

CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	1050.00'	222.02'	437.80'	23°52'43"	5°27'24"	434.44'	N 76°28'31"E
C-2	215.00'	18.94'	37.79'	10°04'18"	28°38'57"	37.74'	S 23°53'31"E
C-3	60.00'	15.48'	30.32'	28°57'18"	83°28'35"	30.00'	S 01°35'07"E

TANGENT TABLE

T	BEARING	DISTANCE
T-1	S 18°20'48"W	37.15'
T-2	S 02°42'44"E	48.20'
T-3	S 28°16'30"E	73.53'
T-4	S 88°24'53"W	99.70'
T-5	N 88°24'53"E	114.79'

CENTERLINE DRAINAGE EASEMENT DATA

COURSE	BEARING	DISTANCE
T-DE1	N 80°11'39"E	86.77'
T-DE2	S 63°48'38"E	31.35'
T-DE3	S 50°08'44"E	67.77'
T-DE4	S 18°52'01"E	57.03'
T-DE5	08°38'38"E	52.58'
T-DE6	S 28°35'00"E	54.58'

TOTAL NUMBER LOTS = 16

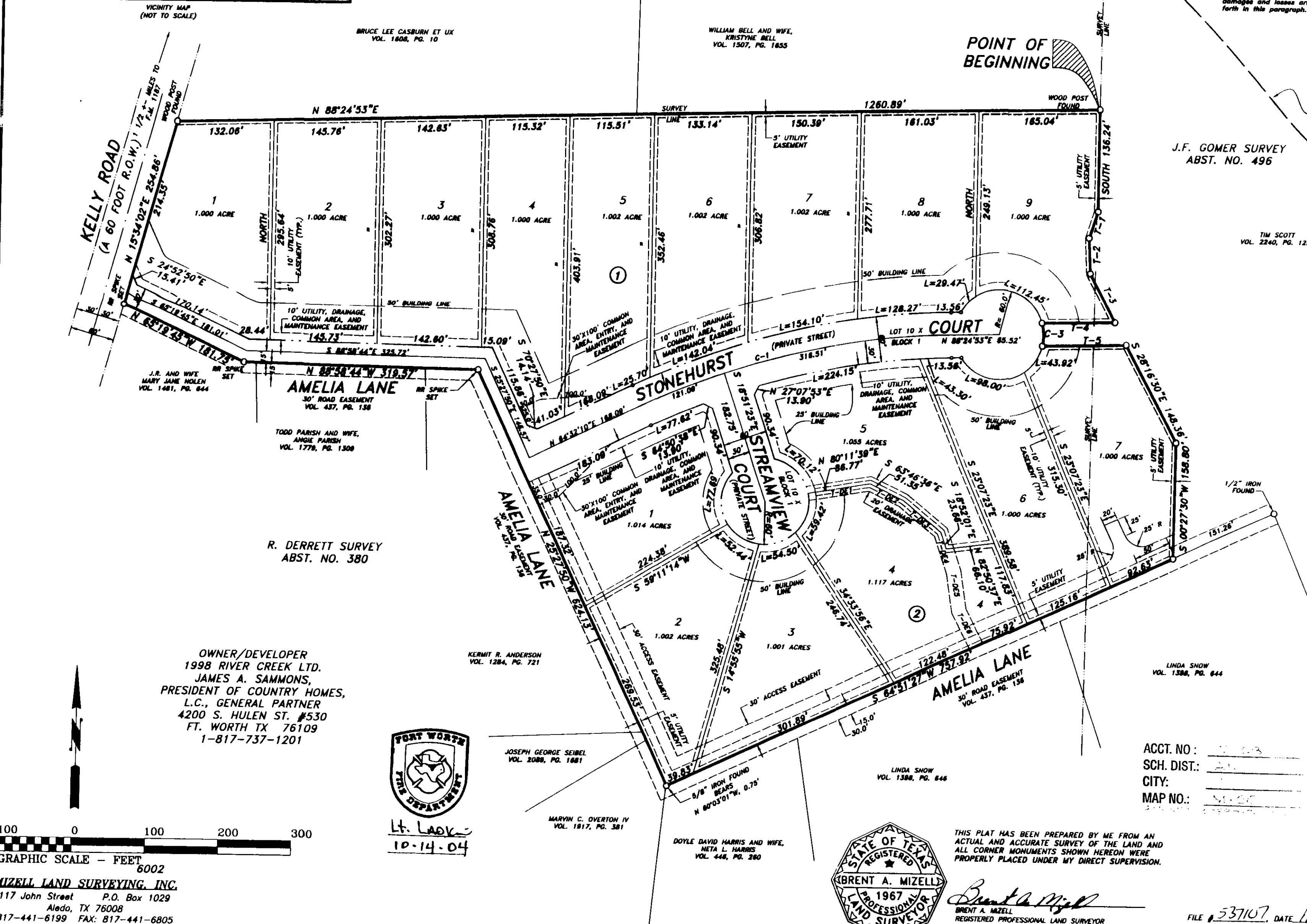
G.B. JONES SURVEY
ABST. NO. 757

PARKER COUNTY AND
JW

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0220 C EFFECTIVE DATE JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE:
BEARINGS CORRELATED TO DEED CALL N 88°24'53"E, ALONG NORTHWESTERLY LINE OF SITE, VOLUME 1507, PAGE 1855, REAL RECORDS, PARKER COUNTY, TEXAS.
100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON.
LOT 10X, BLOCK 1, IS A PRIVATE STREET, AN EMERGENCY ACCESS EASEMENT, UTILITY AND DRAINAGE EASEMENT. CAPPED 1/2" IRONS MARKED "MIZELL RPLS 1987" SET AT ALL CORNERS AND POINTS OF CURVATURE, UNLESS OTHERWISE SHOWN.
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO KELLY ROAD IS PROHIBITED.
THIS SITE LIES WITHIN THE CITY OF FORT WORTH E.T.I.
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces. Said owners agree to indemnify and hold harmless the City of Fort Worth, Texas from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

APPROXIMATE LIMITS 100 YEAR FLOOD PLAIN ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0220 C, EFFECTIVE DATE JANUARY 3, 1997. LOCATION IS APPROXIMATE, SCALED FROM ABOVE MENTIONED MAP.



J.F. GOMER SURVEY
ABST. NO. 496

TIM SCOTT
VOL. 2240, PG. 1236

J.R. AND WIFE
MARY JANE MOLEN
VOL. 1481, PG. 644

TODD PARISH AND WIFE,
ANGIE PARISH
VOL. 1779, PG. 1309

R. DERRETT SURVEY
ABST. NO. 380

KERMIT R. ANDERSON
VOL. 1284, PG. 721

JOSEPH GEORGE SEIBEL
VOL. 2088, PG. 1841

MARVIN C. OVERTON IV
VOL. 1817, PG. 381

DOYLE DAVID HARRIS AND WIFE,
META L. HARRIS
VOL. 446, PG. 380

LINDA SNOW
VOL. 1388, PG. 646

LINDA SNOW
VOL. 1388, PG. 644

Doc: 0053107
Bk: 018
Vol: 2273
Pg: 1351
FILED IN RECORDS
OFFICIAL PUBLIC RECORDS
On Nov 10, 2004 at 09:58A

Document Number: 0053107
Amount: 26.00

By: Sherry Jackson
0183

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

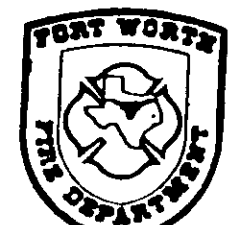
Nov 10, 2004

JEROME HANCOCK, COUNTY CLERK
PARKER COUNTY

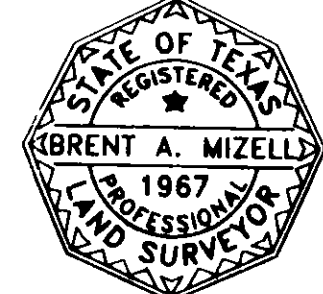
Final Plat
Lots 1-9, 10X, Block 1, and
Lots 1-7, Block 2
RIVER TREE ESTATES

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

Parker County, Texas.
Being 18.145 acres situated in the
R. DERRETT SURVEY, Abst. No. 380,
and the
J.F. GOMER SURVEY, Abst. No. 496,
Parker County, Texas



Lt. LADK
10-14-04

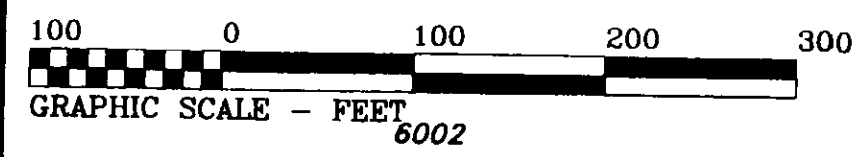


THIS PLAT HAS BEEN PREPARED BY ME FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND ALL CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION.

Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1987
SEPTEMBER 28, 2004

FILE # 537107, DATE 11/10/04

THIS PLAT FILED IN CABINET C, SLIDE 83, DATE 11/10/04



GRAPHIC SCALE - FEET
6002
MIZELL LAND SURVEYING, INC.
117 John Street P.O. Box 1029
Alledo, TX 76008
817-441-6199 FAX: 817-441-6805