



201805349 PLAT Total Pages: 1
 CL. SANDERS, ET UX
 80 ACRES (TR. 2)
 V. 1314, P. 799

CHARLES R. BATES & KERT J. BATES
 10,388 ACRES
 DDC. #2018

EDWARD ALEXANDER CHILDS
 REM. OF 170,000 ACRES
 DDC. #201731333

TESTAMENTARY TRUST OF THE WILL OF HARRY JOSEPH ANDRES, JR.
 REM. OF 442.93 ACRES
 V. 1698, P. 1068
 T.L. ANDRES
 V. 1813, P. 1649

SECTION NO. 181
 T. & P. RR. CO. SURVEY
 ABSTRACT NO. 1365

CL. SANDERS, ET UX
 80 ACRES (TR. 1)
 V. 1314, P. 799

M. BAIRD, ET UX
 2003 ACRES (TR. 1)
 DDC. #201730989

M. BAIRD, ET UX
 2000 ACRES
 V. 1481, P. 382

A. JACKSON, ET UX
 2000 ACRES
 V. 1308, P. 699

M.E. CRIM
 15.87 ACRES
 V. 1481, P. 382

ACT. NO. 15853
 SEC. DIST. 1E
 CTR. MON. 15853

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS DESCRIBED 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: THERE IS A 50' BUILDING LINE ALONG ALL ROAD BOUNDARIES AND A 20' BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES
 NOTE: LENGTH OF DAK TREE DRIVE IS 4,576 FEET AND LENGTH OF DAK TREE COURT IS 1,556 FEET

Course	Bearing	Distance
L1	N 01°55'25" E	60.01'
L2	N 00°01'28" E	60.00'

NOTE: ALL CORNERS IN THE CENTER OF DAK TREE DRIVE AND DAK TREE COURT ARE SET 600 NAILS
 NOTE: ALL OTHER CORNERS ARE SET 1/2" IRON RODS WITH CAP 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

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008

VICINITY MAP
 (NOT TO SCALE)

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

21365.001.000.00
 21365.001.001.00
 21365.002.001.10

FINAL PLAT
 LOTS 1 THRU 24
 DAK TREE RANCH ESTATES

BEING A SUBDIVISION OF A 170,000 ACRES TRACT OF LAND OUT OF SECTION NO. 181, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1365, PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 20, 2018

CURVE	DEGREE	RADIUS	CENTRAL ANGLE	CHORD	ARC
C1	02°55'24"	1959.86	05°55'12"	N 01°33'47" E	202.43
C2	14°35'30"	50.00'	128°30'12"	S 45°10'21" E	90.07'
C3	17°21'44"	330.00'	241°17'11"	S 10°57'12" W	138.63'
C4	21°13'14"	270.00'	54°38'28"	S 00°06'56" E	247.84'
C5	17°21'44"	330.00'	232°23'07"	S 16°44'59" E	133.76'
C6	19°47'08"	305.00'	92°43'31"	S 43°40'25" W	441.47'
C7	23°23'10"	245.00'	92°43'59"	N 43°34'58" E	354.65'
C8	21°13'14"	270.00'	161°18'43"	N 13°32'59" W	76.61'
C9	19°05'09"	300.00'	70°22'23"	S 57°13'05" V	34.58'
C10	19°05'09"	300.00'	88°58'41"	S 68°36'10" V	42.05'
C11	14°31'42"	40.00'	300°00'00"	N 44°06'49" E	60.00'
C12	14°31'42"	40.00'	179°50'28"	N 44°06'38" E	79.88'
C13	19°05'09"	300.00'	104°32'40"	N 37°06'38" E	47.46'
C14	17°21'44"	330.00'	38°13'49"	N 07°40'44" E	216.13'
C15	21°13'14"	270.00'	23°46'54"	N 10°47'40" E	111.27'
C16	19°05'09"	300.00'	91°42'07"	N 46°13'35" V	43.05'
C17	19°05'09"	300.00'	24°02'52"	S 10°52'38" W	124.99'
C18	19°05'09"	300.00'	33°54'53"	N 10°01'54" E	175.00'
C19	19°05'09"	300.00'	20°33'48"	N 17°12'26" E	107.09'
C20	19°05'09"	300.00'	23°16'36"	S 16°51'02" E	121.04'
C21	20°50'55"	275.00'	92°43'44"	S 43°37'58" E	398.06'
C22	19°05'09"	300.00'	01°13'44"	S 26°52'28" E	6.43'
C23	19°05'09"	300.00'	53°14'57"	S 00°21'52" V	268.89'

