

OLSEN FOUR, LLC
V. 2768, P. 1492

LOT 48
HIGH VIEW OAKS, PH. 3
CAB. A, SL. 732

HIGH VIEW OAKS, PH. 3
CAB. A, SL. 732

LOT 20R
HIGH VIEW OAKS, PH. 4
CAB. B, SL. 29

LOT 20R
HIGH VIEW OAKS, PH. 4
CAB. B, SL. 29

LOT 19R
HIGH VIEW OAKS, PH. 4
CAB. B, SL. 29

LOT 18
HIGH VIEW OAKS, PH. 4
CAB. A, SL. 783

LOT 17
HIGH VIEW OAKS, PH. 4
CAB. A, SL. 783

WEST 275.47' P.O.B.

LOT 12, BLOCK 2
ROCKY RIDGE, PH. 2
CAB. E, SL. 403

NOTES:

- 1) AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.).
- 4) ALL CORNERS ARE SET 1/2" IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 5) APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)
- 6) WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.
- 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
- 8) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 9) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).
- 10) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 11) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED 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 THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 12) THERE SHALL BE PROPER COORDINATION BETWEEN THE DEVELOPER AND USPS POSTAL DELIVERY TO INSURE MAIL DELIVERY SERVICE TO ALL RESIDENTIAL LOTS SHOWN.
- 13) THERE WILL BE 10,784+ OF PUBLIC R.O.W. DEDICATED PER THIS PLAT.
- 14) LOT 10X SHALL NOT BE USED FOR RESIDENTIAL PURPOSES.

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.

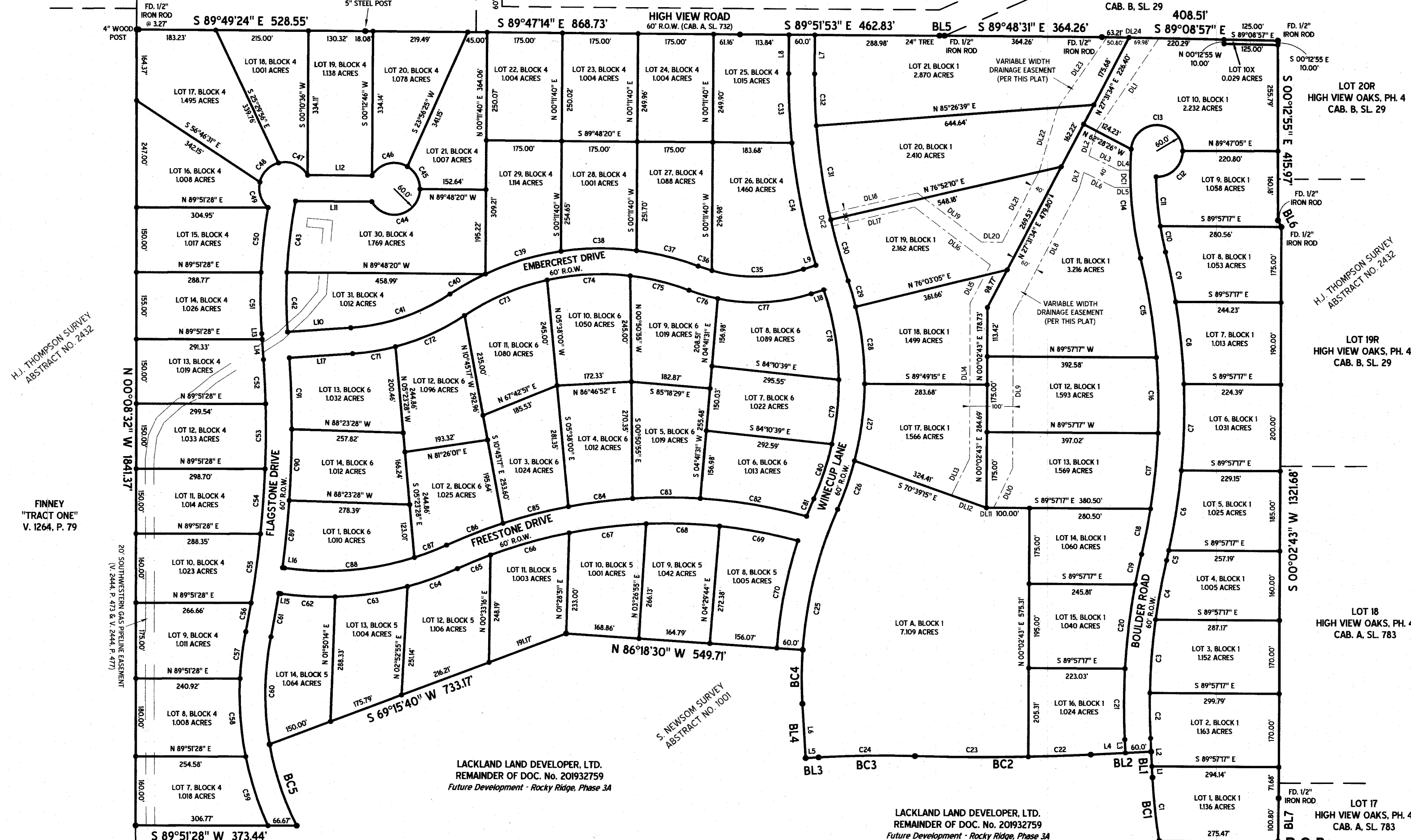
THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 34°09'54" W	259.55'
DL2	S 16°05'25" W	60.32'
DL3	S 64°18'07" E	76.69'
DL4	EAST	37.20'
DL5	WEST	37.20'
DL6	N 64°18'07" W	79.05'
DL7	S 16°05'25" W	37.71'
DL8	S 27°31'34" W	329.28'
DL9	S 00°02'43" W	357.44'
DL10	S 25°32'17" W	101.15'
DL11	N 89°57'17" W	16.46'
DL12	N 70°39'15" W	85.64'
DL13	N 25°32'17" E	94.86'
DL14	N 00°02'43" E	359.27'
DL15	N 27°31'34" E	99.85'
DL16	N 52°43'56" W	220.65'
DL17	S 76°52'10" W	195.84'
DL18	N 76°52'10" E	209.95'
DL19	S 52°43'56" E	186.66'
DL20	S 89°28'03" E	47.52'
DL21	N 27°31'34" E	184.60'
DL22	N 16°05'25" E	155.28'
DL23	N 34°51'40" E	198.88'
DL24	S 89°08'57" E	120.78'

DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
DC1	830.00'	40.01'	S 01°08'00" E	40.01'
DC2	1470.00'	30.00'	N 13°07'50" W	30.00'



H.J. THOMPSON SURVEY
ABSTRACT NO. 2432

FINNEY
"TRACT ONE"
V. 1264, P. 79

S. NEWSOM SURVEY
ABSTRACT NO. 1001

H.J. THOMPSON SURVEY
ABSTRACT NO. 2432

LACKLAND LAND DEVELOPER, LTD.
REMAINDER OF DOC. NO. 201932759
Future Development - Rocky Ridge, Phase 3A

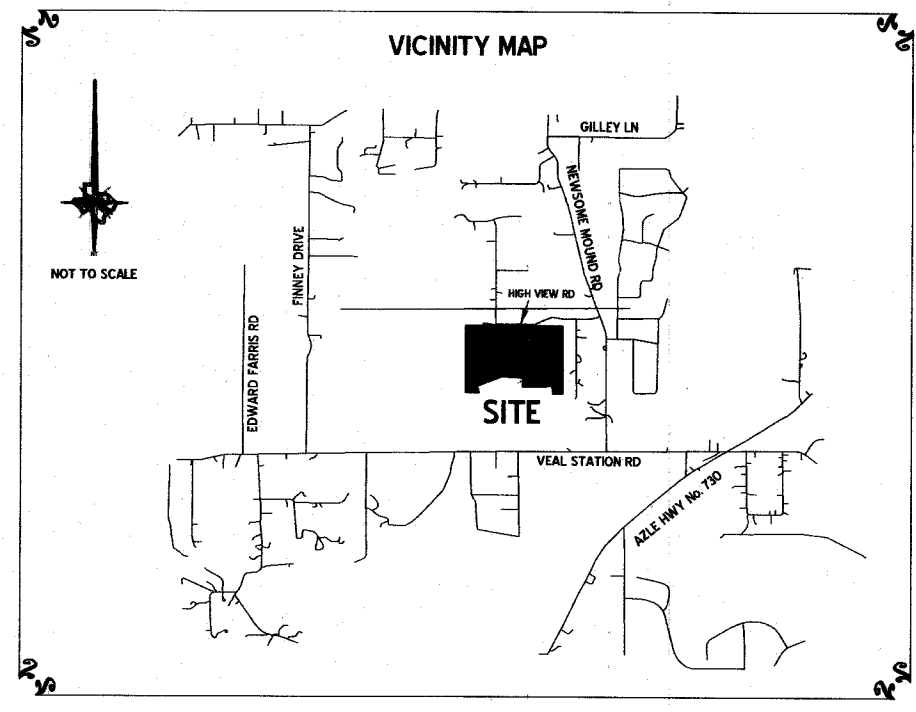
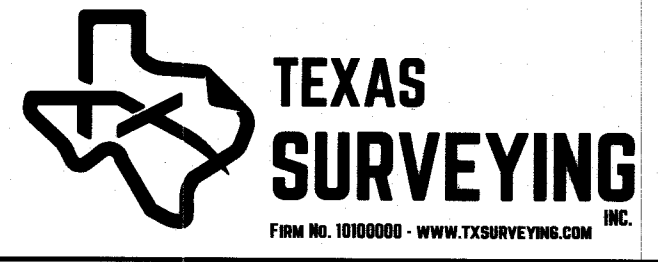
LACKLAND LAND DEVELOPER, LTD.
REMAINDER OF DOC. NO. 201932759
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FINAL PLAT
LOTS 1-21, LOT A, BLOCK 1, LOTS 7-31,
BLOCK 4, LOTS 8-14, BLOCK 5, LOT 10X,
LOTS 1-14, BLOCK 6

ROCKY RIDGE, PHASE 3B
an Addition in Parker County, Texas

BEING A 98.349 ACRE TRACT OF LAND OUT OF
THE S. NEWSOM SURVEY, ABSTRACT No. 1001,
PARKER COUNTY, TEXAS.

MARCH 2021



ACCT NO: 16896
SCH DIST: AZ

E 688

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

1" = 200'

