

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48367C0200E,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAPS
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATED 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: LENGTH OF MASTADON WAY IS 2,340 FEET

Course	Bearing	Distance
L1	S 74°36'59" W	31.73'
L2	S 62°55'58" W	117.13'
L3	S 48°47'43" W	327.38'
L4	N 39°40'12" W	24.55'
L5	N 58°32'08" W	50.94'
L6	N 61°20'01" W	79.17'
L7	N 07°20'32" W	178.20'
L8	N 24°16'26" E	95.30'
L9	N 36°44'56" W	60.49'
L10	S 68°22'42" W	127.83'
L11	S 71°43'53" W	130.63'
L12	S 57°02'18" W	85.37'
L13	N 70°23'06" W	56.12'
L14	S 86°55'04" W	46.47'
L15	N 74°36'59" E	113.59'
L16	N 74°36'59" E	205.15'
L17	S 67°49'10" E	26.43'
L18	S 24°57'31" E	130.13'
L19	S 24°57'31" E	255.73'
L20	S 15°21'28" W	105.55'
L21	S 16°47'23" W	233.75'
L22	S 02°56'50" W	80.34'
L23	S 22°34'16" E	99.26'
L24	S 34°56'39" E	88.61'

LOT NO.	MINIMUM FINISHED FLOOR ELEVATION
6	814.2'
7	811.9'
8	808.1'
9	816.7'

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 9, 2015.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN17660 17660C.dwg 13460.crd FN170812



ACCT. NO.: 14846
SCH. DIST.: AZ
CITY: A-9
MAP NO.:

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 12th DAY OF February, 2018

[Signature]
COUNTY JUDGE

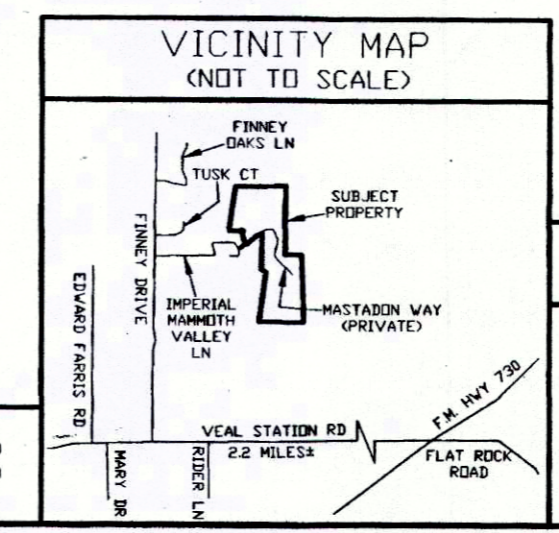
George A. Conley
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

Jamie Walden
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

COUNTY CLERK	
1	20252.001.005.00 - 1.0
1	20252.001.005.50 - 9.19a
2	20252.001.004.00 - 5.677
2	22432.005.002.00 - 5.0
3	20252.001.000.50 - split 12.179
3	22432.005.000.00 - 3.183
4	22432.005.004.00 - 10.615
5	22432.005.003.00 - 12.211
6	20252.001.000.50 split 35.728
7	20252.001.000.50 split 35.728
8	20252.001.006.00 - 12.4



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
MASTADON WAY RANCHETTES
PHASE II, LOTS 1-9
BEING A SUBDIVISION OF 107.185 ACRES OUT OF SECTION NO. 26, T. & P. RR. CO. SURVEY (H.J. THOMPSON SURVEY), ABSTRACT NO. 2432 AND THE LOVING CLIFTON SURVEY, ABSTRACT NO. 252, BOTH IN PARKER COUNTY, TEXAS
PLAT DATE: DECEMBER 12, 2017

