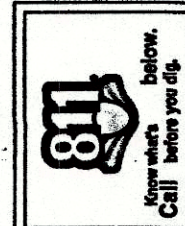


STREET LENGTH
Rock Creek Court
1,067.52 Linear Feet



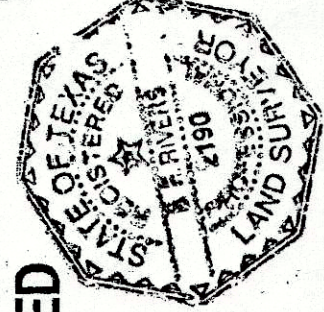
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 21st DAY OF APRIL 2017
Shane N Carley
COUNTY JUDGE
PRECINCT #1 COMMISSIONER
James Peacock
PRECINCT #2 COMMISSIONER
Robert Walden
PRECINCT #3 COMMISSIONER
Steve Dizon
PRECINCT #4 COMMISSIONER

INSTRUMENT NO. 201311897
SUBMIT COURT

Developer
Rock Creek Development, LLC
Larry Walden
2774 Old Millsap Road
Weatherford, TX 76088

WARNING: THESE SMALL EXIST 4.160 FOOT UTILITY & DRAINAGE ALIGNMENT ALONG ALL STREET AND SUBSTANTIAL LOT LINES A 16.0 FOOT UTILITY & DRAINAGE ALIGNMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

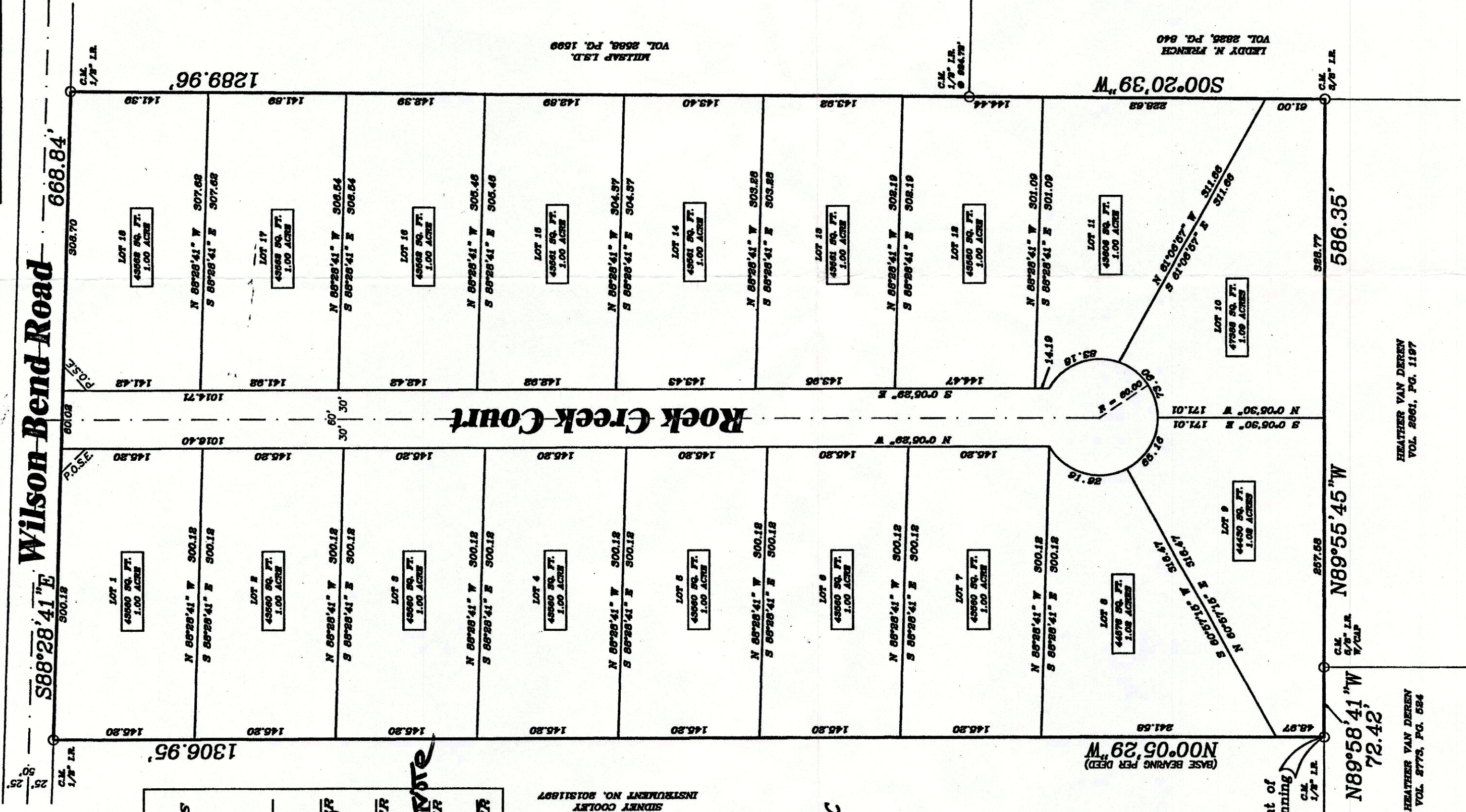
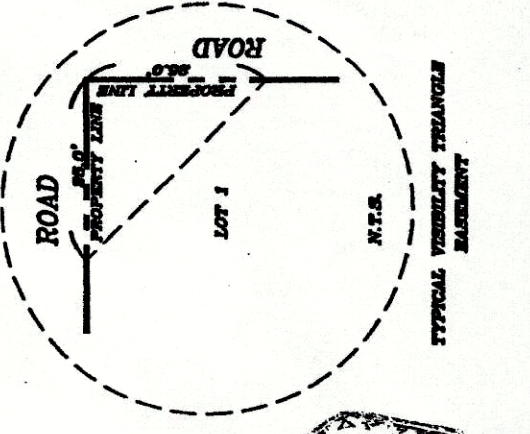
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201724979 01:28 PM
FEB 07 2017
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



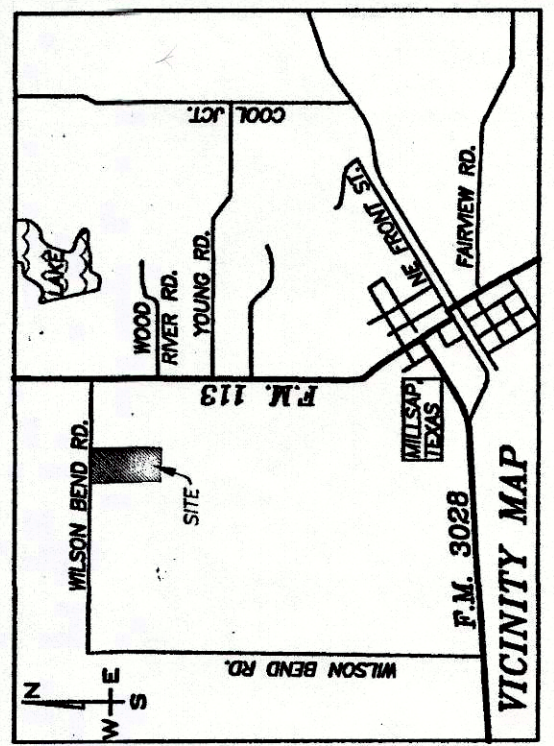
SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8813
FAX: 940-325-8028
FIRM# 10012400

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MAY, 2014.
B.F. Rivers

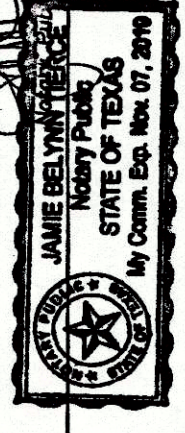
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



CLERK STICKER: 201724979 PLAT - Total Pages: 1
LIENHOLDER: **COMANCHE NATIONAL BANK**
Shane N Carley
Signature of Lienholder
This the 21st day of APRIL 2016
Notary Public, State of Texas

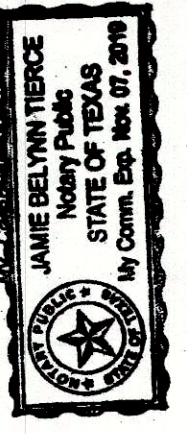


THE STATE OF TEXAS
COUNTY OF PARKER
I, **JAMIE BELVYN TERCE**, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said
Parker County, Texas.
Signature of Owner
THE STATE OF TEXAS
COUNTY OF PARKER
I, **JAMIE BELVYN TERCE**, the undersigned authority on this day personally appeared to me, Notary Public, and acknowledged to me that he is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 10th day of APRIL 2017.



STATE OF TEXAS
PARKER COUNTY
WHEREAS I, ROCK CREEK DEVELOPMENT, LLC, - Larry Walden, being the owner of 19.78 acres of land situated in the Texas and Pacific Railroad Company Survey Number 361, Abstract Number 1545, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201606884, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" rebar rod found (Control Monument) for the southwest corner of said ROCK CREEK DEVELOPMENT Tract, same being the northwest corner of a tract of land described in a deed to Sidney Cooley, recorded in Document Number 201311897, Official Records, Parker County, Texas, and being in the north line of a tract of land described in a deed to Heather Van Deren, recorded in Volume 2773, Page 524, Official Records, Parker County, Texas;
Thence N00°05'29"W, (BASE BEARING PER DEED), 1306.95 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Cooley Road to a 1/2" rebar rod found (Control Monument) in the south line of Wilson Bend Road, an existing 50 feet wide right of way, for the northwest corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of said Cooley Road;
Thence S88°28'41"E, 668.84 feet along the south line of said Wilson Bend Road to a 1/2" rebar rod found for the northeast corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of a tract of land described in a deed to Heather Van Deren, recorded in Volume 2588, Page 1589, Official Records, Parker County, Texas;
Thence S00°20'39"W, at 924.72 feet passing a 1/2" rebar rod found for the southwest corner of said Millsap I.S.D. Tract, same being the northwest corner of a tract of land described in a deed to Ledy N. French, recorded in Volume 2825, Page 840, Official Records, Parker County, Texas, in all, 1289.96 feet to a 3/8" rebar rod found for the southeast corner of said ROCK CREEK DEVELOPMENT Tract, same being the northeast corner of a tract of land described in a deed to Heather Van Deren, recorded in Volume 2861, Page 1197, Official Records, Parker County, Texas (now referred to as Deren Tract Two);
Thence N89°58'41"W, 586.35 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Deren Tract Two to a 3/8" capped rebar rod found for the northeast corner of said Deren Tract Two, same being the northeast corner of said Deren Tract;
Thence N89°58'41"W, 72.42 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Deren Tract to the point of beginning and containing 19.78 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I, ROCK CREEK DEVELOPMENT, LLC, - Larry Walden, do hereby elect this plat containing the herein described real property as Lots 1-18, ROCK CREEK ESTATES, on condition that the same shall be held in common, and do hereby dedicate to the public's use forever the easements and egress shown hereon.
Witness my hand in PARKER County, Texas, the 10th day of APRIL 2017.
Larry Walden
ROCK CREEK DEVELOPMENT, LLC. - Larry Walden
STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ROCK CREEK DEVELOPMENT, LLC. - Larry Walden, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 10th day of APRIL 2017.



NOTES:
Water service to this property is via Millsap Water Supply.
All property corners are 1/2" capped PALS 2190 rebar rods set unless otherwise noted.

ACT. NO.: 16886
SCH. DIST.: ME
CITY: B-D
MAP NO.:

FINAL PLAT SHOWING
Lots 1-18,

Rock Creek Estates

AN ADDITION IN PARKER COUNTY, AND BEING 19.78 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY NUMBER 361, ABSTRACT NUMBER 1545, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 786, DATE _____