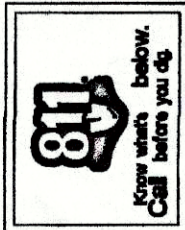




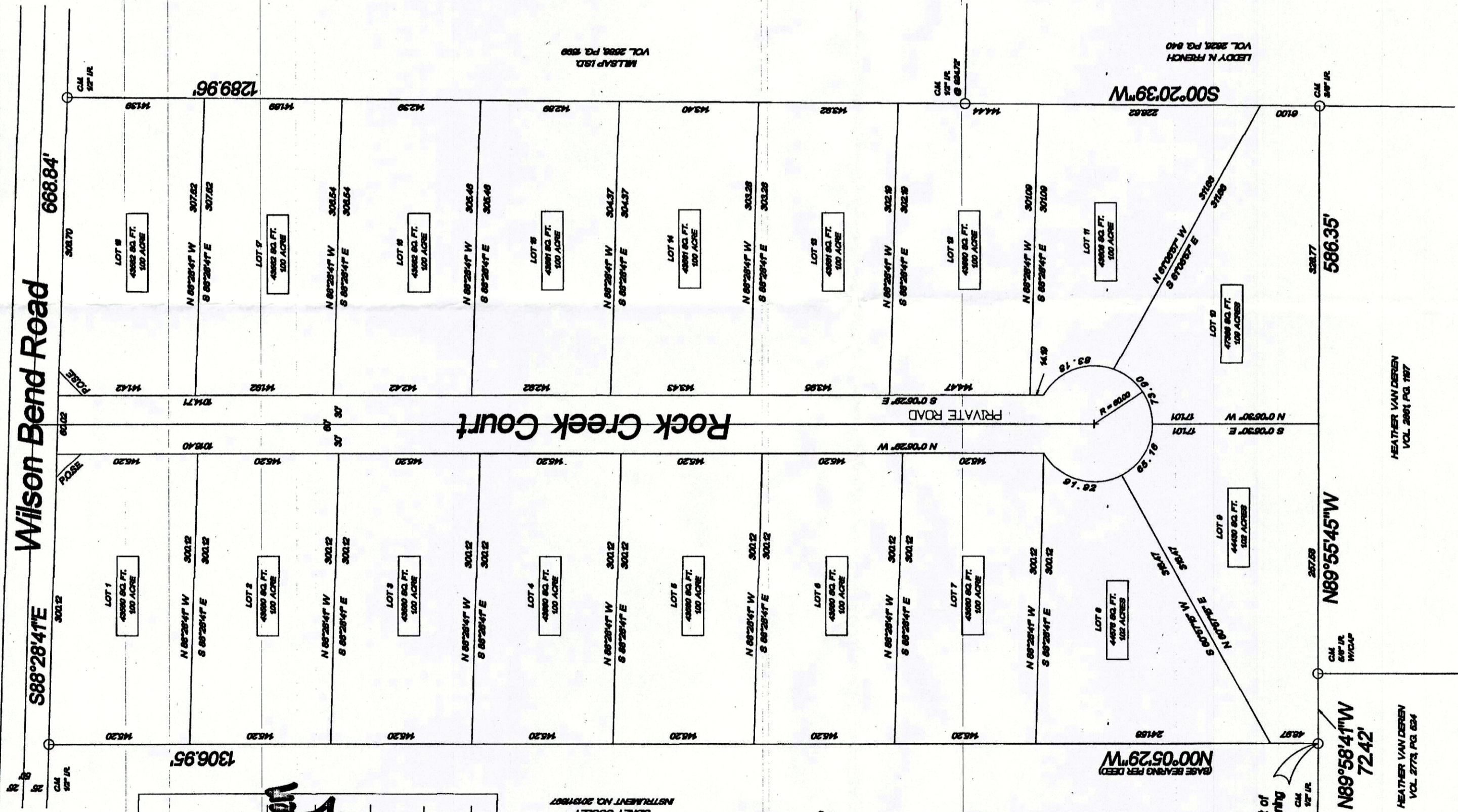
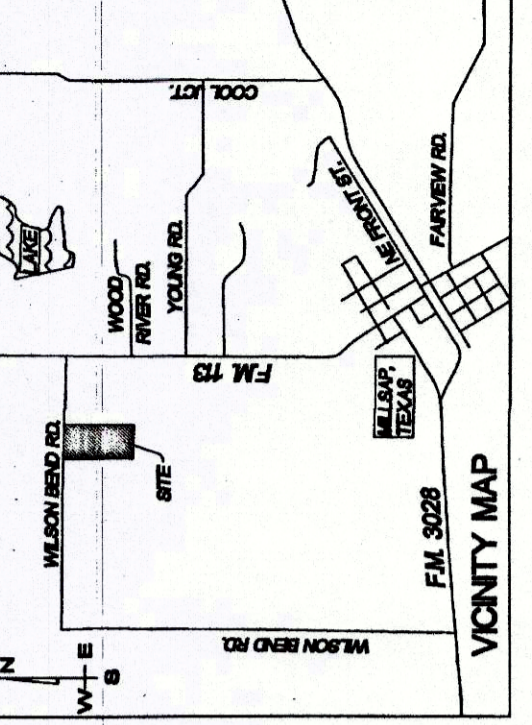
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jane Brunson
201827519
16/26/2018 11:38 AM
Fees: 76.00
Parker County, Texas
County Clerk
PLAT

STREET LENGTH
Rock Creek Court
1,067.22 Linear Feet

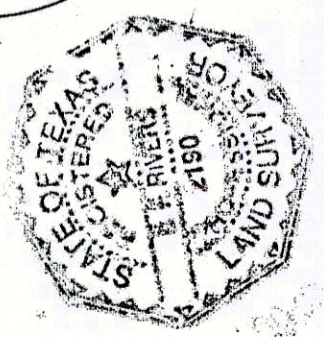


APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS DAY OF NOVEMBER 2018
Steve A. Coulter
COUNTY CLERK
PRECINCT #1 COMMISSIONER
Eric D. Coulter
PRECINCT #2 COMMISSIONER
Larry Walden
PRECINCT #3 COMMISSIONER
Larry Walden
PRECINCT #4 COMMISSIONER



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

EXEMPTS:
THESE SHALL EXEMPT A 50 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL STREET AND ALLEYWAYS LOT LINES A 50 FOOT UTILITY & DRAINAGE EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (25 FEET ON EACH LOT).



RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE 840-325-8613
FAX: 840-325-8028
FRM# 10019400

SINCE 1976
I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2960, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2018.
B.F. Rivers
B.F. RIVERS, M.S., P.E., RPLS
NO. 2960, STATE OF TEXAS

Texas and Pacific Railroad Company Survey # 361, Texas
Abstract # 1545, Parker County, Texas
Company Survey # 1545, Parker County, Texas
Survey # 361, Texas

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.

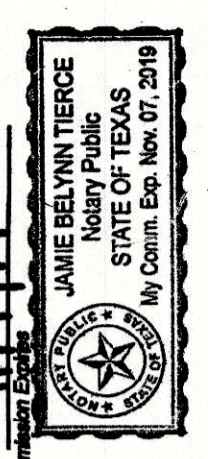
THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 15, DATE 11/11/19

16886

THE STATE OF TEXAS
COUNTY OF PARKER
I, *Larry Walden*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that I am not within (mile(s)) miles from said (City/County) County, Texas, and being (Age) years of age, I am of legal age and of sound mind and memory, and I am duly qualified to execute this instrument, and I do hereby acknowledge to me that I have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 22 day of NOVEMBER, 2018.
Larry Walden
Notary Public in and for the State of Texas
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS
PARKER COUNTY
WHEREAS ROCK CREEK DEVELOPMENT, LLC - Larry Walden being the owner of 82.78 acres of land situated in the Township of Peachy, Rock Creek Survey Number 361, Abstract Number 1545, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201803894, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" rebar rod found (Control Monument) for the southwest corner of said ROCK CREEK DEVELOPMENT Tract, same being the southeast corner of a tract of land described in a deed to Sidney Cooley, recorded in Document Number 20181897, Official Records, Parker County, Texas, and being in the north line of a tract of land described in a deed to Heather Van Dusen, recorded in Volume 2773, Page 624, Official Records, Parker County, Texas;
THENCE S89°29'47"E, 668.84 feet along the common line of said Wilson Bend Road to a 1/2" rebar rod found for the northwest corner of said ROCK CREEK DEVELOPMENT Tract, same being the northwest corner of a tract of land described in a deed to Millsap 152, recorded in Volume 2681, Page 167, Official Records, Parker County, Texas;
THENCE S00°05'29"W, at 824.72 feet reaching a 1/2" rebar rod found for the southwest corner of said Millsap 152, Tract same being the northwest corner of a tract of land described in a deed to Ledy N. French, recorded in Volume 2626, Page 840, Official Records, Parker County, Texas, in 44, 528.08 feet to a 3/8" rebar rod found for the southeast corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of a tract of land described in a deed to Heather Van Dusen, recorded in Volume 2881, Page 167, Official Records, Parker County, Texas (now returned to as Deven Tract Two);
THENCE N89°58'41"W, 668.35 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Deven Tract Two, same being the northeast corner of said Deven Tract;
THENCE N87°28'47"E, 724.2 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Deven Tract to the point of beginning and containing 82.78 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT ROCK CREEK DEVELOPMENT, LLC - Larry Walden, do hereby adopt the plat designating the herein described real property as Lots 1-18, ROCK CREEK ESTATES, in Parker County, Texas, and do hereby dedicate to the private use forever the easements and rights therein.
Witness my hand and seal on this 22 day of NOVEMBER, 2018.
Larry Walden
ROCK CREEK DEVELOPMENT, LLC - Larry Walden
My Commission Expires 11/11/19



NOTES:
Witness service to this property is via Millsp
Witness Supply.
All property corners are 1/2" capped
1/4" x 1/4" rebar rods set unless otherwise noted.

16886
T.M.T.
B.F.S.
COUNTY CLERK
STATE OF TEXAS
NOV 11 2019 11:11 AM