

STREET LENGTH TABLE

STREET	LENGTH
REMINOTON PARK DRIVE	1086 LF

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 THE 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.

201623060 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, W. RALPH EVANS AND LINDA S. EVANS ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF A 3.133 ACRE TRACT SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NUMBER 743, PARKER COUNTY, TEXAS, SAID 3.133 ACRE TRACT BEING ALL OF LOTS 5R-8, 5R-9, BLOCK 2R, AND LOT 31R, BLOCK 1, REMINGTON PARK ESTATES, PHASE II, RECORDED IN PLAT CABINET D, SLIDE 529, PLAT RECORDS, PARKER COUNTY, TEXAS;

BEGINNING AT A 1/2" IRON FOUND IN THE WEST LINE OF CHRISTENBERRY ROAD, SAID IRON BEING FOR THE NORTHEAST CORNER OF SAID LOT 31R, BLOCK 1;

- THENCE S 00°27'49" W, WITH THE WEST LINE OF SAID CHRISTENBERRY ROAD, 100.00 FEET TO A 1/2" IRON FOUND;
- THENCE N 89°31'27" W, 463.50 FEET TO A 1/2" IRON FOUND;
- THENCE S 39°13'45" W, 182.67 FEET TO A 1/2" IRON FOUND;
- THENCE N 89°34'57" W, 211.54 FEET TO A 1/2" IRON FOUND;
- THENCE N 89°29'37" W, 152.00 FEET TO A 1/2" IRON FOUND;
- THENCE N 00°26'08" W, 183.48 FEET TO A 1/2" IRON FOUND IN THE SOUTH LINE OF REMINGTON PARK DRIVE;
- THENCE S 89°33'52" E, WITH THE SOUTH LINE OF SAID REMINGTON PARK DRIVE, 235.51 FEET TO A 1/2" IRON FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET;
- THENCE WITH THE SOUTH LINE OF SAID REMINGTON PARK DRIVE AND WITH SAID CURVE TO THE LEFT WHOSE CHORD BEARS N 59°18'24" E, 103.39 FEET AND BEING AN ARC LENGTH OF 108.66 FEET TO A 1/2" IRON FOUND;
- THENCE S 89°31'27" E, 301.98 FEET TO A 1/2" IRON FOUND;
- THENCE N 00°27'56" E, 19.83 FEET TO A 1/2" IRON FOUND;
- THENCE S 89°31'27" E, 290.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.133 ACRES 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 A CANCELLATION OF LOTS 5R-8, 5R-9, BLOCK 2R AND LOT 31R, BLOCK 1, 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 3rd DAY OF October, 2016.

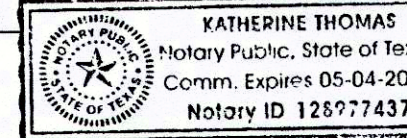
W. Ralph Evans Linda S. Evans
W. Ralph Evans Linda S. Evans

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 3rd DAY OF October, 2016.

Katherine Thomas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 5-4-2020

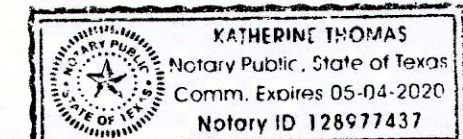


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LINDA S. 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 3rd DAY OF October, 2016.

Katherine Thomas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 5-4-2020

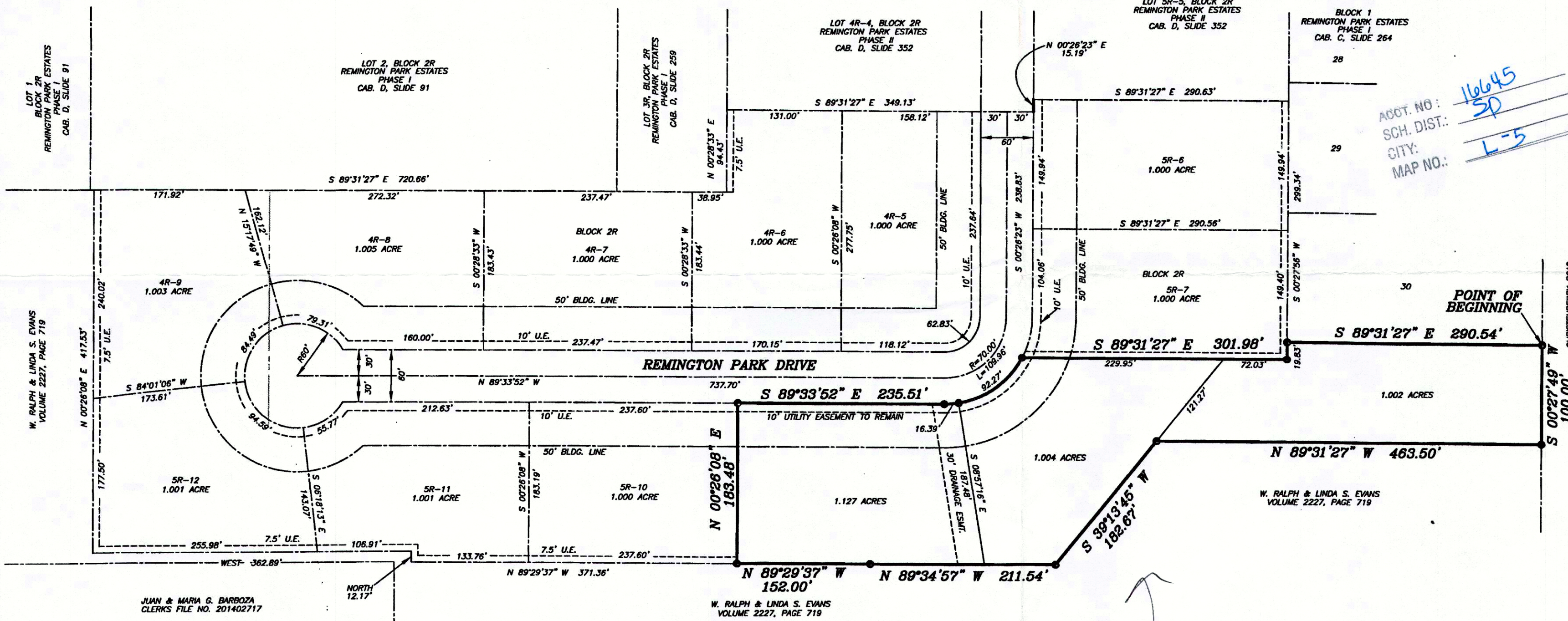


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201623060
10/11/2016 10:05 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

CANCELLATION OF A PART OF REMINGTON PARK ESTATES, PHASE II, an Addition to Parker County, Texas and being a cancellation of Lots 5R-8 AND 5R-9, Block 2R, REMINGTON PARK PHASE II, and Lot 31R, Block 1, REMINGTON PARK PHASE II, according to the Plat thereof recorded in Cabinet D, Slide 529, Plat Records, Parker County, Texas.

2016443 RSB



Mapping

AGCT. NO.: 106645
SCH. DIST.: 3P
CITY: L-5
MAP NO.:

3 lots put back in AG

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 3rd DAY OF October, 2016.

George A. Conley
COMMISSIONER PRECINCT #1

Jim Hales
COMMISSIONER PRECINCT #3

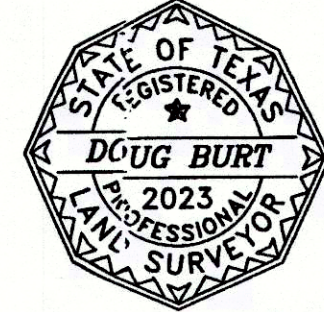
Alison
COMMISSIONER PRECINCT #2

John
COMMISSIONER PRECINCT #4

D-619

OWNER/DEVELOPER
W. RALPH EVANS
LINDA S. EVANS
2607 KNOB ROAD
SPRINGTOWN, TEXAS 76082
817.266.0478

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN THEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 06, 2016

- GENERAL NOTES:**
- ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY.
 - WATER SEWER 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 48367C0075E, 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.

