

I, STEVE MACWHIRTER, BEING THE MEDIATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Steve Macwhirter
STEVE MACWHIRTER

201730528 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201730528
12/11/2017 10:26 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
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.
CONTACT 811 TO LOCATE ALL UNDERGROUND UTILITIES AND GAS PIPELINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
5' UTILITY EASEMENTS INSIDE ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Steve Macwhirter, being the owner of that certain 5.71 acre tract of land more particularly described as follows:
Description for a 5.71 acre tract of land situated in the MEP & P. R.R. CO. SURVEY, Abstract No. 945, Parker County, Texas, said tract being all of Lots 1R5, and 1R6, Block 1, ROSSWOOD ESTATES, Phase II, recorded in Cabinet D, Slide 522, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of said Lot 1R5 and the Southeast corner of Lot 1R4;
THENCE N 00°51'54" W, with the common line of said Lot 1R5 and said Lot 1R4, Block 1, 160.01 feet to a capped iron found in the South line of Amanda Court, said iron being for the Northwest corner of said Lot 1R5 and the Northeast corner of said Lot 1R4 and being for the beginning of a curve to the left whose radius is 60.00 feet;
THENCE with said Amanda Court and with said curve to the left whose chord bears N 04°53'36" W, 119.79 feet and being an arc length of 181.33 feet to a capped iron found;
THENCE N 01°27'49" W, with the East line of said Amanda Court, 155.51 feet to a 1/2" iron found at the Northwest corner of said Lot 1R6;
THENCE S 89°52'33" E, with the North line of said Lot 1R6, 574.43 feet to a capped iron found at the Northeast corner of said Lot 1R6;
THENCE S 02°04'02" E, with the East line of said Lot 1R6, at 205.96 feet passing a capped iron found at the Southeast corner of said Lot 1R6 and the Northeast corner of said Lot 1R5, and continuing in all, 469.90 feet to a capped iron found at the Southeast corner of said Lot 1R5;
THENCE S 88°30'16" W, with the South line of said Lot 1R5, 185.89 feet to a capped iron found at the most Southerly Southwest corner of said Lot 1R5;
THENCE N 00°40'09" W, with the most Southerly West line of said Lot 1R5, 50.45 feet to a 26" oak tree;
THENCE S 88°32'47" W, with the South line of said Lot 1R5, 388.48 feet to the POINT OF BEGINNING and containing 5.71 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Steve Macwhirter, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1R5-1, 1R5-2, 1R6-1 & 1R6-2, Block 1, ROSSWOOD ESTATES, PHASE II, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 11th day of December, 2017

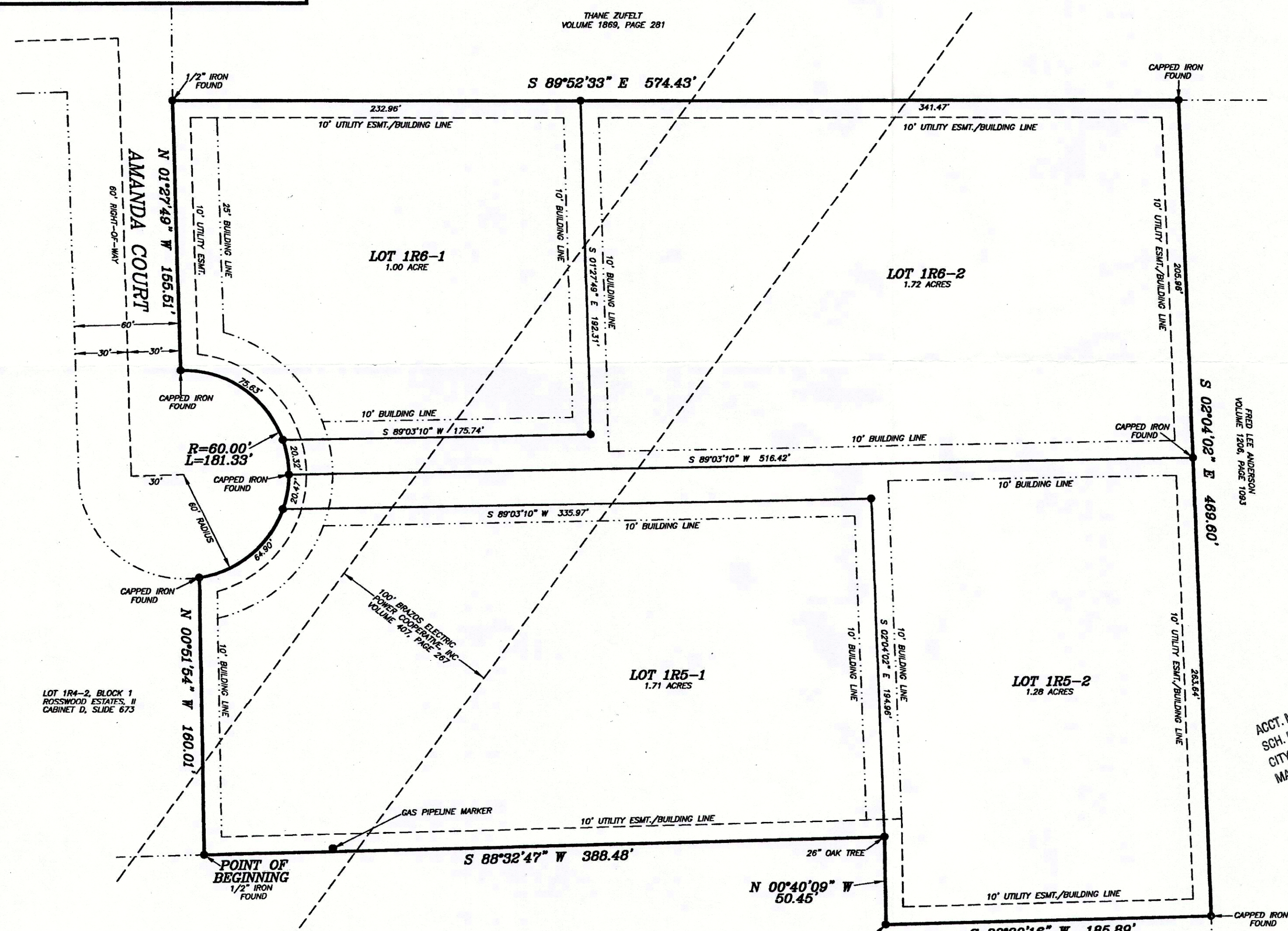
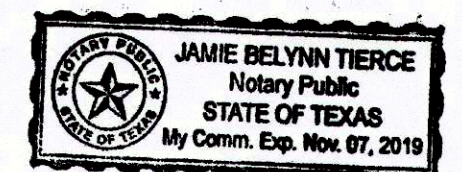
Steve Macwhirter
Steve Macwhirter

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Steve Macwhirter, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of December, 2017

Jamie Belynn Tierce
Notary Public State of Texas



ACCT. NO.: 17110
SCH. DIST.: 5
CITY: M4
MAP NO.:

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11th DAY OF Dec 2017.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1
James P. ...
COMMISSIONER PRECINCT #2
...
COMMISSIONER PRECINCT #3
...
COMMISSIONER PRECINCT #4
...

OWNER/DEVELOPER
STEVE MACWHIRTER
8825 HOLT STREET
FORT WORTH, TEXAS 76135

Re-Plat Showing
Lots 1R5-1, 1R5-2, 1R6-1 & 1R6-2, Block 1
ROSSWOOD ESTATES, PHASE II,
an Addition to Parker County, Texas
and being 5.71 acres of land situated in the
MEP&P R.R. CO. SURVEY, Abstract No. 945, Parker
County, Texas and being a re-plat of Lots 1R5 & 1R6,
Block 1, Rosswood Estates, Phase II, recorded in
Cabinet D, Slide 522, Plat Records, Parker County,
Texas.

SCALE 1" = 50'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10188800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 26, 2017

17110.002.006.00 17110.002.005.00