

LOT CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD. Lists curve data for lots C60 through C124.

LOT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for lots L15 through L31.

BOUNDARY CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD. Lists curve data for lots BC1 through BC9.

PROPOSED ROADS TABLE

Table with 2 columns: ROAD NAME, LINEAR FEET. Lists Rockbridge Drive, Flagstone Drive, Winecup Drive, Boulder Road, and a TOTAL of 3529 LINEAR FEET.

BOUNDARY LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for lots BL1 through BL10.

NOTES:

- 1) AT THE TIME OF THIS SURVEY... 2) UNDERGROUND UTILITIES... 3) BEFORE CONSTRUCTION... 4) ALL CORNERS... 5) APPROXIMATE SURVEY LINE... 6) WATER IS TO BE PROVIDED... 7) SANITARY SEWER... 8) NO PORTION OF THIS TRACT... 9) NO ABSTRACT OF TITLE... 10) BEARINGS, DISTANCES... 11) SPECIAL NOTICE... 12) THERE SHALL BE PROPER COORDINATION... 13) THERE WILL BE 3.486% OF PUBLIC RIGHT-OF-WAY...

BUILDING SETBACKS AND UTILITY & DRAINAGE EASEMENTS:

THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONTS OF ALL LOTS, A 10' BUILDING LINE ALONG THE SIDES OF ALL LOTS AND A 15' BUILDING ALONG THE REAR OF ALL LOTS.

THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.

STATE OF TEXAS COUNTY OF PARKER

BEING A 31.084 ACRES TRACT OF LAND CALLED OUT OF THE S. NEWSOM SURVEY, ABSTRACT NO. 1001, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT AS DESCRIBED IN DOCUMENT NO. 201932759 AND A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201805732, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

BEGINNING AT A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", BEING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2, ROCKY RIDGE, PHASE 2, AS RECORDED IN PLAT CABINET E, SLIDE 403, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE MOST EASTERLY AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE NORTH LINE OF SAID ROCKY RIDGE, PHASE 2, THE FOLLOWING COURSES AND DISTANCES: WEST 60.80 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1389.40 FEET, AN ARC LENGTH OF 28.94 FEET, AND WHOSE CHORD BEARS S 09°40'41" E 28.94 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.25 FEET, AN ARC LENGTH OF 243.40 FEET, AND WHOSE CHORD BEARS S 05°50'54" E 243.16 FEET, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 88°34'42" W 386.53 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 07°13'32" W 118.49 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 85°17'00" W 362.60 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2367.57 FEET, AN ARC LENGTH OF 100.76 FEET, AND WHOSE CHORD BEARS N 04°51'53" W 100.75 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 88°12'26" W 539.37 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 07°13'32" W 118.49 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 32°09'16" E 79.54 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 39°31'43" W 232.78 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 996.70 FEET, AN ARC LENGTH OF 133.35 FEET, AND WHOSE CHORD BEARS N 54°17'51" W 133.05 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 33°05'43" W 376.60 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. N 52°32'19" W 65.62 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

N 71°00'21" W 88.68 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 86°31'40" W 148.07 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", IN THE EAST LINE OF THAT CERTAIN TRACT 1 AS DESCRIBED IN V. 1264, P. 79, O.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°08'32" W 600.75 FEET ALONG SAID TRACT 1 TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOC. NO 201932759 THE FOLLOWING COURSES AND DISTANCES: N 89°51'28" E 373.44 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 199.34 FEET, AND WHOSE CHORD BEARS N 18°40'59" W 198.61 FEET, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

N 69°15'40" E 733.17 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT. S 85°17'00" W 362.60 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 124.81 FEET, AND WHOSE CHORD BEARS S 00°03'49" W 124.72 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 03°37'21" W 125.91 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2530.00 FEET, AN ARC LENGTH OF 223.48 FEET, AND WHOSE CHORD BEARS N 89°02'51" E 223.41 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4970.00 FEET, AN ARC LENGTH OF 406.93 FEET, AND WHOSE CHORD BEARS N 89°13'37" E 406.81 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

N 86°53'13" W 140.66 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT. S 03°06'47" E 60.00 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

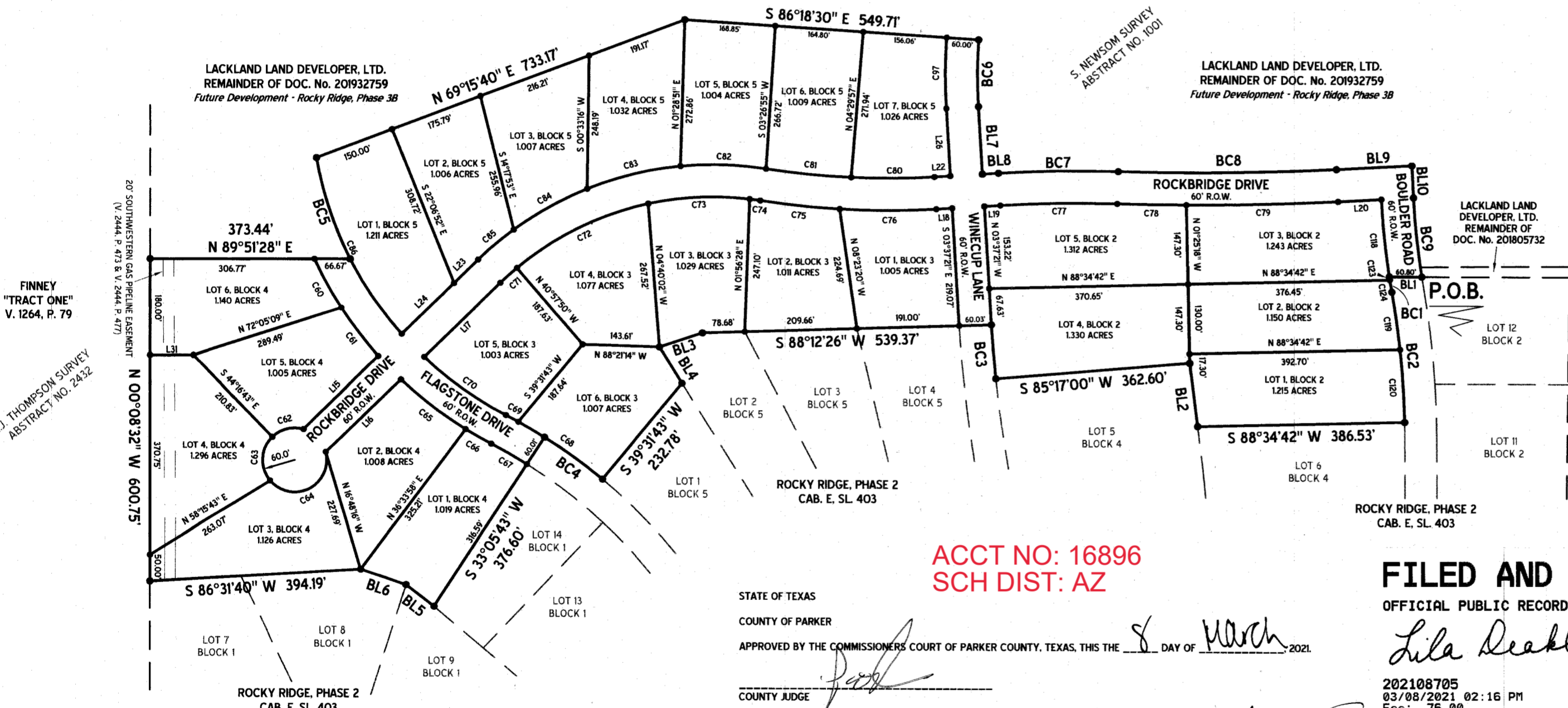
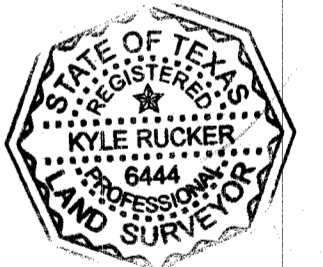
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1329.40 FEET, AN ARC LENGTH OF 148.07 FEET, AND WHOSE CHORD BEARS S 06°18'14" E 148.00 FEET, TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH 104 S WALNUT ST. WEATHERFORD, TX 76086 (817) 594-0400 FIELD DATE - JANUARY 2018 JN17035-P3A



ACCT NO: 16896 SCH DIST: AZ

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202108705 03/09/2021 02:16 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

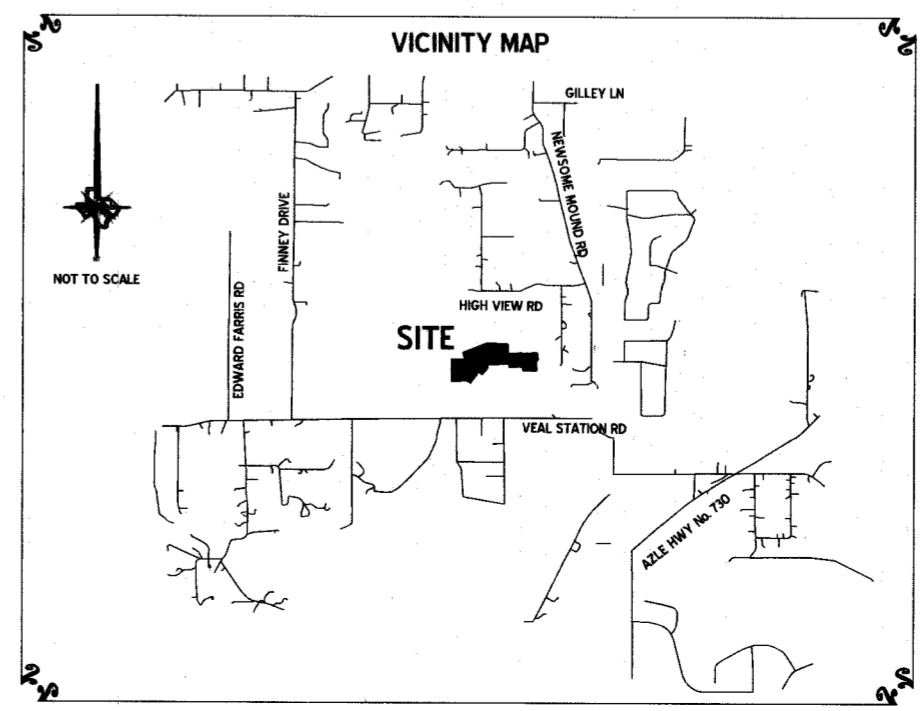
21001.001.000.00

STATE OF TEXAS COUNTY OF PARKER APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 4 DAY OF March 2021. County Judge: George A. Conley, Commissioners: James J. Walden, etc.

STATE OF TEXAS COUNTY OF Tarrant BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Don Allen, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, ON BEHALF OF SAID ENTITIES AND IN THE CAPACITIES STATED.

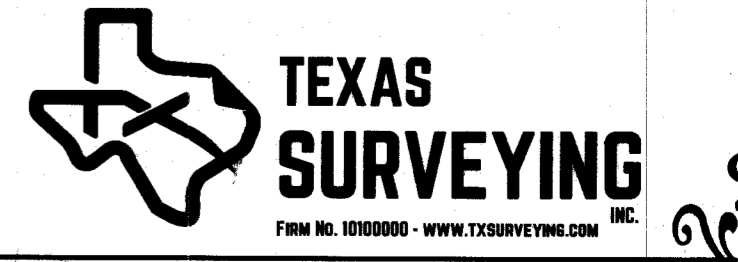
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2021.

Notary Public Seal for Tina Michelle Lewis, State of Texas, Commission Expires 06-16-2021, Notary ID 125179689.



FINAL PLAT LOTS 1-5, BLOCK 2, LOTS 1-6, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-7, BLOCK 5 ROCKY RIDGE, PHASE 3A an Addition in Parker County, Texas BEING A 31.084 ACRE TRACT OF LAND OUT OF THE S. NEWSOM SURVEY, ABSTRACT NO. 1001, PARKER COUNTY, TEXAS.

MARCH 2021



SURVEYOR: KYLE RUCKER, R.P.L.S. 104 S. WALNUT ST. WEATHERFORD, TEXAS, 76086 817-594-0400

OWNER/DEVELOPER: LACKLAND LAND DEVELOPER, LTD. 3045 LACKLAND RD FORT WORTH, TEXAS 76116

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-5, BLOCK 2, LOTS 1-6, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-7, BLOCK 5, ROCKY RIDGE, PHASE 3A, AN ADDITION IN PARKER COUNTY, TEXAS; AND DO(ES) HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 4 DAY OF MAR. 2021.

LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP BY: DON ALLEN, INC., A TEXAS CORPORATION, IT'S GENERAL PARTNER

Notary Seal for Don Allen, Secretary.

1" = 200'

