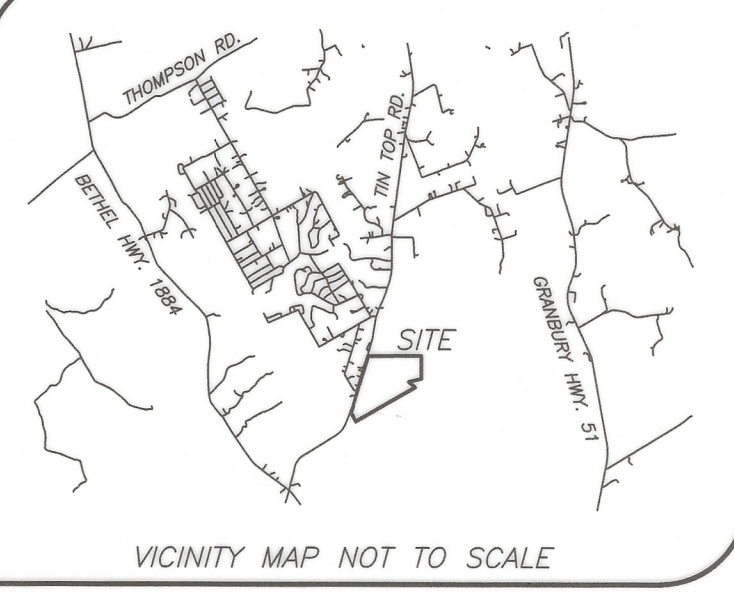


202321428 PLAT Total Pages: 3



LOT LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Rows include RL1 through RL4.

ROAD CENTERLINE DATA

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows include RC1 through RC18.

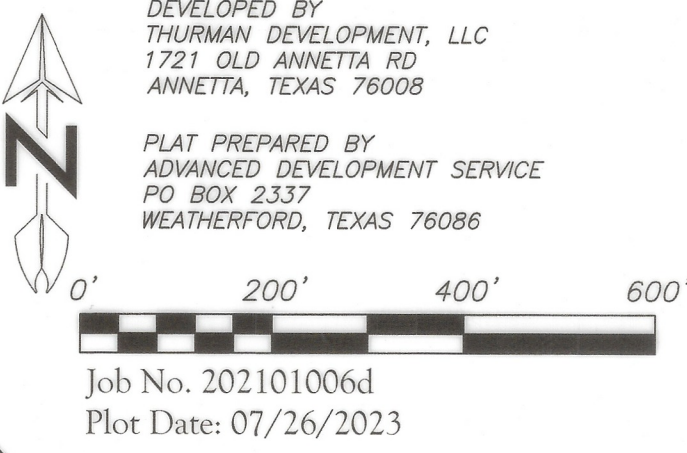
Table with 3 columns: LINE, BEARING, DISTANCE. Rows include RL3 and RL4.

TOTAL ROAD FOOTAGE = 8,343'

EASEMENT LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Rows include EL1 through EL20.

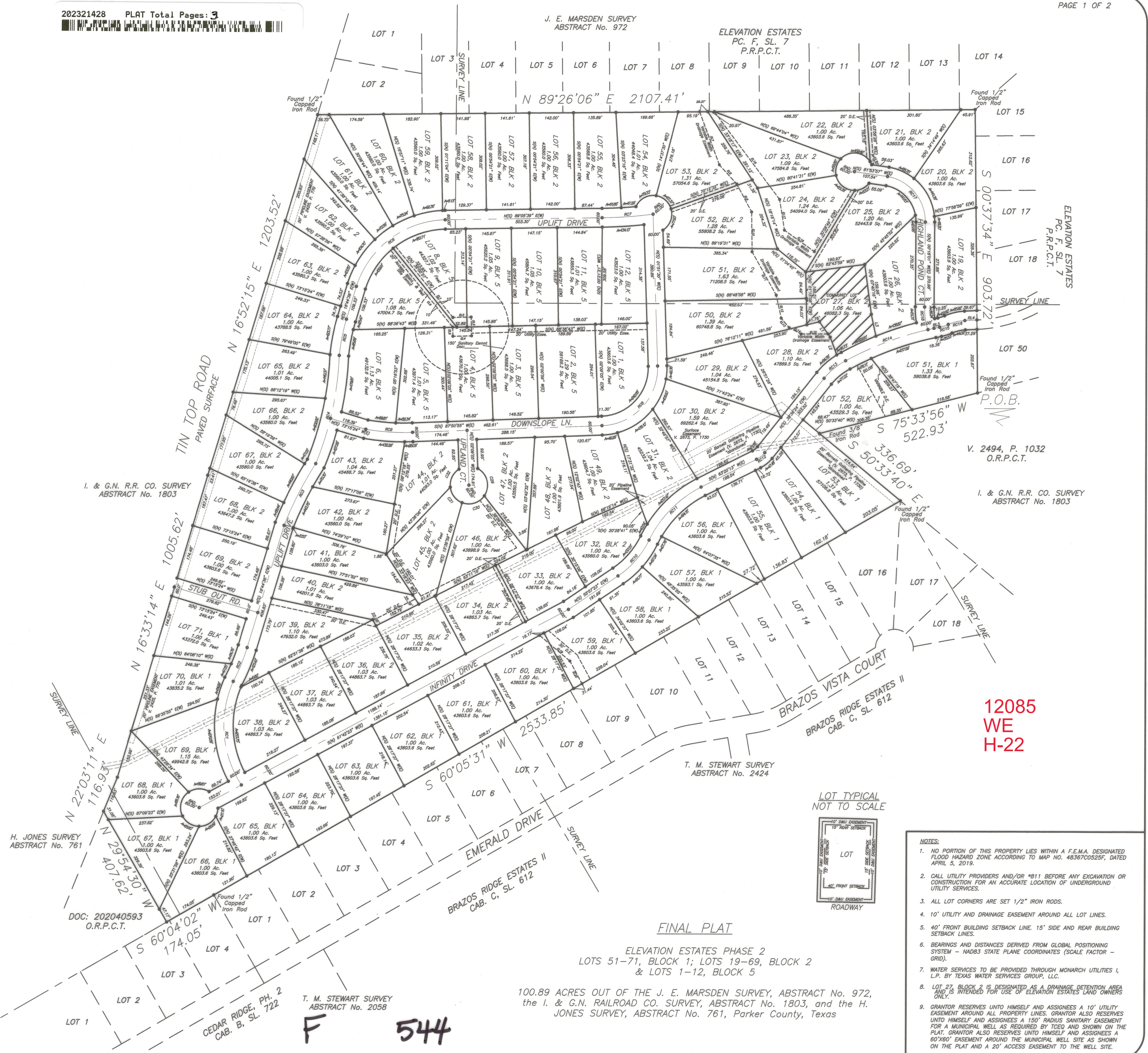
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21803.005.000.00
21803.005.001.00



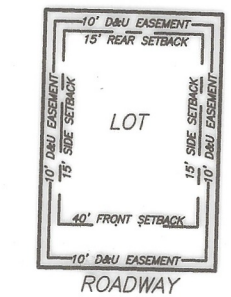
SURVEYED BY JUSTIN PARENTEAU 140 HACKBERRY POINTE DR WEATHERFORD, TEXAS 76087

DEVELOPED BY THURMAN DEVELOPMENT, LLC 1721 OLD ANNETTA RD ANNETTA, TEXAS 76008

PLAT PREPARED BY ADVANCED DEVELOPMENT SERVICE PO BOX 2337 WEATHERFORD, TEXAS 76086



LOT TYPICAL NOT TO SCALE



- NOTES: 1. NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE... 2. CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION... 3. ALL LOT CORNERS ARE SET 1/2" IRON RODS...

100.89 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas

F 544

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

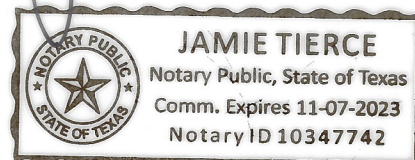
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
SIGNATURE OF OWNER

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 11 DAY OF July, 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 14th DAY OF August, 2023.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2

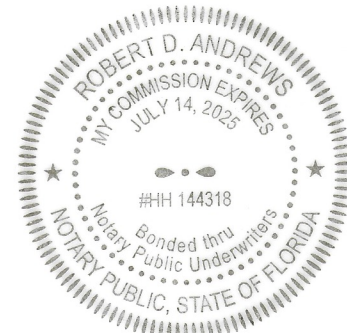
[Signature]
COMMISSIONER PRECINCT #4

LIEN HOLDER

DAVID WOOD
16070 WATERLEAF LN
FORT MEYERS, FL 33908

[Signature]
SIGNATURE OF LIENHOLDER

THIS THE 28 DAY OF July, 2023
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
FL



CABINET F, SLIDE 544

LEGAL DESCRIPTION

BEING a 100.892 acres tract of land out of the J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. R.R. CO. SURVEY, ABSTRACT No. 1803 and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas; being a portion of that certain called 245.381 acres tract conveyed to Watje & Hedeman and described in Clerk's File No. 201602215, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the south line said Watje & Hedeman tract, being in the north line of that certain Trigg tract described in Volume 2494, Page 1032, R.P.R.C.T., for the southeast and beginning corner of this tract. WHENCE a found 3/8" iron at the called Southeast corner of said J. E. MARSDEN SURVEY, ABSTRACT No. 972 bears N 75°33'56" E 1132.74 feet.

THENCE S 75°33'56" W 522.93 feet to a found 3/8" iron rod at the most westerly corner of said Trigg tract, for a corner of this tract.

THENCE S 50°33'40" E 336.69 feet to a found 1/2" capped iron rod at the northeast corner of LOT 16, BRAZOS RIDGE ESTATES II, according to the Plat recorded in Cabinet C, Slide 612, Plat Records, Parker County, Texas, for

THENCE S 60°05'31" W 2533.85 feet along the north line of said BRAZOS RIDGE ESTATES II to a found 1/2" capped iron rod at the northwest corner of LOT 1, said BRAZOS RIDGE ESTATES II, same being the northeast corner of LOT 4, BLOCK 4, CEDAR RIDGE, PHASE 2, according to the Plat recorded in Cabinet B, Slide 722, P.R.P.C.T., for a corner of this tract.

THENCE S 60°04'02" W 174.05 feet to a set 1/2" capped iron rod at the southeast corner of a tract of land as recorded in Clerk's File No. 202040593, Real Property Records, Parker County, Texas for the southwest corner of this tract.

THENCE N 29°54'30" W 407.62 feet to a set 1/2" capped iron rod at the northeast corner of said Clerk's File No. 202040593 and in the south line of Tin Top Road (a paved surface) for a corner of this tract of land.

THENCE along the called east line of Tin Top Road the following courses and distances:
N 22°03'11" E 116.93 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
N 16°33'14" E 1005.62 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
N 16°52'15" E 1203.52 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for the northwest corner of this tract.

THENCE over and across said Watje & Hedeman tract the following courses and distances:
N 89°26'06" E 2107.41 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract;
S 00°37'34" E 903.72 feet to the POINT OF BEGINNING.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 07, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

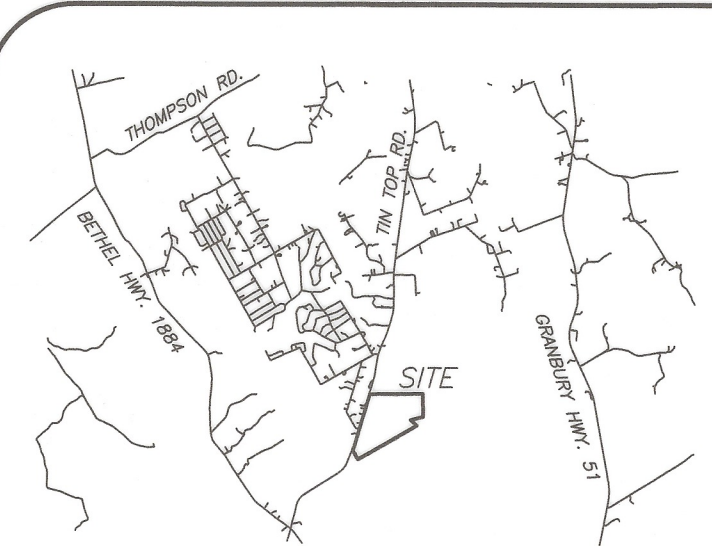
[Signature]
20230724
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



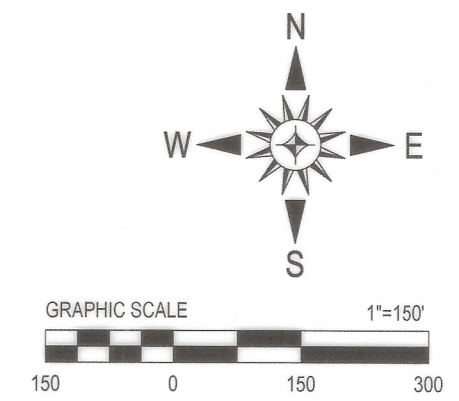
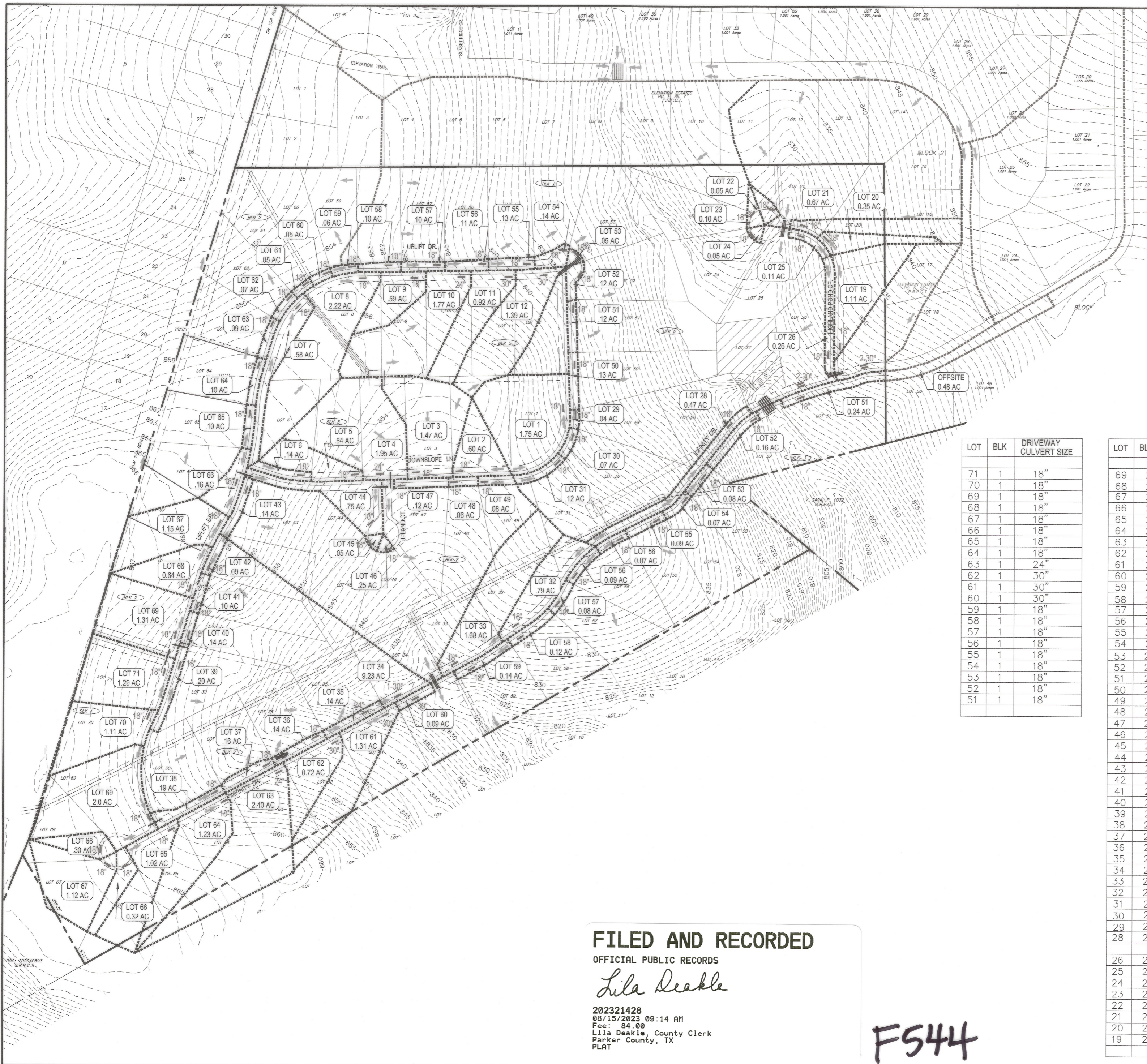
FINAL PLAT

ELEVATION ESTATES PHASE 2
LOTS 51-71, BLOCK 1; LOTS 19-69, BLOCK 2
& LOTS 1-12, BLOCK 5

100.89 ACRES OUT OF THE J. E. MARSDEN SURVEY, ABSTRACT No. 972, the I. & G.N. RAILROAD CO. SURVEY, ABSTRACT No. 1803, and the H. JONES SURVEY, ABSTRACT No. 761, Parker County, Texas



VICINITY MAP NOT TO SCALE



LOT	BLK	DRIVEWAY CULVERT SIZE
71	1	18"
70	1	18"
69	1	18"
68	1	18"
67	1	18"
66	1	18"
65	1	18"
64	1	18"
63	1	24"
62	1	30"
61	1	30"
60	1	30"
59	1	18"
58	1	18"
57	1	18"
56	1	18"
55	1	18"
54	1	18"
53	1	18"
52	1	18"
51	1	18"

LOT	BLK	DRIVEWAY CULVERT SIZE
69	2	18"
68	2	18"
67	2	18"
66	2	18"
65	2	18"
64	2	18"
63	2	18"
62	2	18"
61	2	18"
60	2	18"
59	2	18"
58	2	18"
57	2	18"
56	2	18"
55	2	18"
54	2	18"
53	2	18"
52	2	18"
51	2	18"
50	2	18"
49	2	18"
48	2	18"
47	2	18"
46	2	18"
45	2	18"
44	2	18"
43	2	18"
42	2	18"
41	2	18"
40	2	18"
39	2	18"
38	2	18"
37	2	18"
36	2	18"
35	2	18"
34	2	24"
33	2	18"
32	2	18"
31	2	18"
30	2	18"
29	2	18"
28	2	18"
26	2	18" or 2-30"
25	2	18"
24	2	18"
23	2	18"
22	2	18"
21	2	18"
20	2	18"
19	2	18" or 2-30"

LOT	BLK	DRIVEWAY CULVERT SIZE
1	5	18"
2	5	18"
3	5	18"
4	5	24"
5	5	18"
6	5	18"
7	5	18"
8	5	18"
9	5	18"
10	5	24"
11	5	30"
12	5	30"

Lot 26 and 19 Require a 18" Culvert if culvert installed on Highland Pond Ct. and 2-30" Culverts if installed on Infinity Drive.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202321428
08/15/2023 09:14 AM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F544

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		



Drawn by: PWD
Design by: PWD
Checked by: J.R.
File: 271022023
Submit Date: JULY 2023

ELVEATION ESTATES
PARKER COUNTY, TEXAS

DRIVEWAY CULVERT MAP

