

D-727

201713961 PLAT Total Pages: 1

CURVE	DEGREE	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING	ARC
C1	11°27'33"	500.00'	15°16'02"	N 82°28'44" W	132.84'	133.23'
C2	11°27'33"	500.00'	15°16'02"	N 82°28'44" W	132.84'	133.23'
C3	11°27'33"	500.00'	07°39'36"	S 86°03'27" W	66.80'	66.85'
C4	11°27'33"	500.00'	07°36'23"	S 78°25'27" W	66.33'	66.38'
C5	11°27'33"	500.00'	15°15'59"	S 82°15'15" W	132.83'	133.22'

LINE	BEARING	DISTANCE
L1	S 89°53'15" W	132.11'
L2	N 68°22'54" W	112.57'
L3	S 89°53'15" W	148.36'
L4	N 89°45'30" E	226.60'
L5	N 00°24'05" W	156.46'
L6	S 68°09'24" W	112.58'

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 F.I.R.M. MAP NO. 48367C0250E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS IN CENTER OF TURKEY MEADOWS LANE AND RAMBLING OAKS LANE ARE SET 60D NAILS
NOTE: ALL OTHER CORNERS ARE SET 1/2" IRON RODS WITH CAP (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

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY NORTH RURAL WATER SUPPLY CORPORATION

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

NOTE: THERE IS A 50' BUILDING LINE ALONG ALL ROADS AND A 20' BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES

NOTE: LENGTH OF TURKEY MEADOWS LANE IS 2,089 FEET AND LENGTH OF RAMBLING OAKS LANE IS 1,431 FEET

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 24th DAY OF June, 2017.

MCD
COUNTY JUDGE

George A. Gentry
COMR. PRECINCT #1

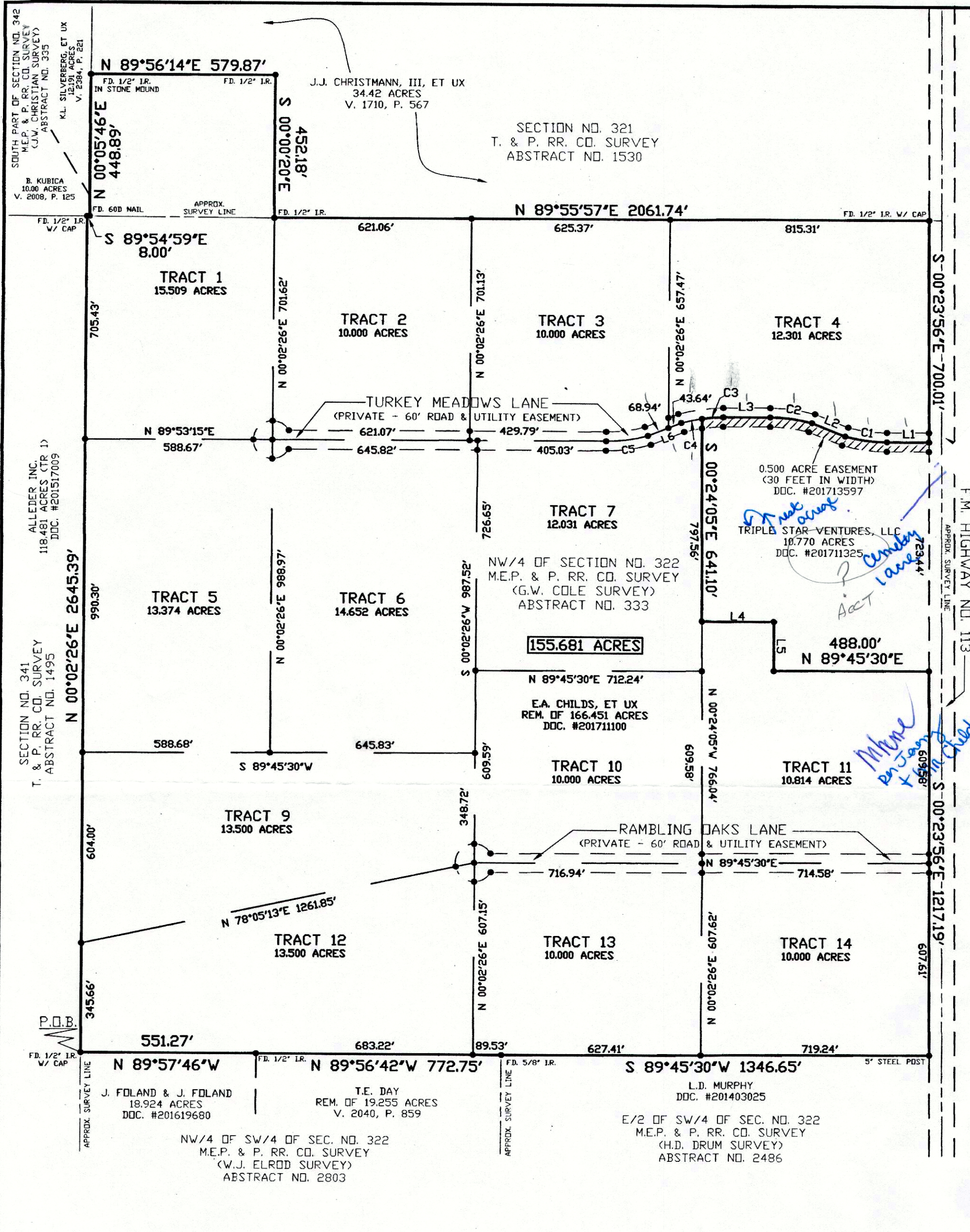
Carlynn
COMR. PRECINCT #2

Jim Wald
COMR. PRECINCT #3

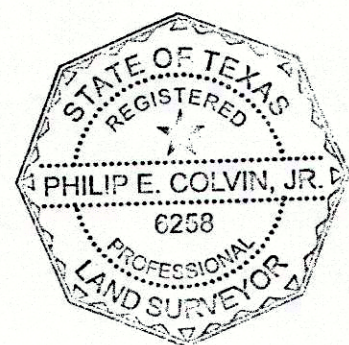
Stacy
COMR. PRECINCT #4

COUNTY CLERK

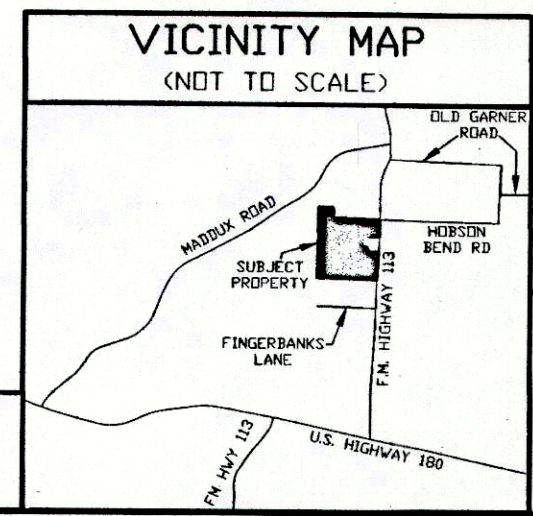
ABST NO: 16884
SCH. DIST: GA
CITY: C-12
MAP NO:



SURVEYOR'S CERTIFICATE
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 APRIL 5, 2017.



Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN17201 17201F.dwg 17092.crd FN170613



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
**TRACTS 1-7 AND TRACTS 9-14
ROCK CREEK RANCH ESTATES**
BEING A SUBDIVISION OF 155.681 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 322, M.E.P. & P. RR. CO. SURVEY (G.W. COLE SURVEY), ABSTRACT NO. 333 AND SECTION NO. 321, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1530, PARKER COUNTY, TX

20333.001.000.00
21530.017.000.00
7.0333.001.000.50