

LINE	BEARING	DISTANCE
L1	S 85°32'14" E	289.82'
L2	N 77°39'18" W	104.13'
L3	N 70°58'33" E	56.16'
L4	S 68°50'33" W	115.64'
L5	S 68°50'33" W	327.64'
L6	S 68°50'33" W	183.01'
L7	S 05°54'39" E	51.07'
L8	S 77°39'18" E	4.87'
L9	S 68°50'33" W	91.07'
L10	S 68°50'33" W	194.48'
L11	S 68°50'33" E	206.30'
L12	S 68°50'33" E	83.21'
L13	N 68°50'33" E	51.24'
L14	N 68°50'33" E	167.45'
L15	N 87°20'14" E	105.71'
L16	N 89°29'03" E	121.48'
L17	N 89°29'03" E	262.89'
L18	N 89°29'03" E	249.08'
L19	N 89°59'59" E	82.69'
L20	N 89°59'59" E	36.74'
L21	N 89°59'59" E	120.38'
L22	N 89°46'27" E	48.98'
L23	N 89°12'43" E	152.27'
L24	S 83°14'40" E	105.71'
L25	S 48°54'20" E	92.68'
L26	N 51°29'49" W	104.91'
L27	S 46°18'18" E	86.02'
L28	S 07°10'20" W	10.65'
L29	S 07°10'20" W	103.41'
L30	N 05°54'39" W	19.92'
L31	N 89°12'43" E	53.70'
L32	S 89°59'59" W	39.47'
L33	N 35°59'20" E	54.04'
L34	S 64°46'20" W	114.13'
L35	S 14°11'20" W	107.70'
L36	S 35°59'20" W	16.88'
L37	S 35°59'20" W	33.09'
L38	S 35°59'20" W	50.03'
L39	S 57°47'20" W	107.70'
L40	S 77°39'18" E	99.27'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	2231.85'	741.24'	737.84'	S 26°28'28" W
C2	2231.85'	576.14'	574.54'	S 24°21'19" W
C3	2231.85'	165.10'	165.06'	S 33°52'11" W

- NOTES:**
- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: SPECIAL FLOOD HAZARD AREAS, ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED. OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE AREAS ARE DATED SEPTEMBER 24, 2006, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
  - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.
  - NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
  - WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
  - SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
  - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
  - SPECIAL NOTICES, SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
  - THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE & REAR OF ALL LOTS.
  - THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
  - 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 AVAILABILITY.
  - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT OR INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
  - "LOT A" IS NOT INTENDED FOR RESIDENTIAL OR PUBLIC ACCESS PURPOSES BY THE CURRENT OWNER, THEIR HEIRS OR SUCCESSORS AND ALL RIGHTS TO SAID LAND SHALL BE RETAINED BY THE DEVELOPER AT THE TIME OF PLATTING.
  - NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

ACCT. NO.: 16291  
 SCH. DIST.: WE  
 CITY: W  
 MAP NO.: NINE

21467.006.000.00 22414.004.000.00  
 21467.007.000.00 22179.003.000.00  
 21467.007.000.00  
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**LOTS 1 - 35 & LOT A, BLOCK 1  
 PLATINUM RIDGE ESTATES**  
 AN ADDITION TO PARKER COUNTY, TEXAS.  
 BEING A 245.068 ACRES TRACT OF LAND OUT OF THE L. PATTON SURVEY, ABSTRACT No. 2414, THE S. GILLILAND SURVEY, ABSTRACT No. 519, THE T & P RR CO. SURVEY No. 101, ABSTRACT No. 1467, THE R.H. TUCKER SURVEY, ABSTRACT No. 2179 & THE T & P RR CO. SURVEY, ABSTRACT No. 1466  
 PARKER COUNTY, TEXAS  
 APRIL 2019

