

C 588

Doc# 646255  
Book 2554 Page 1752

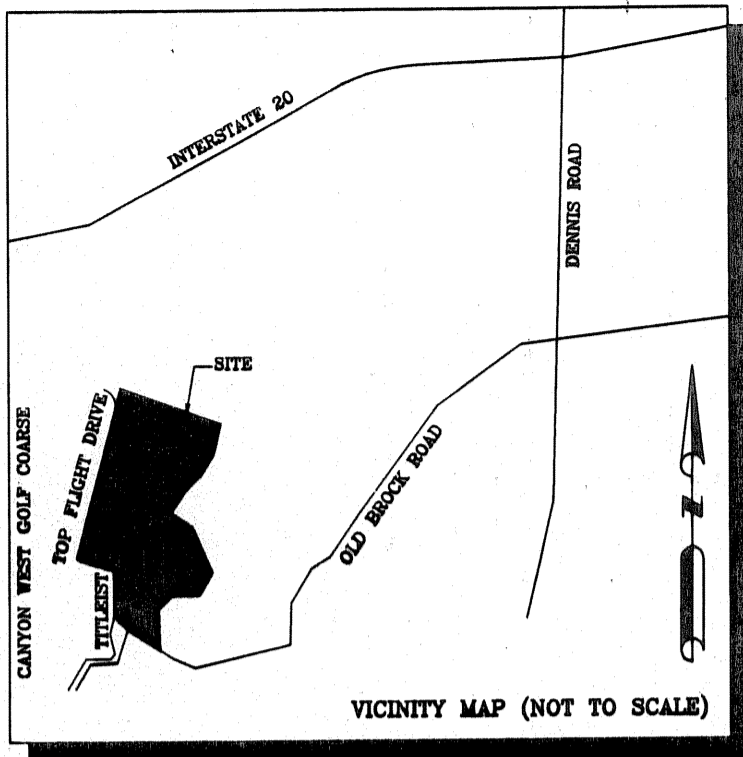
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PARKER COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
C-1	S 68°34'18"E	83.02'
C-2	S 53°56'51"E	129.56'
C-3	S 61°06'56"E	237.96'
C-4	S 67°56'05"E	152.62'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C-1	100.00'	114.37'	S 19°14'20" W	108.24'
C-2	250.00'	166.71'	S 32°54'04" W	163.64'
C-3	90.00'	129.81'	S 28°06'05" E	118.85'
C-4	185.00'	276.92'	S 04°20'30" W	251.78'
C-5	60.00'	120.92'	S 19°11'32" W	101.47'
C-6	100.00'	67.98'	S 60°21'17" W	66.68'
C-7	60.00'	70.93'	S 07°00'55" W	66.87'
C-8	55.00'	103.50'	S 00°39'58" E	88.89'
C-9	150.00'	163.27'	S 22°03'42" W	155.33'
C-10	100.00'	103.99'	S 38°54'52" E	99.37'
C-11	75.00'	87.51'	S 35°18'59" E	82.63'
C-12	200.00'	78.55'	S 09°23'37" W	78.05'
C-13	500.00'	175.93'	N 17°32'54" E	175.02'
C-14	200.00'	118.40'	N 09°29'28" W	116.66'
C-15	200.00'	169.91'	N 02°06'48" W	164.84'
C-16	500.00'	193.12'	N 11°09'34" E	191.92'
C-17	500.00'	238.13'	N 13°32'58" W	235.89'



JOHN JAMESON SURVEY  
ABSTRACT NO. 749

C. MACKELHOFF SURVEY  
ABSTRACT NO. 9216

I&G.N. R.R. CO. SURVEY  
ABSTRACT NO. 1992

WM. LONG SURVEY  
ABSTRACT NO. 801

**OWNERS/DEVELOPERS:**  
  
**DARRELL K. ODOM**  
 P.O. BOX 646,  
 SPRINGTOWN, TEXAS 76082  
  
**HOWARD F. CARTER, JR.**  
 14185 DALLAS PARKWAY SUITE 1275  
 DALLAS, TEXAS 75254  
  
**ROBERT A. BUCHHOLZ**  
 654 N. DENTON TAP ROAD  
 COPPELL, TEXAS 75109  
  
**RAE D. CUMMINS**  
 1757 N. MAIN STREET  
 WEATHERFORD, TEXAS 76086

**NOTES:**  
 1/2" IRONS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
 THE BEARINGS HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE WEST LINE OF TRACT II, VOLUME 2432, PAGE 1377.  
 20' X 20' PUBLIC OPEN SPACE EASEMENTS AT ALL STREET INTERSECTIONS.  
 20' UTILITY EASEMENT ALONG ALL STREETS.  
 50' BUILDING LINE ALONG ALL STREETS.  
 20' BUILDING LINE ALONG SIDE LOT LINES.  
 10' BUILDING LINE ALONG REAR LOT LINES.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
 ACCORDING TO THE F.L.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480580200-B, DATED SEPTEMBER 27, 1991, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD HAZARD.  
 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.  
 THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0052. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

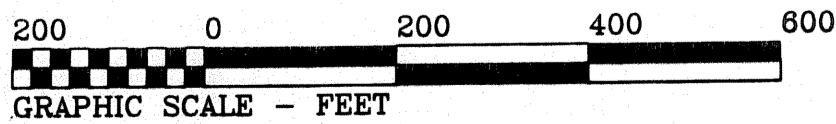
MARY GODFREY SRUVEY  
ABSTRACT NO. 505

GEORGE RAY BULLINGTON  
VOLUME 1127, PAGE 861

FINAL PLAT  
Lots 1 thru 20,  
**BROCK SPRINGS ESTATES**

An Addition to Parker County, Texas,  
being 153.26 acres of land out of the  
MARY GODFREY SURVEY, Abst. No. 505, the  
I & GN. R.R. CO. SURVEY, Abst. No. 1992 & the  
JOHN JAMESON SURVEY, Abst. No. 749,  
Parker County, Texas.

ACCT. NO.: 10784  
SCH. DIST.: BR  
CITY: CO  
MAP NO.: E-17



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