for the purpose and consideration therein expressed and in the presence of _____ day of AUGUST 2018
 Notary Public in and for State of Texas

STATE OF TEXAS
 PARKER COUNTY
 WHEREAS, ROCK CREEK DEVELOPMENT, LLC, - Larry Walden, being the owner of 19.78 acres of land situated in the Texas and Pacific Railroad Company Survey Number 361, Abstract Number 1545, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201806884, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2" rebar rod found (Central Monument) for the southwest corner of said ROCK CREEK DEVELOPMENT Tract same being in Document Number 201311897, Official Records, Parker County, Texas, and being in the north line of a tract of land described in a deed to Heather Van Daren, recorded in Volume 2773, Page 524,
 Thence N00°05'29"W, (BASE BEARING PER DEED), 1306.95 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Cooley Tract to a 1/2" rebar rod found (Central Monument) in the south line of Wilson Bend Road, an existing 50 foot wide right of way, for the northwest corner of said ROCK CREEK DEVELOPMENT Tract, being the northeast corner of said Cooley Tract
 Thence S88°28'41"E, 668.84 feet along the south line of said Wilson Bend Road to a 1/2" rebar rod found (Central Monument) for the northeast corner of a tract of land described in a deed to Heather Van Daren, recorded in Volume 2588, Page 1599, Official Records, Parker County, Texas;
 Thence S00°20'39"W, at 924.72 feet passing a 1/2" rebar rod found for the southwest corner of said Millsap I.S.D. Tract, same being the northwest corner of a tract of land described in a deed to Ledy N. French, recorded in Volume 2825, Page 840, Official Records, Parker County, Texas, in all, 1289.96 feet to a 3/8" rebar rod found for the southeast corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of said Cooley Tract
 Thence N89°55'45"W, 586.35 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Daren Tract Two to a 5/8" capped rebar rod found for the northeast corner of said Daren Tract Two, same being the northeast corner of said Daren Tract;
 Thence N89°58'41"W, 72.42 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Daren Tract to the point of beginning and containing 19.78 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, ROCK CREEK DEVELOPMENT, LLC, - Larry Walden, do hereby adopt this plat designating the herein described real property as Lots 1-18, ROCK CREEK ESTATES, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.
 Witness my hand and seal of office this 17 day of AUGUST 2018, at _____ County, Texas, the 17 day of _____ 2018

 ROCK CREEK DEVELOPMENT, LLC. - Larry Walden

STATE OF TEXAS
 COUNTY OF PARKER
 I, *Larry Walden*, being the undersigned authority, a Notary Public in and for said County and State on this day personally appeared *Larry Walden*, whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
 Given under my hand and seal of office this 17 day of AUGUST 2018

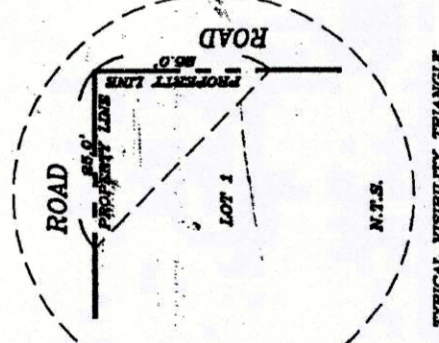
 Notary Public
 My Commission Expires _____

STATE OF TEXAS
 COUNTY OF PARKER
 I, *Larry Walden*, being the undersigned authority, a Notary Public in and for said County and State on this day personally appeared *Larry Walden*, whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
 Given under my hand and seal of office this 17 day of AUGUST 2018

 Notary Public
 My Commission Expires _____

NOTES:
 Water service to this property is via Millsap Water Supply.
 All property corners are 1/2" capped RPLS 2190 rebar rods set unless otherwise noted.

FINAL PLAT SHOWING
 Lots 1-18,
Rock Creek Estates
 AN ADDITION IN PARKER COUNTY, AND BEING 19.78 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY NUMBER 361, ABSTRACT NUMBER 1545, PARKER COUNTY, TEXAS.



TYPICAL SURVEY TRIANGLE ALIGNMENT

HEATHER VAN DEREN
 VOL. 8881, PG. 1197

HEATHER VAN DEREN
 VOL. 8773, PG. 584