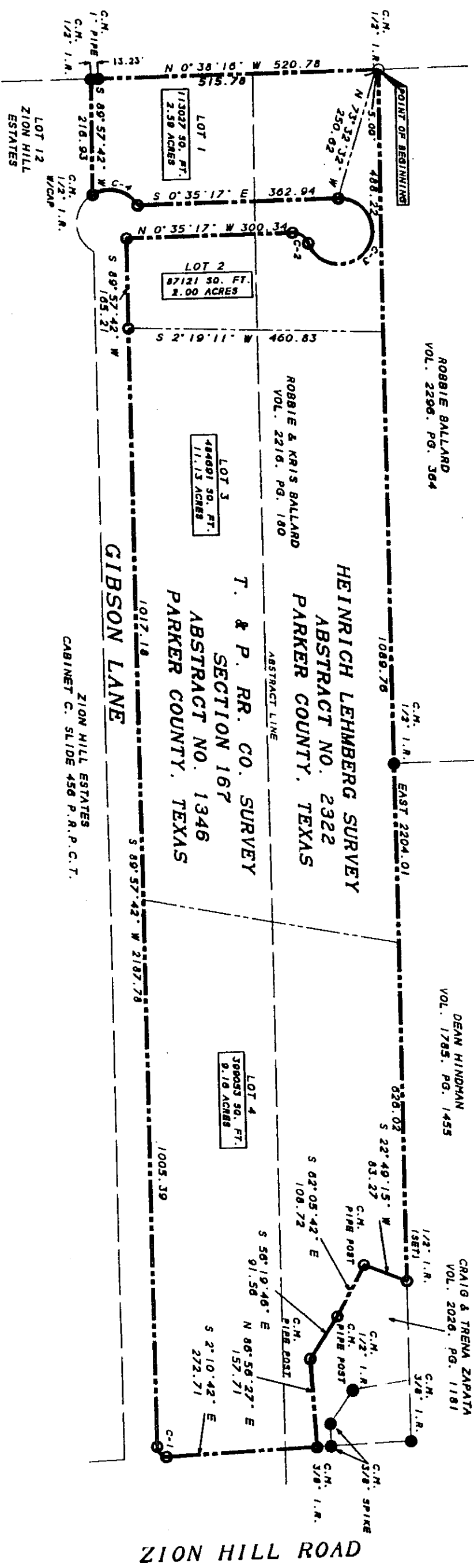


D-1316



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	20.00	27.99	10.94	35.76	S 49° 52' 25" W	80° 1' 52"
2	30.00	36.93	14.64	37.64	N 34° 40' 34" E	70° 3' 52"
3	60.00	187.89	74.83	97.98	N 55° 19' 24" W	160° 07' 49"
4	60.00	93.87	38.42	84.44	S 74° 41' 13" W	89° 26' 47"

EASEMENTS:
THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

FLOOD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 48367C0265E DATED SEPTEMBER 26, 2008.

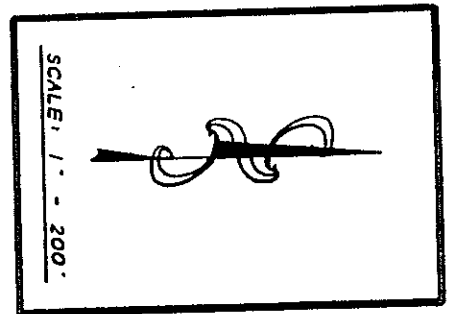
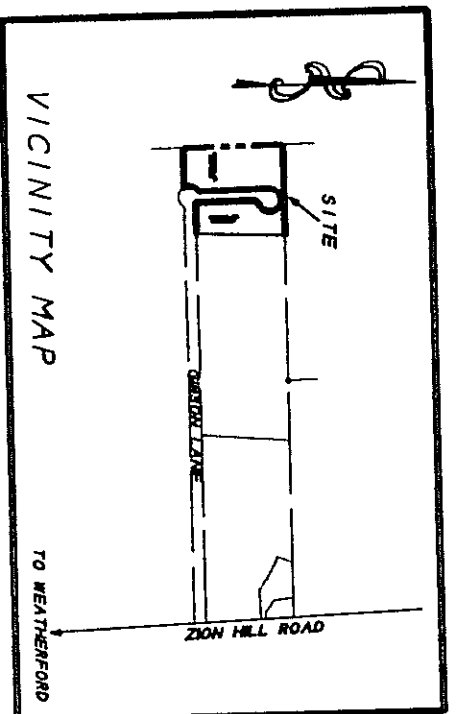
NOTE:
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE:
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

NOTICE: SELLING OF A PORTION OF THIS PROPERTY BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

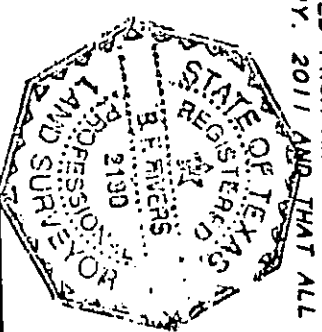
SURVEYOR
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 100
HINEMAN WELLS, TEXAS
940-325-4613
FAX 940-325-8028



NOTE:
SERVICE OF WATER PRIVATE WELLS

KNOW ALL MEN BY THESE PRESENTS I
1. B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2190, STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN JANUARY, 2011 AND THAT ALL CORNERS ARE MARKED AS SHOWN.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



**ZION HILL ESTATES
PHASE 2**

PLAT OF 24.88 ACRES OUT OF THE
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1346 AND
THE HEINRICH LEHMBERG SURVEY
ABSTRACT NO. 2322
PARKER COUNTY, TEXAS

SHEET 1 OF 2

OWNER/DEVELOPER
ROBBIE & KRIS BALLARD
2517 ZION HILL ROAD
WEATHERFORD, TEXAS 76087
817-822-8275

ACCT. NO.: 19950
SCH. DIST.: PE
CITY: N
MAP NO.: G-12