

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

202149590 PLAT Total Pages: 1

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0400F,
DATED APRIL 5, 2019

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 PRIVATE WATER WELLS

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

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN
HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE
ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL
GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND
ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED
BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF
THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO
LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN
COMPLIANCE WITH THE RULES AND REGULATIONS OF THE
UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT
(DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER
PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH
GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY.
IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A
WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0
ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT
SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT
UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT
ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY
POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE
GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO
MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT
OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY
(90) DAYS OF SUCH TRANSFER.

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 NOVEMBER 9, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211410 211410B.dwg FN211216



LINE	BEARING	DISTANCE
L1	N 60°29'54" E	89.41'
L2	N 60°08'48" E	150.53'
L3	N 62°06'02" E	10.77'
L4	N 10°09'07" E	8.35'
L5	N 14°32'41" E	95.99'
L6	N 16°20'49" E	31.79'
L7	N 51°44'11" E	47.34'
L8	N 51°25'14" E	87.07'
L9	N 31°49'12" E	70.16'
L10	N 52°55'41" E	24.86'
L11	N 66°44'17" E	23.75'
L12	N 82°37'26" E	17.20'
L13	N 73°49'50" E	214.14'
L14	N 27°15'13" E	672.16'
L15	N 28°35'43" E	82.15'
L16	S 58°58'46" E	32.64'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	49°15'52"	126.58'	6°10'3"	S 10°51'59" W	13.66'	13.66'
C2	23°54'15"	239.69'	21°16'30"	S 18°24'42" W	88.49'	89.00'
C3	27°02'55"	211.83'	25°04'58"	S 41°35'26" W	91.99'	92.73'
C4	35°16'30"	162.43'	20°06'08"	S 64°10'59" W	56.69'	56.99'
C5	11°05'21"	516.68'	13°50'57"	S 67°18'34" W	124.58'	124.89'

LEGAL DESCRIPTION

Of a 13.435 acres tract of land out of the T.E. Ballard Survey, Abstract No. 2367, Parker County, Texas; being part of a certain 31.486 acres tract described in Document No. 202145916 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 31.486 acres tract and in a southerly line of a certain 584.581 acres tract described in Volume 2502, Page 1257 of said Official Public Records for the northwest and beginning corner of this tract. Whence a 2" steel post at the northwest corner of said 31.486 acres tract and at the occupied northwest corner of said T.E. Ballard Survey bears S. 59 deg. 51 min. 35 sec. W. 1500.36 feet.

Thence N. 59 deg. 51 min. 35 sec. E. 1500.09 feet along the north line of said 31.486 acres tract and along a southerly line of said 584.581 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Thompson Road (paved) for the northeast corner of this tract. Whence a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of said 31.486 acres tract bears N. 59 deg. 51 min. 35 sec. E. 11.86 feet.

- Thence along the north right of way line of said Thompson Road the following courses and distances:
- Southerly along the arc of a 45 deg. 15 min. 52 sec. curve to the left with a radius of 126.58 feet, a central angle of 06 deg. 11 min. 03 sec., a chord of S. 10 deg. 51 min. 59 sec. W. 13.66 feet and an arc length of 13.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 07 deg. 46 min. 27 sec. W. 55.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Southerly along the arc of a 23 deg. 54 min. 15 sec. curve to the right with a radius of 239.69 feet, a central angle of 21 deg. 16 min. 30 sec., a chord of S. 18 deg. 24 min. 42 sec. W. 88.49 feet and an arc length of 89.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 29 deg. 02 min. 57 sec. W. 717.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Southwesterly along the arc of a 27 deg. 02 min. 55 sec. curve to the right with a radius of 211.83 feet, a central angle of 25 deg. 04 min. 58 sec., a chord of S. 41 deg. 35 min. 26 sec. W. 91.99 feet and an arc length of 92.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 54 deg. 07 min. 55 sec. W. 267.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Southwesterly along the arc of a 35 deg. 16 min. 30 sec. curve to the right with a radius of 162.43 feet, a central angle of 20 deg. 06 min. 08 sec., a chord of S. 64 deg. 10 min. 59 sec. W. 56.69 feet and an arc length of 56.99 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 74 deg. 14 min. 03 sec. W. 75.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Southwesterly along the arc of a 11 deg. 05 min. 21 sec. curve to the left with a radius of 516.68 feet, a central angle of 13 deg. 50 min. 57 sec., a chord of S. 67 deg. 18 min. 34 sec. W. 124.58 feet and an arc length of 124.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 60 deg. 23 min. 06 sec. W. 168.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract
- Thence N. 30 deg. 08 min. 25 sec. W. 494.58 feet to the place of beginning.

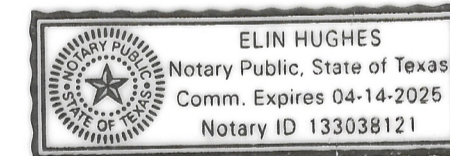
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON and CAMRYN ZAMARRON known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 7 day of December, 2021

Elin Hughes
Signature



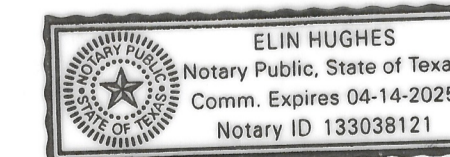
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 7 day of December, 2021

Elin Hughes
Signature



OWNER'S CERTIFICATE

That I, ZAMARRON BROTHERS, LLC SERIES THOMPSON ROAD, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SUNRISE POINT, PHASE 1. This plat being a subdivision of 13.435 acres out of the T.E. Ballard Survey, Abstract No. 267, Parker County, Texas. I, by the recodation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 7 DAY OF December, 2021

BY: Ryan D. Zamarron
RYAN D. ZAMARRON, Managing Member

BY: Camryn Zamarron
CAMRYN ZAMARRON, Managing Member

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

John Femrite
JOHN FEMRITE, President

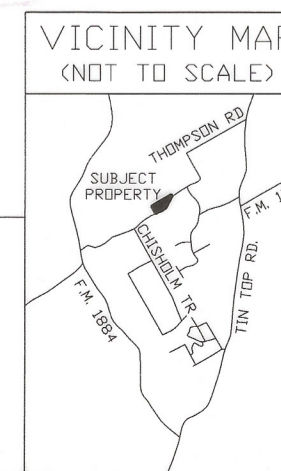
OWNER INFORMATION

ZAMARRON BROTHERS, LLC
SERIES THOMPSON ROAD
PO BOX 1195
WEATHERFORD, TX 76086
PH. 817-694-2067

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 114

DATE 12-21-21



FINAL PLAT

SUNRISE POINT
PHASE 1, LOTS 1 THRU 7

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

BEING A SUBDIVISION OF
13.435 ACRES OUT OF THE
T.E. BALLARD SURVEY,
ABSTRACT NO. 2367
PARKER COUNTY, TX

PLAT DATE: DECEMBER 6, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202149590
12/21/2021 08:41 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

George A Conley
COMER. PRECINCT #1

Chris Paul
COMER. PRECINCT #2

Sam Walden
COMER. PRECINCT #3

Bob Dyer
COMER. PRECINCT #4

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 20 DAY OF December, 2021

