

PONDEROSA HILLS

A SUBDIVISION OF A PORTION OF THE D.N. POPE SURVEY, ABST. NO. 1072, AND A PORTION OF THE J.M. LAY SURVEY, ABST. NO. 2399, PARKER COUNTY, TEXAS.

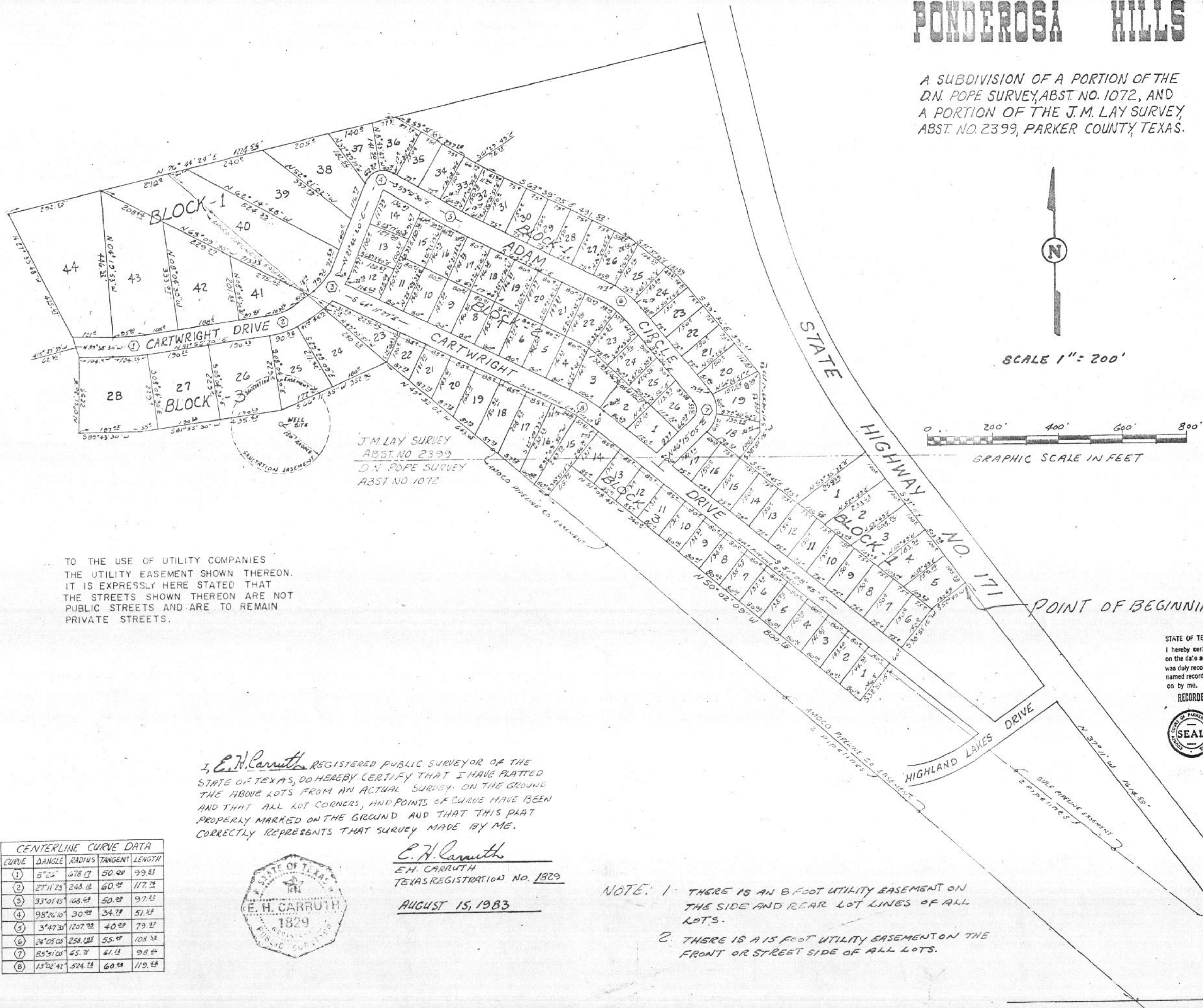
72270

RECEIVED AND FILED FOR RECORD At 4:10 O'Clock P

OCT 10 1983

CARRIE REED, Co. Clerk PARKER COUNTY, TEXAS

By [Signature] Deputy 10.0084



J.M. LAY SURVEY
ABST. NO. 2399
D.N. POPE SURVEY
ABST. NO. 1072

TO THE USE OF UTILITY COMPANIES THE UTILITY EASEMENT SHOWN THEREON. IT IS EXPRESSLY HERE STATED THAT THE STREETS SHOWN THEREON ARE NOT PUBLIC STREETS AND ARE TO REMAIN PRIVATE STREETS.

POINT OF BEGINNING

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED OCT 10 1983



Carrie Reed
County Clerk, Parker County, Tex.

I, E. H. Carruth, REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE LOTS FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS, AND POINTS OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

E. H. Carruth
E.H. CARRUTH
TEXAS REGISTRATION NO. 1829

AUGUST 15, 1983



- NOTE: 1. THERE IS AN 8 FOOT UTILITY EASEMENT ON THE SIDE AND REAR LOT LINES OF ALL LOTS.
2. THERE IS A 15 FOOT UTILITY EASEMENT ON THE FRONT OR STREET SIDE OF ALL LOTS.

CURVE	DANGLE	RADIUS	TANGENT	LENGTH
(1)	5°22'	578.17	50.00	99.83
(2)	27°11'25"	248.00	60.00	117.28
(3)	33°01'45"	168.44	50.00	97.43
(4)	98°26'10"	30.00	34.78	51.38
(5)	3°47'33"	1207.92	40.00	79.27
(6)	24°05'05"	254.183	55.00	108.38
(7)	85°51'05"	65.77	61.12	98.44
(8)	13°02'42"	524.18	60.00	119.48

S/E COR 302³/₄ AC. THIRD TRACT IN VOL. 220, PG. 182, DEED RECORDS, PARKER CO. TEX.