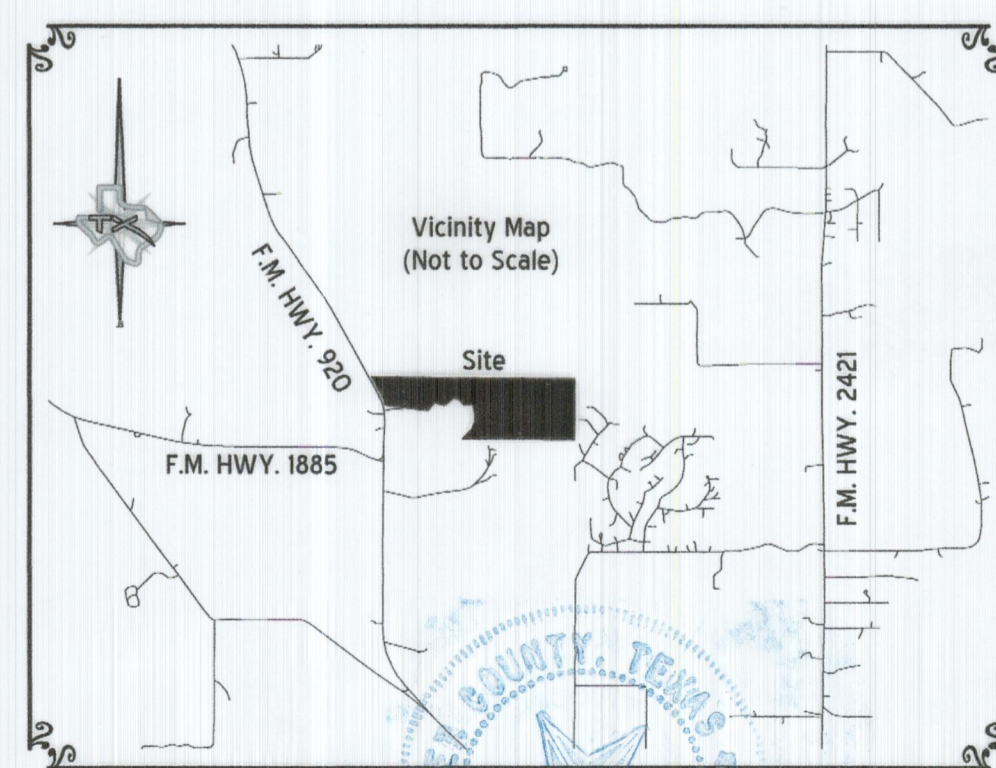
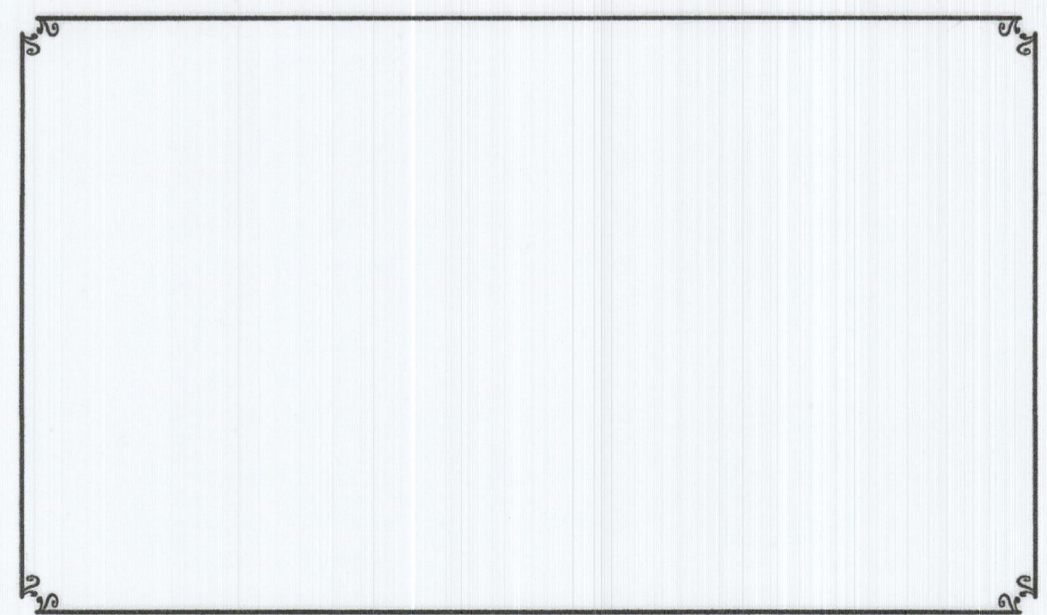


CURVE	RADIUS	ARC	CHORD	CHORD
BC1	1195.98'	197.09'	N 24°05'59" W	196.87'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	4325.41'	125.41'	S 84°56'33" W	125.41'
C2	120.00'	124.40'	N 66°11'24" W	118.90'
C3	270.00'	250.03'	N 63°01'15" W	241.19'
C4	4325.41'	319.44'	S 87°53'20" W	319.36'
C5	4325.41'	322.66'	N 87°51'31" W	322.59'
C6	1627.69'	185.79'	N 87°11'08" W	185.68'
C7	4325.41'	136.32'	N 84°49'07" W	136.32'
C8	1627.69'	345.81'	S 83°27'29" W	345.16'
C9	550.00'	283.14'	N 89°22'30" W	280.03'
C10	1627.69'	42.47'	S 76°37'28" W	42.46'
C11	550.00'	219.63'	N 63°11'14" W	218.17'
C12	550.00'	136.28'	N 44°38'56" W	135.93'
C13	550.00'	153.36'	N 29°33'43" W	152.87'
C14	550.00'	153.36'	N 13°35'07" W	152.87'
C15	600.00'	169.53'	S 78°26'17" W	168.97'
C16	600.00'	38.00'	S 88°20'50" W	38.00'
C17	90.00'	38.84'	N 77°28'29" W	38.54'
C18	90.00'	56.26'	N 47°12'10" W	55.35'
C19	90.00'	66.72'	N 08°03'24" W	65.20'
C20	90.00'	62.33'	N 33°01'13" E	61.09'
C21	90.00'	62.33'	N 72°41'54" E	61.09'
C22	4000.00'	237.52'	S 89°09'36" E	237.49'
C23	4000.00'	240.51'	N 87°24'58" E	240.48'
C24	4000.00'	252.45'	N 83°53'08" E	252.41'
C25	4000.00'	279.44'	N 80°04'35" E	279.38'
C26	4000.00'	68.01'	N 77°35'16" E	68.01'
C27	130.00'	108.04'	S 79°05'29" E	104.95'
C28	130.00'	73.79'	S 39°01'20" E	72.80'
C29	130.00'	39.05'	S 14°09'21" E	38.90'
C30	550.00'	115.94'	S 11°38'10" E	115.73'
C31	550.00'	467.08'	S 42°00'15" E	463.17'
C32	550.00'	355.08'	S 84°49'41" E	348.95'
C33	550.00'	7.68'	N 76°16'37" E	7.68'
C34	1627.69'	320.11'	N 81°30'39" E	319.59'
C35	1627.69'	253.95'	S 88°23'07" E	253.69'
C36	4325.41'	20.11'	S 84°02'56" E	20.11'
C37	4325.41'	210.82'	S 85°34'42" E	210.80'
C38	4325.41'	210.42'	S 88°22'06" E	210.40'
C39	4325.41'	221.56'	N 88°46'14" E	221.54'
C40	4325.41'	201.97'	N 85°57'56" E	201.95'
C41	4325.41'	38.95'	N 84°22'11" E	38.95'
C42	1195.98'	197.09'	N 24°05'59" W	196.87'
C43	90.00'	161.82'	S 38°19'43" E	140.89'
C44	90.00'	124.65'	S 52°51'34" W	114.93'
C45	3999.99'	179.56'	N 88°44'42" W	179.54'
C46	3999.99'	354.88'	S 87°25'39" W	354.76'
C47	4000.00'	426.55'	S 81°49'51" W	426.34'
C48	4000.00'	116.95'	S 77°56'18" W	116.95'
C49	130.00'	220.88'	N 54°13'29" W	195.25'
C50	600.00'	207.53'	N 80°15'09" E	206.50'

LINE	BEARING	DISTANCE
L1	N 36°29'31" W	101.12'
L2	N 89°33'00" W	26.66'
L3	N 29°10'15" W	57.22'
L4	S 89°33'00" E	76.69'
L5	S 89°34'15" E	88.53'
L6	S 70°20'36" W	20.67'
L7	S 64°15'38" W	124.46'
L8	S 02°52'56" E	64.80'
L9	S 40°36'02" W	92.70'
L10	N 03°17'53" E	55.93'
L11	N 89°16'02" W	4.69'
L12	N 44°44'57" W	146.73'
L13	S 48°36'03" W	87.40'
L14	S 79°11'28" W	14.36'
L15	S 79°11'28" W	85.55'
L16	S 41°01'41" W	139.32'
L17	S 41°01'41" W	104.68'
L18	N 83°03'31" W	128.77'
L19	N 16°47'38" W	103.58'

LINE	BEARING	DISTANCE
BL1	N 19°57'45" E	136.09'
BL2	N 03°17'53" E	155.64'
BL3	N 12°27'28" W	199.59'
BL4	N 89°16'02" W	192.17'
BL5	N 44°44'57" W	146.73'
BL6	N 73°53'25" W	118.02'
BL7	S 54°51'43" W	113.02'
BL8	S 48°36'03" W	87.40'
BL9	S 79°11'28" W	99.90'
BL10	N 66°54'00" W	163.08'
BL11	S 41°01'41" W	244.00'
BL12	N 56°11'08" W	36.62'
BL13	N 16°47'38" W	103.58'



I hereby certify this is a true and correct copy of the original recorded in this office.  
 Attest: *[Signature]* 6-1-2021  
 Lila Deakle, PARKER COUNTY CLERK  
 BY: *[Signature]* DEPUTY  
 PAGE 1 OF 2

ACCT. NO.: 18553  
 SCH. DIST.: PE  
 CITY: F-11  
 MAP NO.:

20276.002.000.00  
 21440.002.004.00  
 21440.002.005.00

**Final Plat**  
 Lots 1-37, Block 1, Lots 1-7, Block 2  
**Twin Creeks Estates**  
 an Addition in Parker County, Texas  
 Being a 94.900 acres tract of land out of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1440 and the J. COOKE SURVEY, ABSTRACT No. 276, Parker County, Texas.

April 2021

WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
 INC.  
 FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
 Kyle Rucker, R.P.L.S.  
 104 S. Walnut Street  
 Weatherford, TX. 76086  
 817-594-0400

Owner/Developer:  
 Twin Creeks Estates, LLC  
 1802 Martin Drive  
 Weatherford, TX 76086

