

LINE	BEARING	DISTANCE
L1	N 07°20'17" E	57.79'
L2	N 22°05'37" E	87.71'
L3	N 32°46'15" E	160.92'
L4	N 33°07'43" E	156.17'
L5	N 31°51'19" E	60.06'
L6	N 31°59'49" E	152.23'
L7	N 35°58'26" E	126.99'
L8	N 35°41'27" E	145.14'
L9	N 26°02'51" E	130.61'
L10	N 29°22'29" E	80.22'
L11	N 42°48'05" E	102.51'
L12	N 47°55'47" E	96.45'
L13	N 67°38'56" E	54.45'
L14	N 33°59'28" E	106.66'
L15	N 50°31'20" E	71.45'
L16	N 34°26'38" E	134.83'
L17	N 21°09'14" E	194.28'
L18	N 23°04'00" E	111.56'
L19	N 31°45'27" E	34.39'
L20	N 89°22'06" W	597.22'
L21	S 00°56'18" W	207.62'
L22	S 89°22'06" E	57.33'
L23	N 00°51'35" W	62.92'
L24	N 89°08'52" E	65.08'
L25	N 00°50'48" E	216.44'
L26	N 07°00'27" E	21.96'
L27	N 07°00'27" E	29.53'

LINE	BEARING	DISTANCE
L28	N 03°21'58" E	245.77'
L29	N 03°21'58" E	142.05'
L30	N 01°19'52" E	159.00'
L31	N 01°19'52" E	291.50'
L32	N 01°19'52" E	335.00'
L33	S 01°19'52" W	244.11'
L34	S 01°19'52" W	202.59'
L35	S 01°19'52" W	201.71'
L36	S 01°19'52" W	137.09'
L37	S 03°21'58" W	63.66'
L38	S 03°21'58" W	197.81'
L39	S 03°21'58" W	126.35'
L40	S 07°00'27" W	51.49'
L41	S 00°50'48" W	216.44'
L42	S 89°08'52" W	65.08'
L43	S 00°51'35" E	62.92'
L44	S 81°49'42" E	51.63'
L45	S 84°13'07" E	205.66'
L46	N 88°20'44" E	220.70'
L47	S 88°20'44" W	220.70'
L48	N 84°13'07" W	205.66'
L49	N 81°49'42" W	51.63'
L50	N 39°27'08" E	104.24'
L51	N 00°50'48" E	139.76'
L52	N 07°00'27" E	52.37'
L53	N 03°21'58" E	385.84'
L54	N 01°19'52" E	784.38'
L55	S 89°50'49" W	40.00'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0350E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "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.

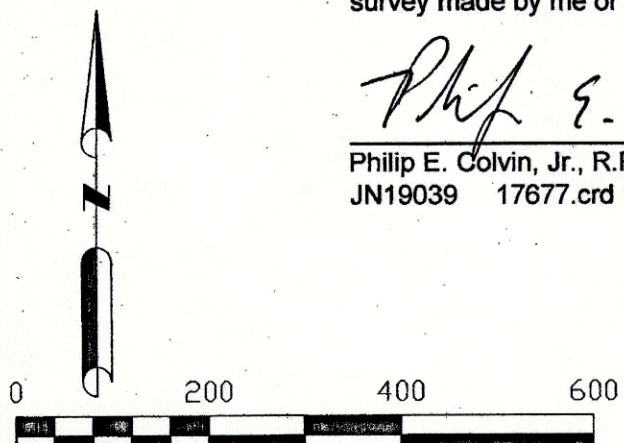
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

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

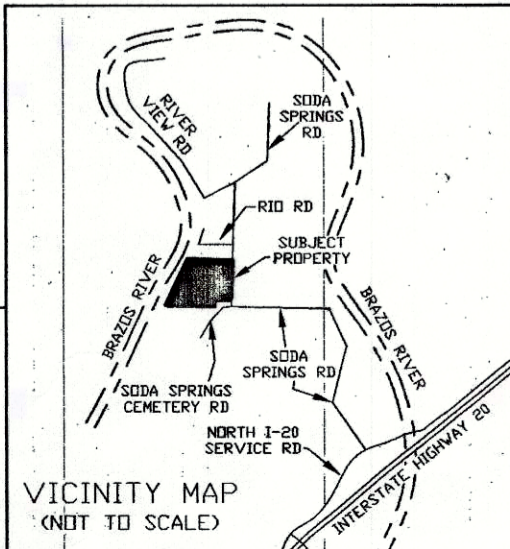
SURVEYOR'S CERTIFICATE

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 MARCH 20, 2019.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN19039 17677.crd FN190139



FILED FOR RECORDS
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **E** SLIDE **276**
DATE _____



20420.002.000.00
20420.002.001.00

69.037
AG acres

14.974
acre
Rollback

ACCT. NO.: 17525
SCH. DIST.: MT
CITY: _____
MAP NO.: A-18

SURVEYOR		FINAL PLAT	
PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		SODA SPRINGS ON THE RIVER	
		BEING A SUBDIVISION OF 85.012 ACRES OUT OF THE M.S. EMBERLIN SURVEY, ABSTRACT NO. 420, PARKER COUNTY, TX	
		PLAT DATE: APRIL 3, 2019	