

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS.
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS.
R.R.P.C.T. = REAL RECORDS, PARKER COUNTY, TEXAS.
O.R.P.C.T. = OFFICIAL RECORDS, PARKER COUNTY, TEXAS.
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.
C.C.R.T.C.T. = COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS.
MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONT/STREET RIGHT-OF-WAY LINE OF ALL LOTS.

THERE SHALL EXIST A 15' DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY.

THERE SHALL EXIST A 10' UTILITY EASEMENT ADJACENT TO ALL 15' DRAINAGE EASEMENTS.

PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0450E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.

TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

MINIMUM FINISHED FLOOR ELEVATIONS AND FLOODPLAIN EASEMENTS DETERMINED BY CHALK MOUNTAIN, LLC.

LOT B IS A DRAINAGE EASEMENT IN ITS ENTIRETY.

WATER TO BE SERVED BY PRIVATE WELL WATER.

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

BEAR CREEK PARKWAY TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ALL OTHER STREETS WITHIN THIS SUBDIVISION ARE PRIVATE 60' RIGHTS-OF-WAYS AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (LOT A).

ALL CUL-DE-SACS HAVE A 60' RADIUS.

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 EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

THIS PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH.

DRIVEWAY CULVERT PROVIDED BY CHALK MOUNTAIN, LLC.

VERTICAL DATUM = NAVD83.

LINE	BEARING	DISTANCE
L1	N 49°48'28" W	50.03
L2	S 40°17'08" W	69.97
L3	S 49°47'30" E	49.87
L4	S 60°58'56" W	31.92
L5	S 60°58'56" W	31.92
L6	N 00°19'18" W	40.03
L7	S 89°44'51" W	85.09
L8	S 19°30'35" W	42.49
L9	S 64°52'35" W	15.64
L10	N 20°39'47" W	68.46
L11	S 20°39'35" E	32.00
L12	S 20°39'58" E	36.46
L13	N 19°30'35" E	10.60
L14	N 00°19'18" W	10.03
L15	N 00°12'13" W	7.82
L16	S 00°28'19" W	52.09
L17	S 00°28'19" W	35.33
L18	S 00°28'19" W	35.33
L19	S 00°28'19" W	35.33
L20	S 00°28'19" W	35.33
L21	S 00°28'19" W	35.33
L22	S 00°28'19" W	35.33
L23	S 00°28'19" W	35.33
L24	S 00°28'19" W	35.33
L25	S 00°28'19" W	35.33
L26	S 00°28'19" W	35.33
L27	S 00°28'19" W	35.33
L28	S 00°28'19" W	35.33
L29	S 00°28'19" W	35.33
L30	S 00°28'19" W	35.33
L31	S 00°28'19" W	35.33
L32	S 00°28'19" W	35.33
L33	S 00°28'19" W	35.33
L34	S 00°28'19" W	35.33
L35	S 00°28'19" W	35.33
L36	S 00°28'19" W	35.33
L37	S 00°28'19" W	35.33
L38	S 00°28'19" W	35.33
L39	S 00°28'19" W	35.33
L40	S 00°28'19" W	35.33
L41	S 00°28'19" W	35.33
L42	S 00°28'19" W	35.33
L43	S 00°28'19" W	35.33
L44	S 00°28'19" W	35.33

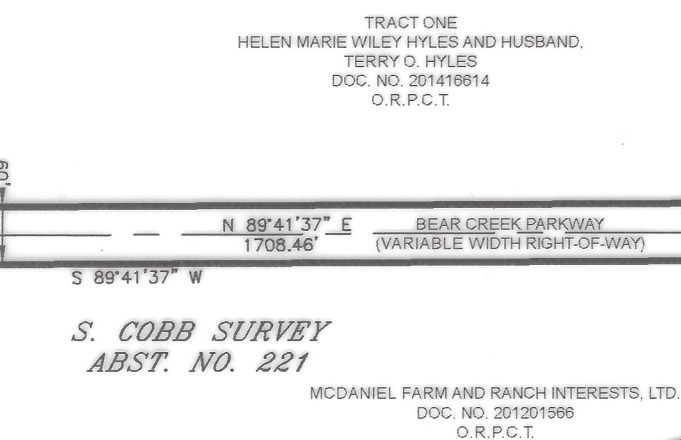
LINE	BEARING	DISTANCE
L41	N 35°58'17" W	5.37
L42	N 08°28'04" E	30.20
L43	S 76°27'19" E	30.22
L44	S 32°29'11" E	11.33

LINE	BEARING	DISTANCE
FP1	S 00°28'19" W	226.69
FP2	N 57°38'16" W	119.62
FP3	N 32°19'15" E	192.48
FP4	S 57°38'16" E	120.97
FP5	S 00°28'19" W	75.04
FP6	N 78°35'55" W	96.59
FP7	N 03°15'45" W	120.89
FP8	S 00°28'19" W	138.15
FP9	S 61°43'55" W	71.80
FP10	S 23°05'33" W	122.72
FP11	S 21°31'19" W	186.62
FP12	S 26°21'27" W	181.68
FP13	N 74°31'03" W	64.86
FP14	N 19°00'14" E	248.17
FP15	N 69°41'04" W	55.40
FP16	N 14°21'11" E	52.32
FP17	N 28°30'35" E	186.28
FP18	N 54°54'35" E	236.35

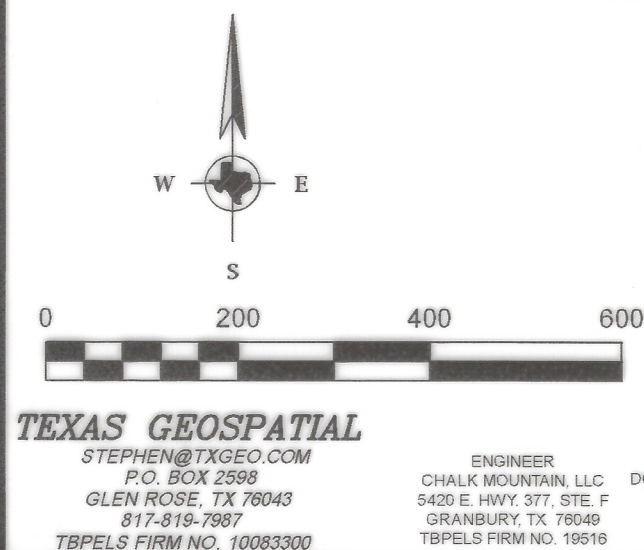
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	970.00	93.52	93.49	N 35°58'17" E	9°31'27"
C7	1030.00	896.02	868.04	N 57°35'14" E	49°50'35"
C8	480.00	173.17	172.24	N 78°56'17" E	20°40'15"
C9	1880.00	37.17	37.17	N 22°02'12" W	1°08'42"
C10	992.50	193.39	193.09	N 76°38'59" E	11°09'52"
C11	820.00	564.99	553.88	S 49°27'28" W	39°28'39"
C12	820.00	282.90	281.50	N 39°36'10" E	19°46'02"
C15	780.00	487.85	479.94	N 47°38'13" E	35°50'09"
C16	420.00	168.83	167.70	N 02°54'53" E	2°30'55"
C17	450.00	180.88	179.68	N 02°54'53" E	2°30'55"
C18	480.00	192.95	191.66	N 02°54'53" E	2°30'55"
C19	570.00	158.55	158.04	N 22°23'57" E	1°56'14"
C20	600.00	166.90	166.38	N 22°23'57" E	1°56'14"
C21	630.00	150.37	150.02	N 21°16'07" E	1°34'03"
C22	630.00	24.87	24.86	S 29°14'14" W	2°15'41"
C23	170.00	144.14	139.86	N 33°20'50" W	48°34'52"
C24	200.00	169.58	166.55	N 33°20'50" W	48°34'52"
C25	230.00	195.02	189.23	N 33°20'50" W	48°34'52"
C26	860.00	213.33	212.79	N 36°49'32" E	14°12'46"
C27	860.00	117.54	117.45	N 47°50'51" E	7°48'51"
C35	1030.00	362.45	360.58	N 72°25'41" E	20°09'43"
C36	60.00	113.60	97.38	N 14°48'53" W	108°29'01"
C37	60.00	122.87	102.50	N 81°54'21" W	117°20'03"
C38	60.00	77.68	72.37	N 13°51'08" E	74°10'56"
C39	300.00	343.31	324.88	N 89°19'18" E	89°34'03"
C40	60.00	547.83	474.82	N 24°48'23" E	104°37'40"
C41	60.00	60.52	57.99	N 40°09'31" W	57°47'45"
C42	60.00	55.08	53.17	N 15°02'22" E	52°36'02"
C43	60.00	55.18	53.26	S 67°41'09" W	52°41'32"
C44	60.00	60.15	57.66	N 57°14'50" W	57°26'30"
C44	60.00	83.22	76.71	N 11°12'30" E	79°28'11"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
DEC1	1030.00	362.45	360.58	N 72°25'41" E	20°09'43"
DEC2	837.05	46.78	46.78	N 55°59'12" E	3°12'08"
DEC3	1030.00	87.31	87.29	N 59°55'07" E	4°51'25"

20497.002.001.00
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LAND USE TABLE:
RESIDENTIAL LOTS:
TOTAL NUMBER LOTS - 13
TOTAL LOT AREA - 30.473 ACRES
MINIMUM LOT SIZE - 2.000 ACRES
MAXIMUM LOT SIZE - 4.013 ACRES
AVERAGE LOT SIZE - 2.344 ACRES
NON RESIDENTIAL LOTS (HOME OWNER ASSOCIATION OWNED):
TOTAL NUMBER OF LOTS - 1
LOT SIZE - 4.026 ACRES
LAND USE - DRAINAGE EASEMENT/DETENTION POND
RIGHT-OF-WAY FOR STREET PURPOSES:
HOME OWNER ASSOCIATION OWNED PRIVATE RIGHT-OF-WAY(LOT A) - 3.332 ACRES
RIGHT-OF-WAY DEDICATED TO PUBLIC (BEAR CREEK PARKWAY) - 5.466 ACRES
GROSS LAND AREA: 45.296 ACRES



TEXAS GEOSPATIAL
STEPHEN@TXGEO.COM
P.O. BOX 2588
GLEN ROSE, TX 76043
817-819-7987
TBPELS FIRM NO. 10083300
ENGINEER
CHALK MOUNTAIN, LLC
5420 E. HWY. 377, STE. F
GRANBURY, TX 76049
TBPELS FIRM NO. 19516
OWNER/DEVELOPER
DOYLE HANLEY PROPERTIES
PARTNERSHIP, L.P.
101 KIMBRO CT.
ALEDO, TX 76008

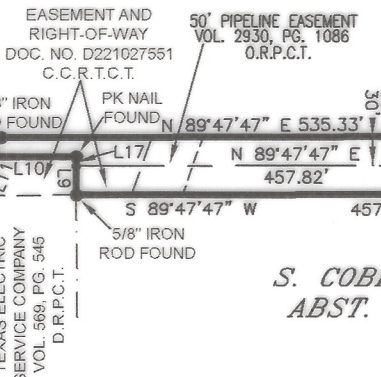
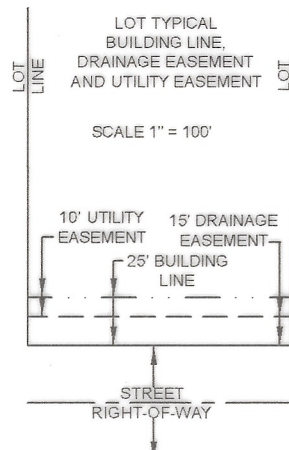


THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND JANUARY/FEBRUARY 2022
PLAT PREPARED MARCH 17, 2022
REVISED JUNE 23, 2022 (14 LOT LAYOUT)
REVISED AUGUST 25, 2022 (CITY COMMENTS)

JIMMIE JOE WILEY AND SUSAN E. WILEY TRUSTEE(S)
OF THE JIMMIE JOE WILEY AND SUSAN ESKEW WILEY
REVOCABLE MANAGEMENT TRUST
DOC. NO. 201608016
O.R.P.C.T.

J.F. GOMER SURVEY
ABST. NO. 497

CULVERT	SIZE	QUANTITY	DEPTH	HORIZONTAL
1	18"	1	2.00	11
2	18"	1	2.00	11
3	18"	1	2.00	11
4	18"	1	2.00	11
5	18"	1	2.00	11
6	18"	1	2.00	11
7	18"	1	2.00	11
8	18"	1	2.00	11
9	18"	1	2.00	11
10	18"	1	2.00	11
11	18"	1	2.00	11
12	18"	1	2.00	11
13	18"	1	2.00	11
14	18"	1	2.00	11
15	18"	1	2.00	11
16	18"	1	2.00	11
17	18"	1	2.00	11
18	18"	1	2.00	11
19	18"	1	2.00	11
20	18"	1	2.00	11
21	18"	1	2.00	11
22	18"	1	2.00	11
23	18"	1	2.00	11
24	18"	1	2.00	11
25	18"	1	2.00	11
26	18"	1	2.00	11
27	18"	1	2.00	11
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29	18"	1	2.00	11
30	18"	1	2.00	11
31	18"	1	2.00	11
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33	18"	1	2.00	11
34	18"	1	2.00	11
35	18"	1	2.00	11
36	18"	1	2.00	11
37	18"	1	2.00	11
38	18"	1	2.00	11
39	18"	1	2.00	11
40	18"	1	2.00	11
41	18"	1	2.00	11
42	18"	1	2.00	11
43	18"	1	2.00	11
44	18"	1	2.00	11
45	18"	1	2.00	11
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47	18"	1	2.00	11
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64	18"	1	2.00	11
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66	18"	1	2.00	11
67	18"	1	2.00	11
68	18"	1	2.00	11
69	18"	1	2.00	11
70	18"	1	2.00	11
71	18"	1	2.00	11
72	18"	1	2.00	11
73	18"	1	2.00	11
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94	18"	1	2.00	11
95	18"	1	2.00	11
96	18"	1	2.00	11
97	18"	1	2.00	11
98	18"	1	2.00	11
99	18"	1	2.00	11
100	18"	1	2.00	11



S. COBB SURVEY
ABST. NO. 222

APPROXIMATE LIMITS 100 YEAR FLOODPLAIN
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP NUMBER 48367C0450E DATED
SEPTEMBER 26, 2008, (BY SCALE ONLY).

F34U

SHEET 1 OF 2 PP-21-010 FP-22-072

THIS PLAT RECORDED

