

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 14th DAY OF April 2016.

COUNTY JUDGE

George A. Carley
COMMISSIONER PRECINCT #1

Craig Pearson
COMMISSIONER PRECINCT #2

Jim Wald
COMMISSIONER PRECINCT #3

Heather Cuy
COMMISSIONER PRECINCT #4

NOTES:

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0275E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV).
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 6) ALL CORNERS ARE SET 1/2" IRON RODS CAPPED "CARTER WFORD", UNLESS OTHERWISE NOTED.
- 7) 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 AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- 9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, **KYLE RUCKER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Kyle Rucker, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.
JN151246 - JANUARY, 2016.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	20.85'	20.85'	S 88°57'14" W	3°37'15"
LINE	BEARING	DISTANCE			
L1	N 89°13'56" W	94.16'			
L2	S 89°13'56" E	115.00'			

201608670 PLAT Total Pages: 1

D-540

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, DONALD COLE AND SUSAN COLE (OWNERS), BEING THE SOLE OWNERS OF A 2.237 ACRES (97,434.9± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 34, BLUE RIDGE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET C, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO WASSON IN DOCUMENT NO. 20131351, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED "CARTER WFORD", AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 35R, BLUE RIDGE ESTATES AS RECORDED IN PLAT CABINET C, SLIDE 286, PLAT RECORDS, PARKER COUNTY, TEXAS, IN THE CALLED NORTH RIGHT OF WAY OF BLUE RIDGE DRIVE, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°13'56" W 94.16 FEET ALONG SAID BLUE RIDGE DRIVE TO A SET 1/2" IRON ROD CAPPED "CARTER WFORD", BEING AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET AND A CHORD THAT BEARS S 88°57'14" W 20.85 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID BLUE RIDGE DRIVE AND CURVE TO THE LEFT AND ARC DISTANCE OF 20.85 FEET TO A FOUND 5/8" IRON ROD, IN THE CALLED NORTH RIGHT OF WAY OF SAID BLUE RIDGE DRIVE, AT THE SOUTHEAST COMMON CORNER OF THAT CERTAIN LOT 33, BLUE RIDGE ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°46'04" E 847.88 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER WFORD", AT THE NORTHEAST COMMON CORNER OF THAT CERTAIN LOT 31, BLUE RIDGE ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS, AT THE NORTHEAST COMMON CORNER OF THAT CERTAIN LOT 30, BLUE RIDGE ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS, IN THE SOUTH COMMON LINE OF THAT CERTAIN TRACT AS DESCRIBED IN VOLUME 2750, PAGE 691, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°13'56" E 115.00 FEET ALONG SAID V. 2750, P. 691, TO A SET 1/2" IRON ROD CAPPED "CARTER WFORD", IN THE SOUTH COMMON LINE OF SAID V. 2750, P. 691, AT THE NORTHWEST CORNER OF THAT CERTAIN LOT 44, BLUE RIDGE ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 286, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°46'04" W 847.22 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONALD COLE AND SUSAN COLE (OWNERS), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 34-R1 AND LOT 34-R2, BLUE RIDGE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT _____, PARKER COUNTY, TEXAS
THIS THE 14th DAY OF April, 2016.

Donald Cole
DONALD COLE

Susan Cole
SUSAN COLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONALD COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2016.

Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

COUNTY OF PARKER

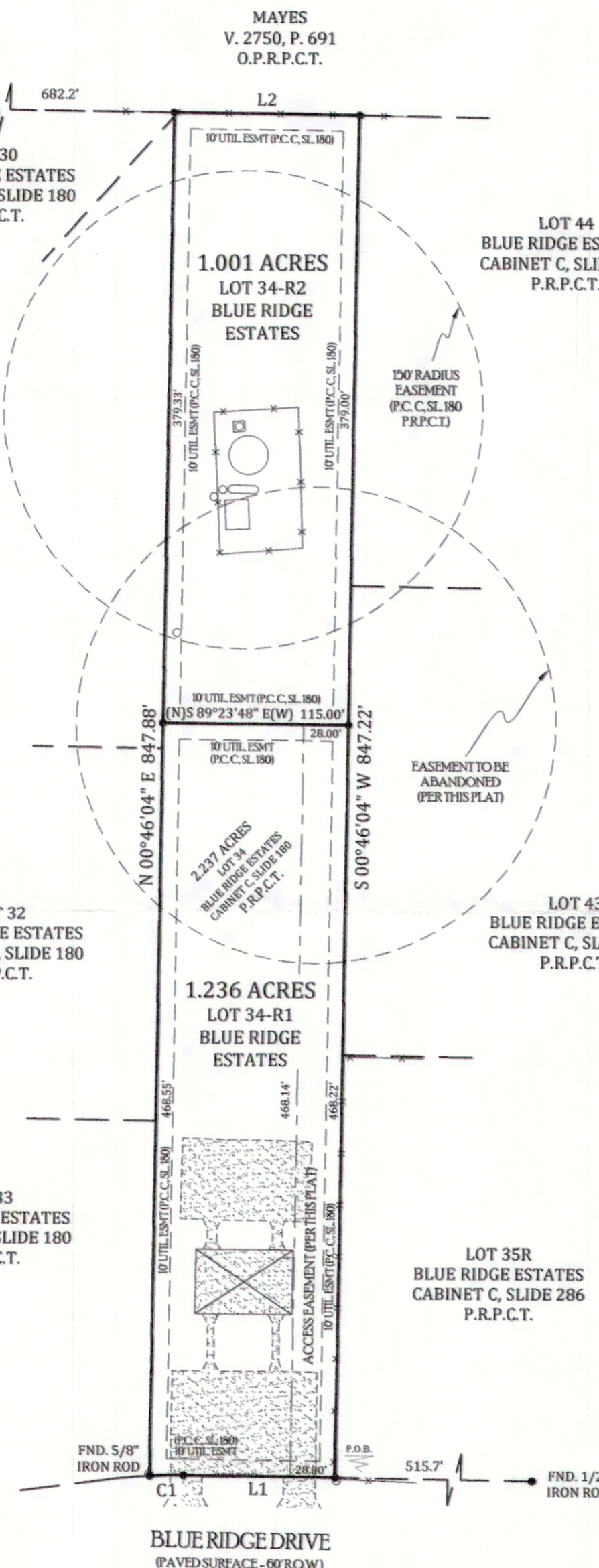
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SUSAN COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2016.

Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 10553
SCH. DIST.: PE
CITY:
MAP NO.: F-11



THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 34, BLUE RIDGE ESTATES, AS RECORDED IN PLAT CABINET C, SLIDE 180, P.R.P.C.T., INTO TWO CONTIGUOUS LOTS AND ABANDON AND/OR ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

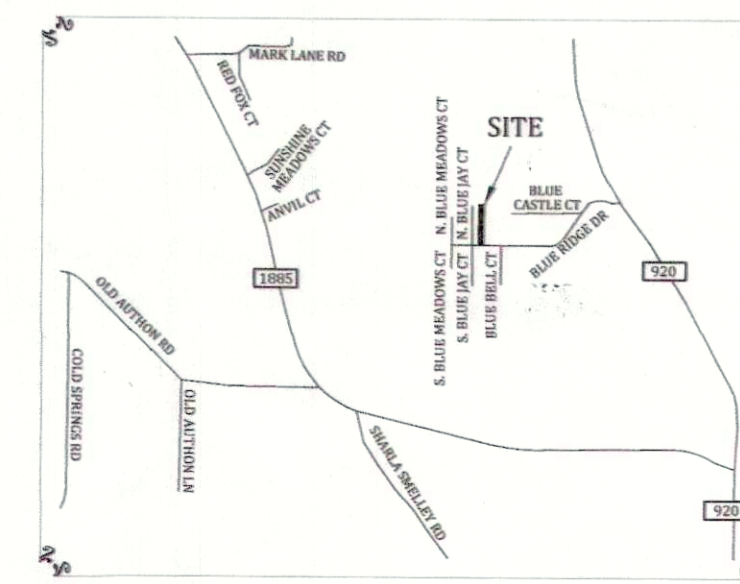
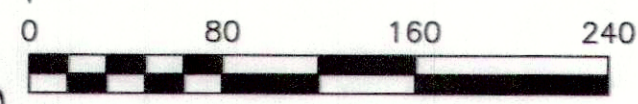
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201608670
04/26/2016 09:02 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER:
DONALD AND SUSAN COLE
2003 WHITE SETTLEMENT
WEATHERFORD, TX, 76087

SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400



REPLAT
LOT 34-R1 AND LOT 34-R2
BLUE RIDGE ESTATES
BEING A REPLAT OF LOT 34, BLUE RIDGE ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET C, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS.

JANUARY 2016

CARTER SURVEYING
& MAPPING, INC.

110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

10583.001.034.00