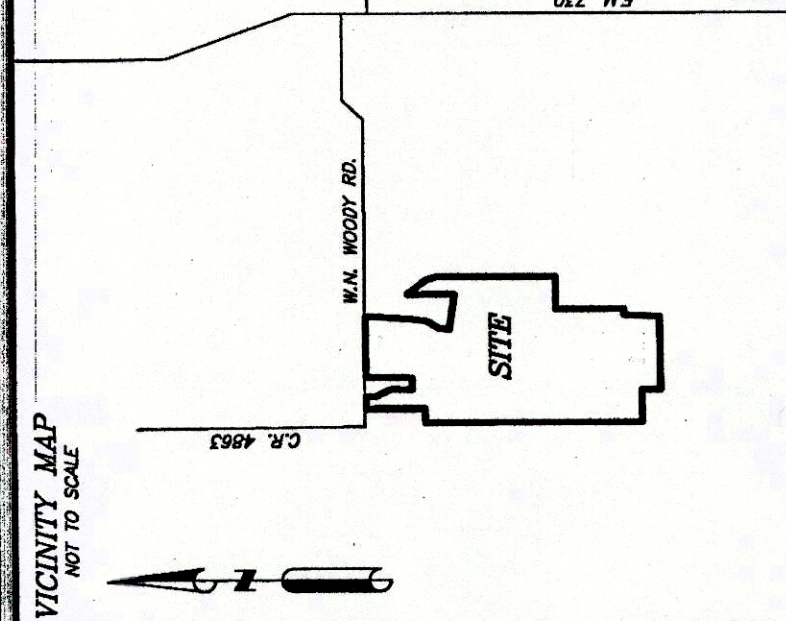
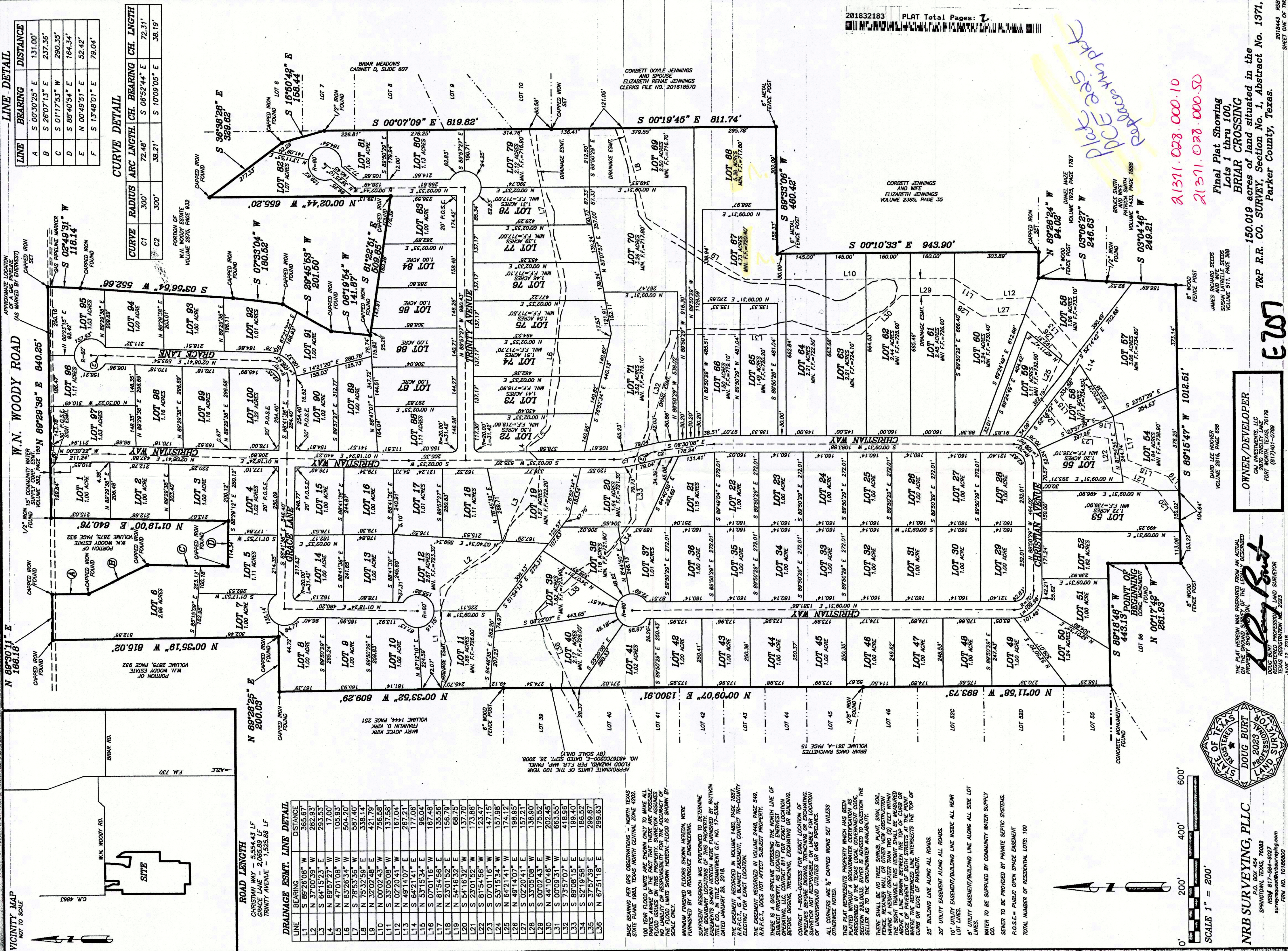


LINE	BEARING	DISTANCE
A	S 00°30'25" E	131.00'
B	S 26°07'13" E	290.35'
C	S 01°17'53" W	290.35'
D	S 88°40'54" E	164.34'
E	N 00°49'51" E	52.42'
F	S 13°48'01" E	79.04'

CURVE DETAIL

CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	300'	72.48'	S 06°52'44" E	72.31'
C2	300'	38.21'	S 10°09'05" E	38.19'



ROAD LENGTH  
CHRISTIAN WAY - 5,554.43 LF  
GRACE LANE - 2,065.89 LF  
TRINITY AVENUE - 1,525.88 LF

DRAINAGE ESMT. LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 89°26'08" W	365.67'
L2	N 37°00'39" W	282.93'
L3	S 64°15'23" E	293.53'
L4	N 89°57'27" W	170.93'
L5	N 47°01'08" W	105.20'
L6	N 87°01'08" W	504.20'
L7	S 78°53'36" E	587.40'
L8	N 32°02'48" E	338.14'
L9	N 32°02'48" E	421.79'
L10	S 00°02'43" W	756.58'
L11	S 33°05'08" W	137.58'
L12	N 02°20'41" W	267.21'
L13	N 48°14'07" E	177.06'
L14	S 64°21'41" E	96.04'
L15	N 63°15'34" E	96.04'
L16	S 07°01'16" W	167.48'
L17	N 81°54'56" E	135.56'
L18	N 23°01'52" E	156.79'
L19	N 54°16'32" E	68.75'
L20	S 54°16'32" E	137.70'
L21	S 23°01'52" W	173.88'
L22	S 81°54'56" W	123.47'
L23	S 07°01'16" W	147.15'
L24	S 53°15'34" W	157.98'
L25	N 64°21'41" W	174.12'
L26	N 48°14'07" E	198.95'
L27	S 02°20'41" E	157.21'
L28	S 02°20'41" E	136.90'
L29	S 00°02'43" E	175.52'
L30	N 44°10'48" W	202.45'
L31	S 00°09'31" W	663.55'
L32	S 89°08'15" E	199.40'
L33	S 89°08'15" E	186.52'
L34	S 52°17'39" E	299.67'
L35	S 37°57'39" E	299.67'
L36	N 67°51'18" E	299.63'

BASE BEARING PER GCS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202. 100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL FLOOD ISSUES ON THIS PROPERTY CLEAR. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

MINIMUM FLOORS SHOWN HEREON WERE FURNISHED BY J.G. RODRIGUEZ ENGINEERING. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY MATKIN OPERATING, L.L.C. CONTRACT G.P. NO. 17-3366, DATED JANUARY 26, 2018.

THE EASEMENT RECORDED IN VOLUME 1486, PAGE 1087, L.L.C. CONTRACT G.P. NO. 17-3366, IS A TRACT-TO-COUNTRY ELECTRIC FOR EXACT LOCATION.

THE EASEMENT RECORDED IN VOLUME 2448, PAGE 548, R.R.P.C.T. DOES NOT AFFECT SUBJECT PROPERTY. THERE IS A GAS PIPELINE CROSSING THE NORTH LINE OF SUBJECT PROPERTY, AS LOCATED BY ENERGY OPERATING, L.L.C. CONTRACT G.P. NO. 17-3366, BEFORE DRIVING, TRAILING, EXCAVATING OR BUILDING.

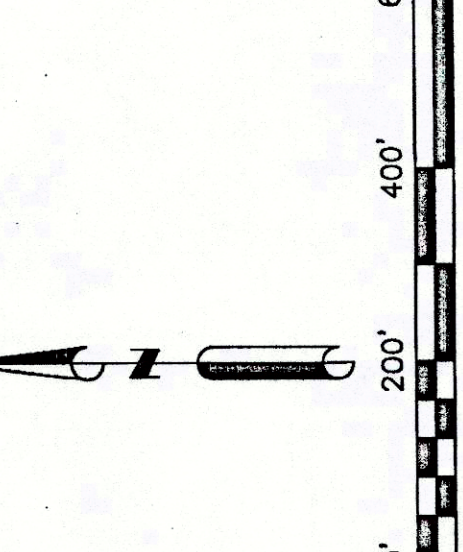
CONTACT 1-800-DIGRESS FOR EXACT LOCATION OF PIPELINES BEFORE DRIVING, TRAILING, EXCAVATING OR BUILDING. UNDERGROUND UTILITIES OR GAS PIPELINES.

ALL CORNERS ARE 1/4" CAPPED IRONS SET UNLESS OTHERWISE NOTED. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS REQUIRED BY SECTION 202.002 OF THE TEXAS PROPERTY CODE. SECTION 202.002(b) BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THESE SHALL BE NO TREE SURVIVOR PLANT, SOIL, ROCK, FENCE, RETAINING WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR CURB OR EDGE OF PAVEMENT, WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

25' BUILDING LINE ALONG ALL ROADS.  
20' UTILITY EASEMENT/ BUILDING LINE INSIDE ALL REAR LOT LINES.  
5' UTILITY EASEMENT/ BUILDING LINE ALONG ALL SIDE LOT LINES.  
WATER TO BE SUPPLIED BY COMMUNITY WATER SUPPLY CO.  
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

TOTAL NUMBER OF RESIDENTIAL LOTS: 100



NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RS# 817-584-9027  
surveys@nrbsurveying.com  
FRM NO. 10186900

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND SHOWN THEREON.  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JUNE 12, 2018

OWNER/DEVELOPER  
CAJ INVESTMENTS, LLC  
2870 TINKLEY LANE  
FORT WORTH, TEXAS, 76179  
(817)401-0789

JAMES RICHARD SEEDS  
SUSAN LATRELLE SEEDS  
VOLUME 511, PAGE 388

Final Plat Showing  
Lots 1 thru 100,  
BRIAR CROSSING  
150.019 acres of land No. 1, Abstract No. 1971,  
T&P R.R. CO. SURVEY, Section No. 1, Parker County, Texas.

21371.028.000.10  
21371.028.000.50

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