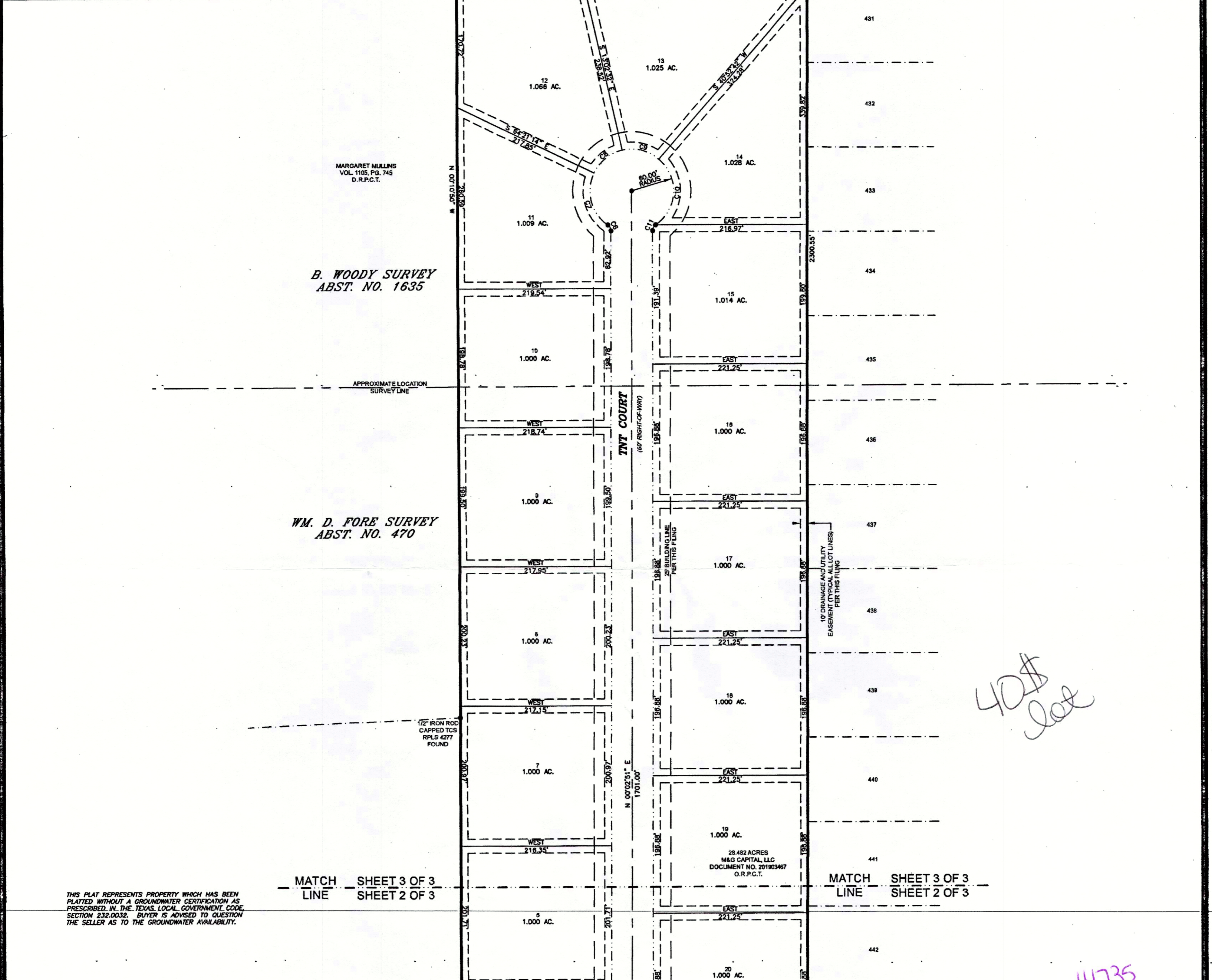
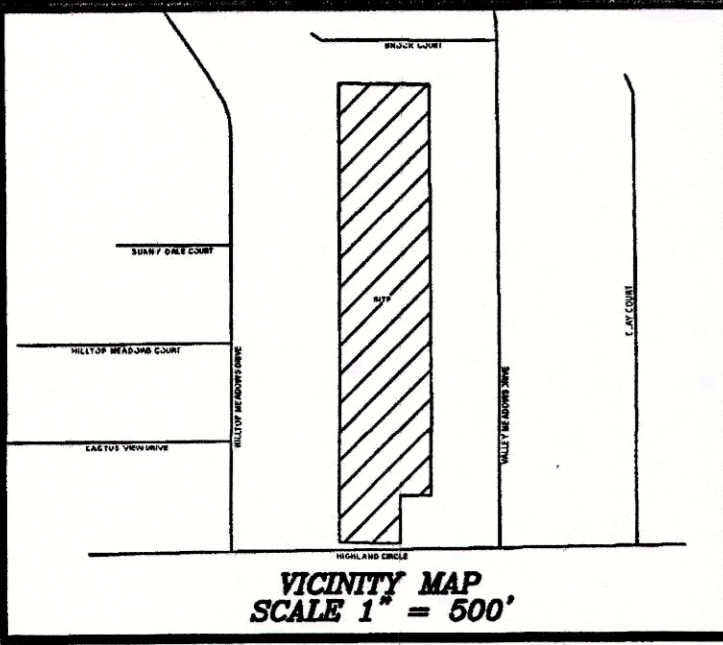


Amending Plat  
 Lots 1-25, Block 1  
 M.T. ESTATES  
 being  
 28.76 acres situated in the  
 W.M. D. FORE SURVEY,  
 Abst. No. 470  
 and the  
 B. WOODY SURVEY,  
 Abst. No. 1635  
 Parker County, Texas.



400\$  
 lot

14735

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 GROUNDWATER AVAILABILITY.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

201915510  
 06/24/2019 10:48 AM  
 Fee: \$4.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

NOTES:

BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS,  
 NORTH CENTRAL, ZONE 4202.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE  
 MAP COMMUNITY PANEL NUMBER 4836700175E DATED SEPTEMBER 26, 2006, THIS  
 PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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.

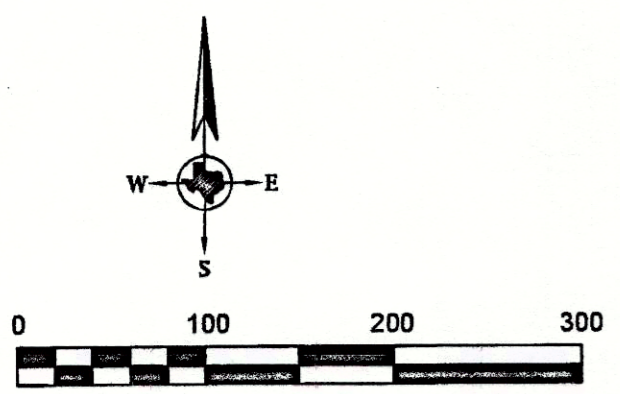
UNDERGROUND UTILITIES MAY EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING,  
 TRENCHING, OR EXCAVATING.

THERE SHALL EXIST ALONG THE INSIDE OF ALL LOT LINES A TEN FOOT DRAINAGE AND  
 UTILITY EASEMENT.

WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.

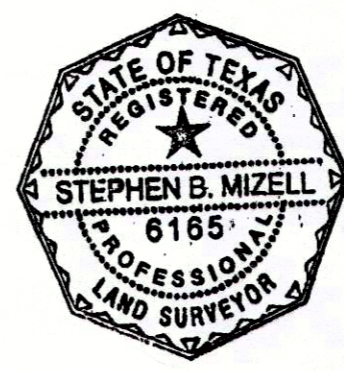
SANITARY SEWER TO BE ONSITE SEPTIC SYSTEMS.

TOTAL NUMBER OF LOTS = 25.  
 AVERAGE LOT SIZE = 1.06 ACRES.  
 TNT COURT = 2337.5 LINEAR FEET



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.04	600.00	152.28 24	N 07 17 45 E	181.54
C2	142.28	631.52	125.54 30	N 06 01 26 E	141.98
C3	27.88	651.21	12 27 03	S 13 47 26 W	27.88
C4	98.58	570.00	95.44 33	S 10 04 40 W	98.48
C5	50.49	570.00	50.44 32	S 02 35 07 W	50.48
C6	9.83	10.00	85 09 00	S 27 31 39 E	9.26
C7	84.58	60.00	80 44 53	S 44 34 42 E	77.73
C8	63.73	60.00	61 18 43	S 51 18 07 W	51.98
C9	58.47	60.00	53 53 14	N 76 04 55 W	54.40
C10	109.24	60.00	104 19 09	N 03 02 17 E	94.77
C11	9.83	10.00	85 09 00	N 27 37 21 E	9.26
C12	158.82	600.00	142 59 05	N 07 36 24 E	158.47
C13	121.50	630.00	111 03 01	N 05 34 22 E	121.32
C14	43.26	630.00	39 56 04	N 13 03 54 E	43.25
C15	153.93	570.00	149 28 24	N 07 17 45 E	153.47

20470.001.000.00  
 20470.001.000.00  
 21635.004.000.00



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
 ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
 PROPERTY SHOWN HEREOF.

Stephen Mizell  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6165  
 PREPARED JANUARY 21, 2019  
 REVISED MAY 10, 2019  
 REVISED JUNE 11, 2019

E-317

Replace F-293