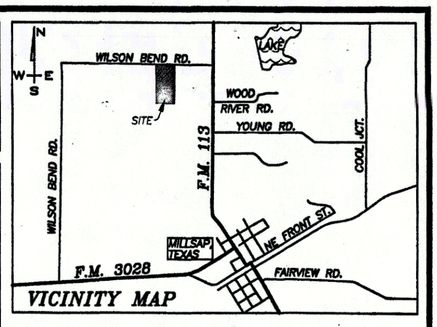
NORTH
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CLERK STICKER:
201724979 PLAT Total Pages: 1

LIENHOLDER COMANCHE National Bank
Signature of Lienholder
This the 21 day of APRIL 2016
Notary Public, State of Texas

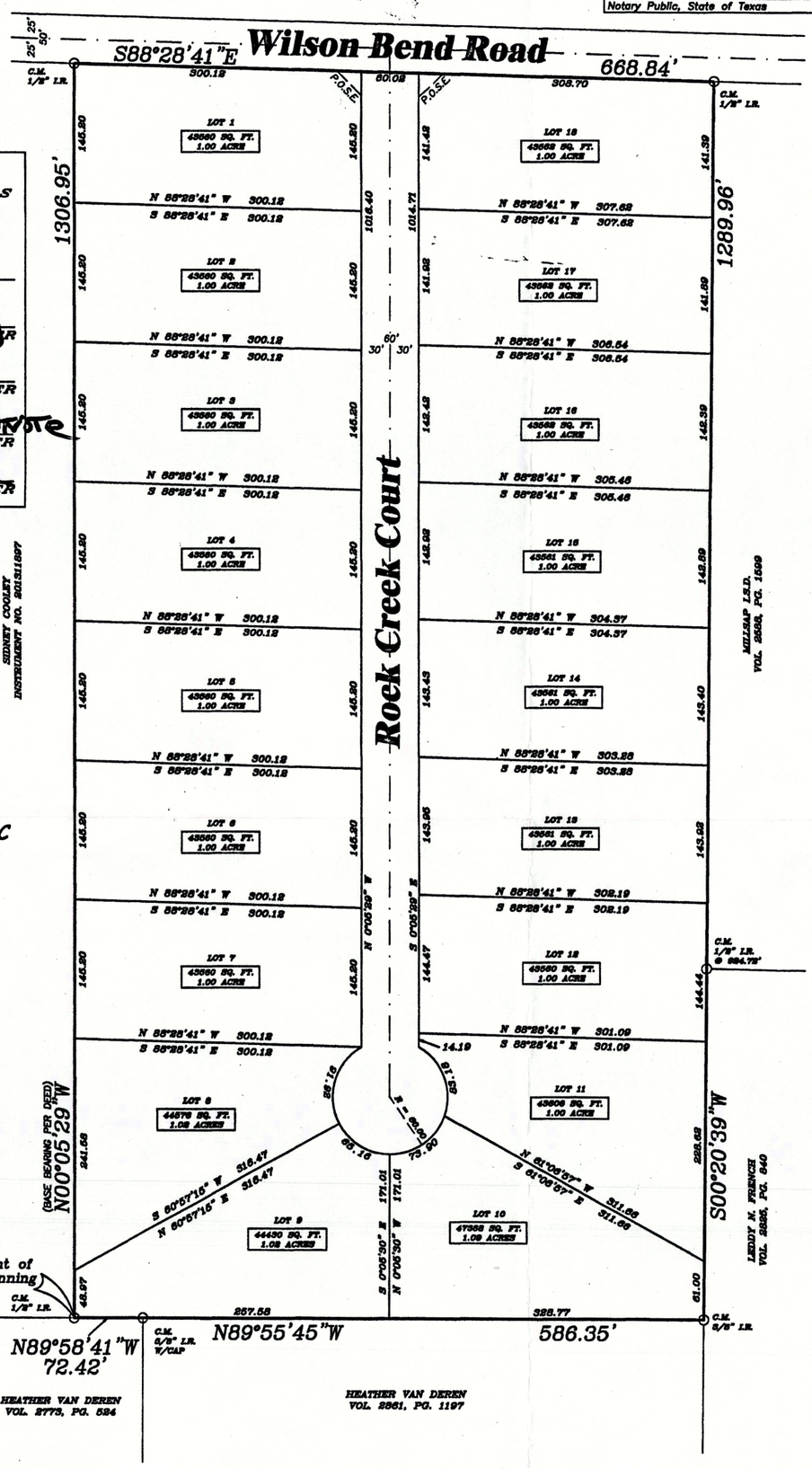


VICINITY MAP

STREET LENGTH
Rock Creek Court
1,067.52 Linear Feet

811 Know what's below. Call before you dig.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
ON THIS THE 18 DAY OF April 2017
COUNTY JUDGE Mark Riley
PRECINCT #1 COMMISSIONER Gary Conley
PRECINCT #2 COMMISSIONER Craig Peacock
PRECINCT #3 COMMISSIONER Larry Walden
PRECINCT #4 COMMISSIONER Dusty Rentfro
Steve Dugan



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

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
I, Larry Walden being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/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 {}
Before me the undersigned authority on this day personally appeared Larry Walden known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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, 2013.
Notary Public in and for State of Texas
JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

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 southeast 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 Tract 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 Tract;

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 northwest corner of a tract of land described in a deed to Millsap I.S.D., recorded in Volume 2588, Page 1599, 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 Leddy 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°55'45"W., 586.35 feet along the common line of said ROCK CREEK DEVELOPMENT Tract and said Deren Tract Two to a 5/8" capped rebar rod found for the northwest 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 adopt this plat designating the herein described real property as Lots 1–18, ROCK CREEK ESTATES, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

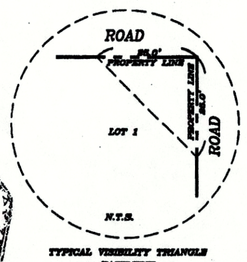
Witness my hand in Parker County, Texas, the 10th day of April, 2017.
ROCK CREEK DEVELOPMENT, LLC. – Larry Walden

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.
Notary Public 11/7/19 My Commission Expires
JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

EASEMENTS:
THERE SHALL EXIST A 15.0 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15.0 FOOT UTILITY & DRAINAGE EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

ACCORDING TO FEMA FLOOD PANEL NO. 48367C0285E, DATED SEPTEMBER 26, 2008, THIS TRACT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.



TYPICAL VISIBILITY TRIANGLE EASEMENT

NOTES:
Water service to this property is via Millsap Water Supply.

All property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.

Texas and Pacific Railroad Company Survey# 361, Abstract# 1545, Parker County, Texas

21545.005.000.00

ACCT. NO.: 16886
SCH. DIST.: MI
CITY:
MAP NO.: B-15

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201724979
10/05/2017 01:28 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS REGISTERED B.F. RIVERS 2190 LAND SURVEYOR

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
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

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 ____