

201728179 PLAT Total Pages: 1

**UTILITY EASEMENTS**

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE

A GROUND WATER CERTIFICATION STUDY FOR REMINGTON RANCH ESTATES PHASE II & III HAS NOT BEEN PREPARED. PUBLIC WATER SERVICE FOR SPRING MEADOW ESTATES IS TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

D-790

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, RALPH EVANS FINANCIAL COMPANY ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF A 1.00 ACRE TRACT SITUATED IN THE ANDREW JONES' SURVEY, ABSTRACT NUMBER 743, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO RALPH EVANS FINANCIAL COMPANY, RECORDED IN DOCUMENT NO. 201726855, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON FOUND IN THE SOUTH LINE OF REMINGTON PARK DRIVE AND BEING AT THE NORTHEAST CORNER OF LOT 5R-10, BLOCK 2R, REMINGTON PARK ESTATES, PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 529, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 89°33'52" E, WITH THE SOUTH LINE OF SAID REMINGTON PARK DRIVE, 150.00 FEET TO A CAPPED IRON SET;

THENCE S 00°26'08" W, 290.40 FEET TO A CAPPED IRON SET;

THENCE N 89°33'52" W, 150.00 FEET TO A CAPPED IRON SET;

THENCE N 00°26'08" E, AT 106.92 FEET PASSING A CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5R-10, BLOCK 2R AND CONTINUING WITH THE EAST LINE OF SAID LOT 5R-10, BLOCK 2R, IN ALL, 290.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 5R-9-1, BLOCK 2R, REMINGTON PARK ESTATES PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS THE 1st DAY OF November, 2017.

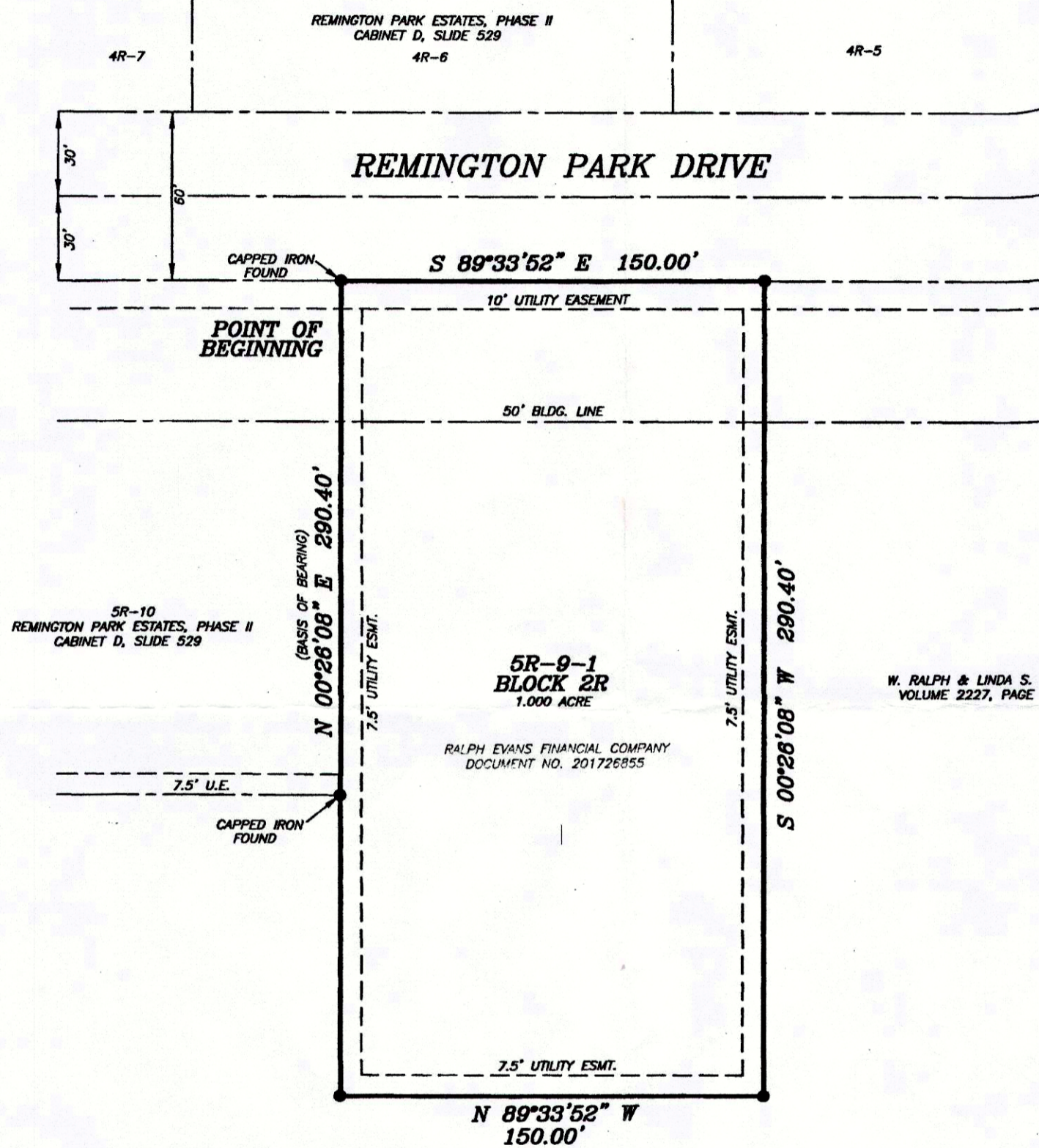
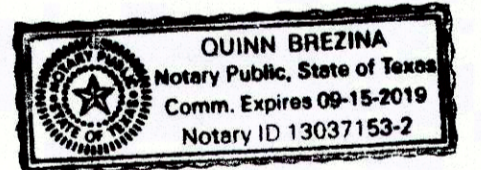
*W. Ralph Evans*  
W. Ralph Evans  
Ralph Evans Financial Company

STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED W. RALPH EVANS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF November, 2017.

*Quinn Brezina*  
NOTARY PUBLIC IN AND FOR STATE OF TEXAS (SEAL)  
MY COMMISSION EXPIRES ON 9/15/19



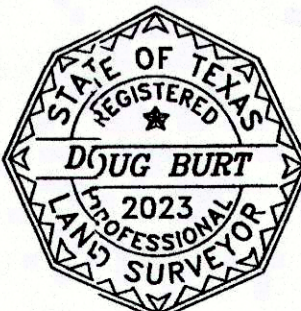
W. RALPH & LINDA S. EVANS  
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W. RALPH & LINDA S. EVANS  
VOLUME 2227, PAGE 719

THE STATE OF TEXAS )  
COUNTY OF PARKER )  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 1st DAY OF November, 2017.  
COUNTY JUDGE  
*Henry A. Conley* COMMISSIONER PRECINCT #1  
*Jimmy Webb* COMMISSIONER PRECINCT #3  
*Christopher* COMMISSIONER PRECINCT #2  
*Steve Oger* COMMISSIONER PRECINCT #4

**OWNER/DEVELOPER**  
RALPH EVANS FINANCIAL COMPANY  
2607 KNOB ROAD  
SPRINGTOWN, TEXAS 76082  
817.266.0478

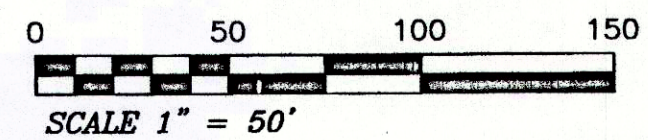
**NRB SURVEYING, PLLC**  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RS# 817-584-9027  
NLR# 817-405-8439  
FRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN THEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
SEPTEMBER 23, 2017

**GENERAL NOTES**

- ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY.
- WATER SERVICE TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
- FRONT BUILDING LINE SETBACK SHALL BE 50'
- SIDE BUILDING LINE SETBACK SHALL BE 15'
- REAR BUILDING LINE SETBACK SHALL BE 15'
- 10' UTILITY EASEMENT SHALL BE INSIDE AND ALONG ALL FRONT, SIDE, AND REAR LOT LINES OF EACH LOT.
- LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- PROPERTY IS LOCATED WITHIN PARKER COUNTY, TEXAS.
- 1/2" IRON RODS WITH NRB SURVEYING CAP SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. 1/2" IRON RODS SHOWN AS SET ARE SET WITH NRB SURVEYING CAPS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4836700075E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
- BEARING BASIS IS THE NORTH LINE OF THE PLATS RECORDED IN CABINET D, SLIDE 259 AND CABINET C, SLIDE 264, PLAT RECORDS, PARKER COUNTY, TEXAS.
- THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.



ACCT. NO.: 16645  
SCH. DIST.: SP  
CITY: L-5  
MAP NO.:

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201728179  
11/13/2017 10:00 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

**FINAL PLAT**  
LOT 5R-9-1, BLOCK 2R  
REMINGTON PARK ESTATES, PHASE II,  
an Addition to Parker County, Texas and being  
situated in the Andrew Jones Survey, Abstract No. 743,  
Parker County, Texas.