

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, ROBIN RAE JOHNSON, KANDRA STROSNODER, & SCOTT E. STROSNODER, BEING OWNERS OF A 8.585 ACRES TRACT OF LAND OUT OF THE L & G.J. R.R. CO. SURVEY NO. 1, ABSTRACT NO. 1789, PARKER COUNTY, TEXAS; BEING ALL OF LOTS 64, 68, AND 70 OF CANYON CREEK RANCH, PHASE THREE, AS RECORDED IN PLAT CABINET B, SLIDE 729, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS AS DESCRIBED IN DOCUMENT NO. 20095843 AND DOCUMENT NO. 20087397, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" CAPPED IRON ROD IN THE EAST LINE OF EAST CANYON CREEK LANE, AT THE NORTHWEST CORNER OF SAID LOT 64, FOR THE WESTERLY NORTHWEST AND BEGINNING CORNER OF THIS TRACT, BEING THE SOUTHWEST CORNER OF LOT 66 OF SAID CANYON CREEK RANCH.

THENCE S 81°45'41" E 458.89 FEET TO A FOUND 600 NAIL AT THE SOUTHEAST CORNER OF SAID LOT 66 AND THE SOUTHWEST CORNER OF SAID LOT 64, FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 11°20'33" E 545.97 FEET TO FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND WHOSE CHORD BEARS N 77°44'08" E 44.31 FEET, IN THE SOUTH LINE OF SOUTH DUNCAN CREEK COURT, AT THE NORTHEAST CORNER OF LOT 62 OF SAID CANYON CREEK RANCH, AND THE NORTHWEST CORNER OF SAID LOT 64, FOR THE NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 45.38 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF SAID SOUTH DUNCAN CREEK COURT, AT THE SOUTHWEST CORNER OF LOT 56 OF SAID CANYON CREEK RANCH AND AT THE NORTHERN MOST CORNER OF THIS TRACT.

THENCE S 49°30'45" E 328.21 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE SOUTHEAST CORNER OF SAID LOT 56, AND AT THE NORTHEAST CORNER OF SAID LOT 64, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 03°32'34" W 642.26 FEET TO A FOUND 5/8" CAPPED IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 70, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 81°45'41" W 758.26 FEET TO A FOUND 5/8" CAPPED IRON ROD IN THE EAST LINE OF SAID EAST CANYON CREEK LANE, AT THE NORTHWEST CORNER OF LOT 23 OF CANYON CREEK RANCH, PHASE 2, AS RECORDED IN P.C. B. S. 546, O.P.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 11°20'33" W 57.45 FEET ALONG THE EAST LINE OF SAID EAST CANYON CREEK LANE TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, AND WHOSE CHORD BEARS N 04°22'58" W 17.50 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 118.81 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60.00'	45.38'	N 77°44'08" E	44.31'
C2	230.00'	118.81'	N 04°22'58" W	17.50'

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC. 104 S. WALNUT ST. WEATHERFORD, TX 76087
JANUARY 2009 - JUNE 30, 2019



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT *Robbin Johnson, Kandra Strosnoder* (BEING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 64R & 68R, PHASE 3, CANYON CREEK RANCH, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESSE MY HAND AND SEAL THIS 22 DAY OF August, 2019.

OWNER
Kandra Strosnoder
OWNER
Robbin Johnson

STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Joshua J. Anderson
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF August, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Joshua J. Anderson
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF August, 2019.

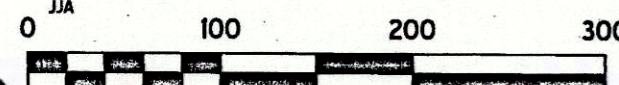
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Joshua J. Anderson
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER(S):
ROBIN RAE JOHNSON
811 S. DUNCAN CREEK CT.
WEATHERFORD, TX 76087
(513) 439-4017

KANDRA & SCOTT E. STROSNODER
644 E. CANYON CREEK LANE
WEATHERFORD, TX 76087



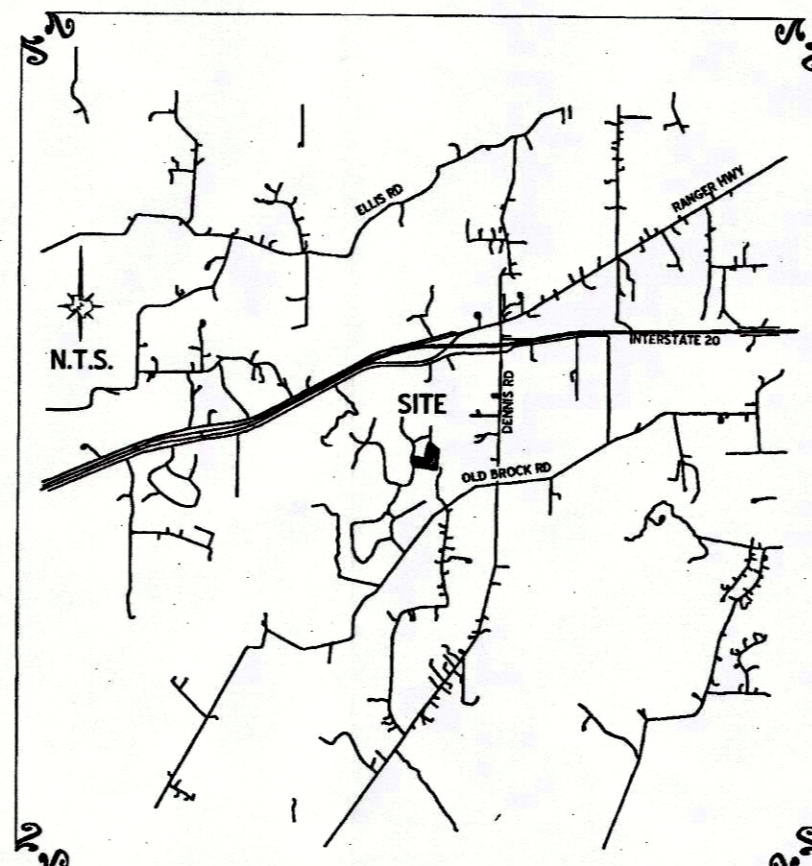
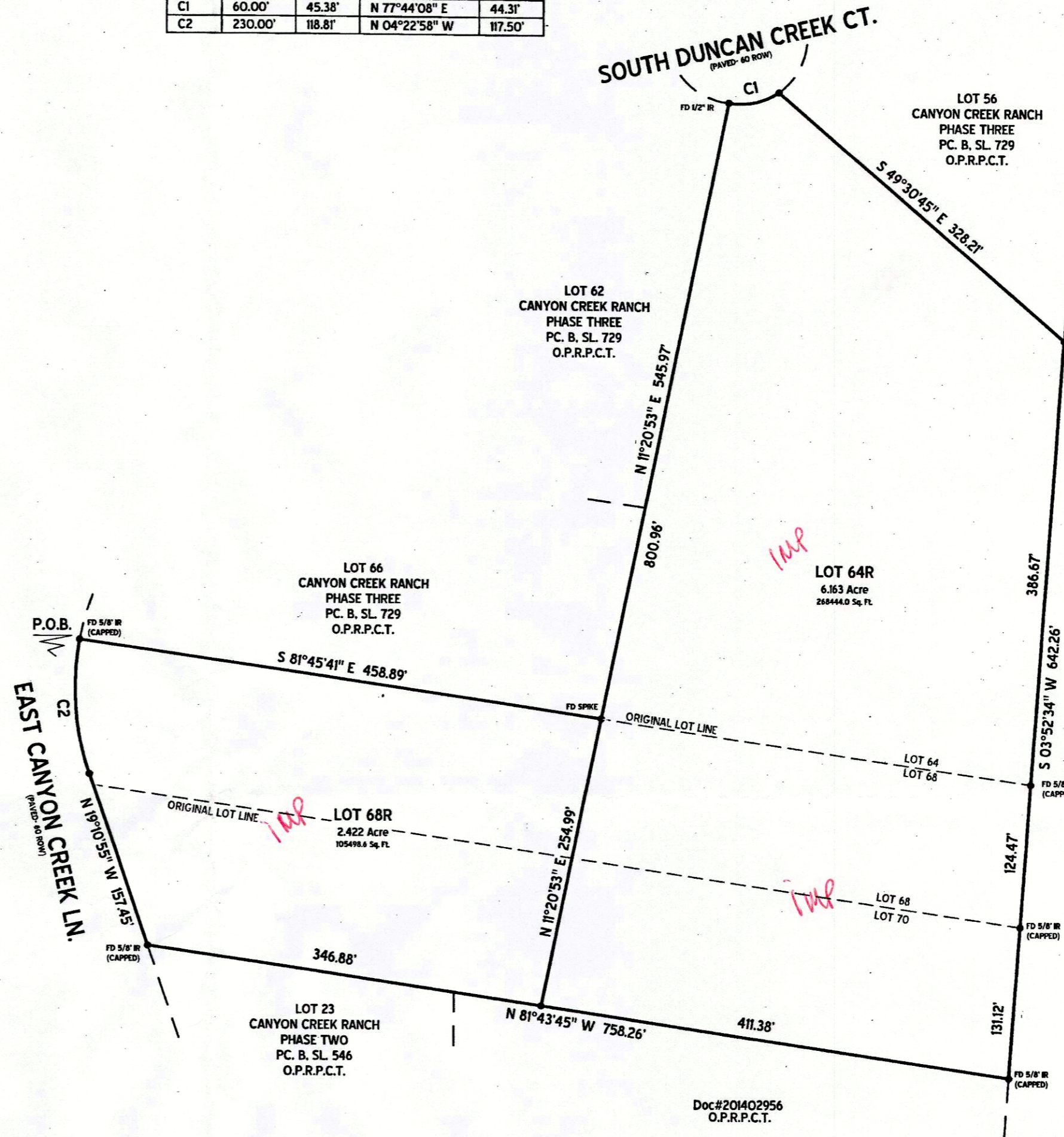
**TOWN OF BROCK
PARKER COUNTY, TEXAS**

CERTIFICATE OF ACCEPTANCE BY THE TOWN COMMISSION:
ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF BROCK:
MAYOR, TOWN OF BROCK: *John* DATE: 9-12-19

THE UNDERSIGNED, THE TOWN CLERK OF THE TOWN OF BROCK, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT WAS SUBMITTED TO THE TOWN COMMISSION ON THE 12th DAY OF September, 2019, AND THE TOWN COMMISSION BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID TOWN COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS 19 DAY OF September, 2019.

Kerry Ann Prentice
KERRY ANN PRENTICE
NOTARY PUBLIC, STATE OF TEXAS
COM. EXPIRES 02/19/2022
NOTARY ID # 12818389-2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201924640
09/18/2019 12:20 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CABINET E, SLIDE 378

- NOTES:**
- 1) THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - TEXAS SURVEYING, INC., UNLESS OTHERWISE NOTED.
 - 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 5) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
 - 6) THESE LOTS CURRENTLY HAVE ESTABLISHED ELECTRIC SERVICES CONNECTED AND ARE SERVICED BY AREA SERVICE PROVIDERS.
 - 7) WATER SERVICES PROVIDED BY PRIVATE WATER WELLS.
 - 8) THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG THE FRONT, SIDE, & REAR OF ALL LOTS SHOWN HEREON.
 - 9) THERE SHALL EXIST A 20' BUILDING LINE ALONG ALL SIDE LOT LINES AND A 50' BUILDING LINE ALONG ALL FRONT AND REAR LOT LINES.

V. 516, P. 489
O.P.R.P.C.T.

ACCT. NO.: 10922
SCH. DIST.: BR
CITY: _____
MAP NO.: E-17

**LOTS 64R & 68R
CANYON CREEK RANCH**
BEING A REPLAT OF LOTS 64, 68, & 70,
CANYON CREEK RANCH, PHASE 3, PLAT
RECORDS, PARKER COUNTY, TEXAS, AS
RECORDED IN PLAT CABINET B, SLIDE 729,
PLAT RECORDS, PARKER COUNTY, TEXAS.

JUNE 2019

**TEXAS
SURVEYING**
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM