

NOTES

1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "C" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL #576702E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

2) 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 THE ONE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TISS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) WATER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.

5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE FACILITIES.

6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 292.003. BUYERS ARE ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

9) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES.

10) THERE SHALL BE A 50 FOOT FRONT BUILDING LINE AND 25 FOOT SIDE STREET BUILDING LINE ON ALL LOTS.

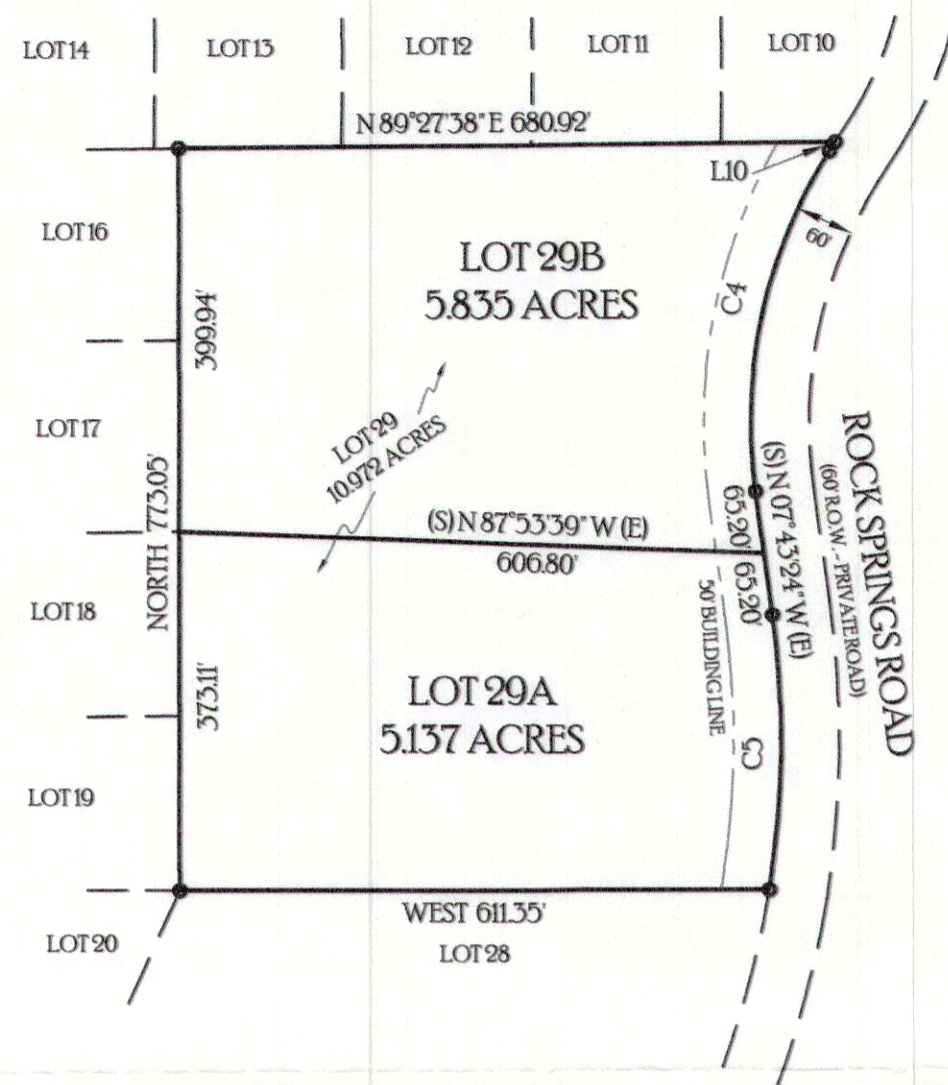
11) SURVEY LINES ARE APPROXIMATE LOCATIONS AS SCALD FROM THE TEXAS GLOSMAP.

12) PIPE LINES SHOWN ON THIS PLAT ARE PLACED PER PAROLE EVIDENCE AND ABOVE-GROUND MARKERS. UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TISS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

13) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	530.00'	369.71'	362.26'	S12°15'37" W	39°58'02"
C5	970.00'	287.27'	286.23'	S00°45'59" W	16°58'07"

LINE	BEARING	DISTANCE
L10	S32°14'37" W	11.88'



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, TODD A. PHILLIPS, BEING THE OWNER OF LOT 29, ROCK SPRINGS, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 454, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD IN THE NORTHWEST RIGHT OF WAY OF ROCK SPRINGS ROAD (A 60' RIGHT-OF-WAY PER PLAT) FOR THE SOUTHEAST CORNER OF LOT 29, ROCK SPRINGS, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 454, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE WEST 611.35 FEET TO A SET 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 29 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH 773.05 FEET TO A SET 1/2" CAPPED IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 29 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°27'38" E 680.92 FEET TO A SET 1/2" CAPPED IRON ROD IN THE NORTHWEST LINE OF SAID ROCK SPRINGS ROAD AND AT THE NORTHEAST CORNER OF SAID LOT 29 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 32°14'37" W 11.88 FEET ALONG THE NORTHWEST LINE OF SAID ROCK SPRINGS ROAD TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT. SAID ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET AND A CHORD WHICH BEARS S12°15'37" W 362.26 FEET.

THENCE ALONG THE NORTHWEST LINE OF SAID ROCK SPRINGS ROAD AND SAID CURVE TO THE LEFT A DISTANCE OF 369.71 FEET TO A SET 1/2" CAPPED IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 07°45'24" E 130.40 FEET ALONG THE NORTHWEST LINE OF SAID ROCK SPRINGS ROAD TO A SET 1/2" IRON ROD FOR A CORNER OF THIS TRACT. SAID ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 970.00 FEET AND A CHORD WHICH BEARS S00°45'59" W 285.23 FEET.

THENCE ALONG THE NORTHWEST LINE OF SAID ROCK SPRINGS ROAD AND SAID CURVE TO THE RIGHT A DISTANCE OF 287.27 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TODD A. PHILLIPS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 29A & 29B, ROCK SPRINGS, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT \_\_\_\_\_, PARKER COUNTY, TEXAS  
THIS THE 3<sup>rd</sup> DAY OF May, 2016.

*Todd A. Phillips*  
TODD A. PHILLIPS

ACCT. NO.: 14887  
SCH. DIST.: PE  
CITY: \_\_\_\_\_  
MAP NO.: F-10

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 TODD A. PHILLIPS, 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 3<sup>rd</sup> DAY OF May, 2016.

*Travis Zinn*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, KYLE RUCKER, 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 PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086  
FEBRUARY 2016 - JND0416REPLAT29.



ACCT. NO.: 14887  
SCH. DIST.: PE  
CITY: \_\_\_\_\_  
MAP NO.: F-10

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 9 DAY OF May, 2016.

*Adson*  
COUNTY JUDGE

*George A. Conley*  
COMMISSIONER PRECINCT #1

*Crayford*  
COMMISSIONER PRECINCT #2

*Jim Jack*  
COMMISSIONER PRECINCT #3

*St. Dugg*  
COMMISSIONER PRECINCT #4

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 29, ROCK SPRINGS, AS RECORDED IN P.C. D, SLIDE 454, P.R.P.C.T., INTO LOTS 29A & 29B, ROCK SPRINGS

THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

*Ferry Mader*  
FERRY MADER  
P.O. BOX 294  
WEATHERFORD, TX, 76086

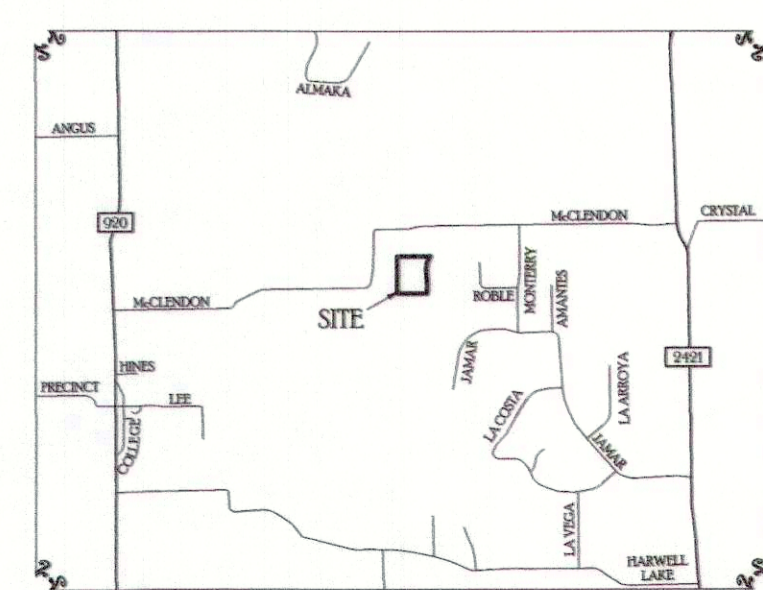
SURVEYOR: KYLE RUCKER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS, 76086  
817-594-0400

OWNER/DEVELOPER: TODD PHILLIPS/  
LANDVISION COMPANIES, LLC  
211 SOUTH RUSK ST.  
WEATHERFORD, TX, 76086

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201609760  
05/09/2016 10:43 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

D-541



REPLAT OF  
LOTS 29A & LOT 29B  
ROCK SPRINGS  
BEING A REPLAT OF LOT 29,  
ROCK SPRINGS, AN ADDITION TO  
PARKER COUNTY, TEXAS  
ACCORDING TO THE PLAT AS RECORDED IN  
PLAT CABINET D, SLIDE 454, PLAT RECORDS  
PARKER COUNTY, TEXAS  
FEBRUARY 2016

**CARTER SURVEYING**  
& MAPPING, INC.  
110 A PALO PINTO STREET - WEATHERFORD, TEXAS  
(P) 817-594-0400 - (F) 817-594-0403

14887-001-029-00

