

STREET LENGTH TABLE

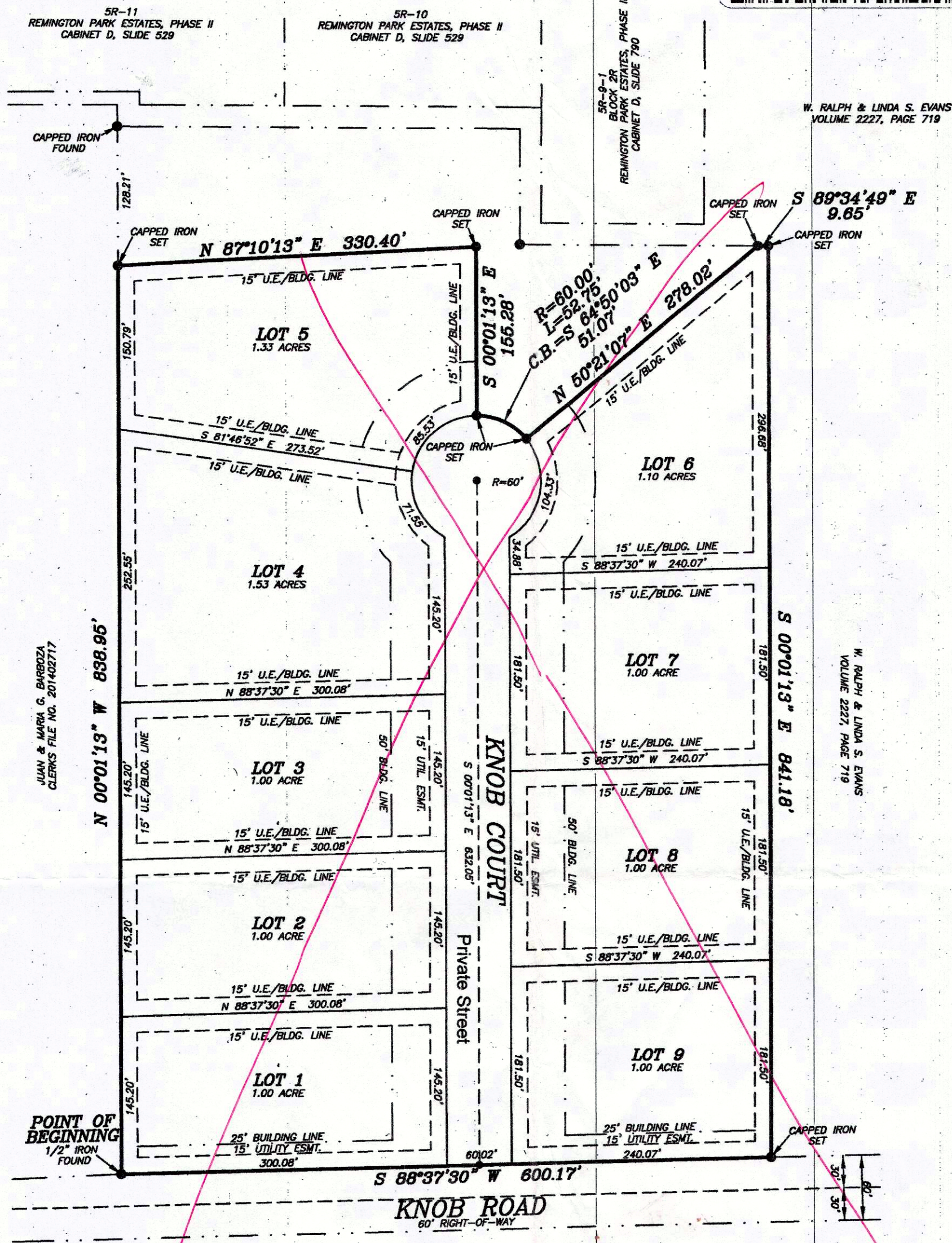
STREET	LENGTH
Knob Court	632.71 LF

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 PARK ESTATES, PHASE IV, HAS NOT BEEN PREPARED. PUBLIC WATER SERVICE FOR REMINGTON PARK ESTATES IS TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

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



201906763 PLAT Total Pages: 1

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 AN 11.01 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. 201906111, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BY DEED CALL FROM A 1 1/2" PIPE WITH BRASS CAP MARKED RPLS 1886, SAID PIPE BEING AT THE CALLED SOUTHWEST CORNER OF SAID ANDREW JONES SURVEY, ABSTRACT NO. 743 AND THE NORTHWEST CORNER OF THE THOMAS WHITE SURVEY, ABSTRACT 1620, PARKER COUNTY, TEXAS;

THENCE BY DEED CALL, S 89°28'13" E, 660.27 FEET;

THENCE BY DEED CALL, NORTH 43.18 FEET;

THENCE BY DEED CALL, N 87°03'51" E, 372.84 FEET;

THENCE BY DEED CALL, N 88°58'26" E, 77.66 FEET TO A 1/2" IRON FOUND IN THE NORTH LINE OF KNOB ROAD AND BEING FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUAN AND MARIA G. BARBOZA, RECORDED IN CLERKS FILE NO. 201402717, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FOR THE POINT OF BEGINNING;

THENCE N 00°01'13" W, WITH THE EAST LINE OF SAID CLERKS FILE NO. 201402717, 838.95 FEET TO A CAPPED IRON SET;

THENCE N 87°10'13" E, 330.40 FEET TO A CAPPED IRON SET;

THENCE S 00°01'13" E, 155.28 FEET TO A CAPPED IRON SET FOR THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 60.00 FEET;

THENCE WITH SAID CURVE TO THE RIGHT WHOSE CHORD BEARS S 64°50'03" E, 51.07 FEET AND BEING AN ARC LENGTH OF 52.75 FEET TO A CAPPED IRON SET;

THENCE N 50°21'07" E, 278.02 FEET TO A CAPPED IRON SET;

THENCE S 89°34'49" E, 9.65 FEET TO A CAPPED IRON SET;

THENCE S 00°01'13" E, 841.18 FEET TO A CAPPED IRON SET IN THE NORTH LINE OF SAID KNOB ROAD;

THENCE S 88°37'30" W, WITH THE NORTH LINE OF SAID KNOB ROAD, 600.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.01 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 HERINAFORE DESCRIBED REAL PROPERTY AS LOTS 1 THRU 9, REMINGTON PARK ESTATES PHASE IV, 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 21st DAY OF March, 2019.

*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 21st DAY OF March, 2019.

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

*16645.004.001.00 thru 16645.004.010.00 Change acreage to lot #15*

- 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'
  - 15' 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, TEXAS.
  - PROPERTY IS LOCATED WITHIN PARKER COUNTY, TEXAS.
  - 1/2" IRON RODS WITH NRS SURVEYING CAP SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. 1/2" IRON RODS SHOWN AS SET ARE SET WITH NRS 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.
  - BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.
  - THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

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

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
MARCH 15, 2018

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21st DAY OF March, 2019.

*George A. Guley*  
COMMISSIONER PRECINCT #1

*James A. Guley*  
COMMISSIONER PRECINCT #2

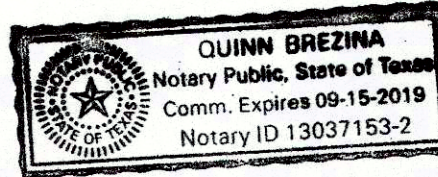
*James A. Guley*  
COMMISSIONER PRECINCT #3

*James A. Guley*  
COMMISSIONER PRECINCT #4

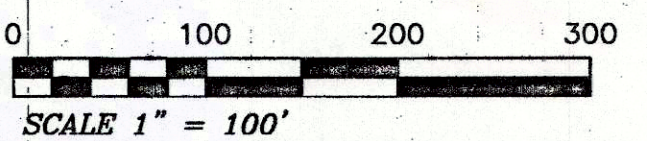


NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS 76082  
817-564-9027  
surveyrequest@nrbsurveying.com  
FIRM NO. 10186800

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201906763  
03/25/2019 10:19 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



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



FINAL PLAT  
Lots 1 Thru 9,  
REMINGTON PARK ESTATES, PHASE IV,  
an Addition to Parker County, Texas and being 12.63  
acres of land situated in the Andrew Jones Survey,  
Abstract No. 743, Parker County, Texas.

*Replaced by E-2106*