

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF A 14.773 ACRES (±) 643,522.6 Sq Ft) TRACT OF LAND BEING CALLED OUT OF THE H.J. THOMPSON SURVEY, ABSTRACT NO. 2432, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT No. 201805732, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE THE NORTHEAST CORNER OF THAT CERTAIN LOT 16R, BLOCK 2 OF HIGH VIEW OAKS, PHASE 2, AS RECORDED IN PLAT CABINET D, SLIDE 446, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 04°38'27" E 293.10 FEET AND S 87°27'48" E 176.30 FEET.

THENCE S 04°38'27" W AT 250.76 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 16R, BLOCK 2 OF HIGH VIEW OAKS, PLAT CABINET D, SLIDE 446, PLAT RECORDS, PARKER COUNTY, TEXAS, IN ALL 280.89 FEET TO A POINT, IN THE APPROXIMATE CENTERLINE OF VEAL STATION ROAD, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°50'23" W 2411.27 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID VEAL STATION ROAD TO A POINT, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT 1 AS DESCRIBED IN V. 1264, P. 79, O.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°08'32" W AT 12.05 FEET PASSING A 8" WOOD POST AND IN ALL 280.04 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°50'23" E 1050.01 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 00°08'32" E 250.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 89°50'23" E 140.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 00°08'32" W 250.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 89°50'23" E 1244.67 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT ST. WEATHERFORD, TX 76086  
DATE: FIELD DATE - OCTOBER 26, 2017  
PLAT DATED - FEBRUARY 2018 - JN17035PL.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-6, BLOCK 1 & LOTS 1-7, BLOCK 2, ROCKY RIDGE, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS 21<sup>ST</sup> DAY OF March, 2018.

*Tim H. Fleet*  
LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP  
By: 1900 LOOP 820, INC. A TEXAS CORPORATION, THE GENERAL PARTNER  
By: TIM H. FLEET, PRESIDENT

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 TIM H. FLEET, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF March, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201806682  
03/27/2018 09:23 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, THIS THE 21<sup>ST</sup> DAY OF March, 2018.

*M. R. Jey*  
COUNTY JUDGE

*George A. Conley*  
COMMISSIONER PRECINCT #1

*Tom Wald*  
COMMISSIONER PRECINCT #3

*Craig Peacock*  
COMMISSIONER PRECINCT #2

*Steve*  
COMMISSIONER PRECINCT #4

**NOTES:**

WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 20063DFW THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S):  
2444, P. 457(SHOWN); V. 2444, P. 46(SHOWN); V. 2444, P. 473(SHOWN); V. 2444, P. 510(NON-SPECIFIC LOCATION); V. 2444, P. 512(NON-SPECIFIC LOCATION); V. 2459, P. 1607(NON-SPECIFIC LOCATION); V. 2459, P. 1622(NON-SPECIFIC LOCATION); OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS811) AND THE SURVEYOR'S PROFESSIONAL OPINION.

AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV).

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)

WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPANY.

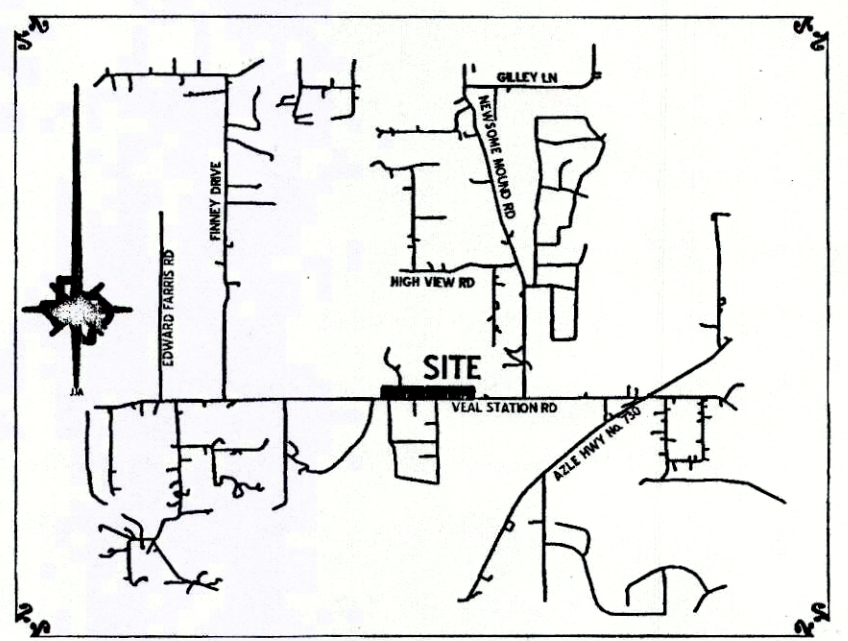
SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONTS OF ALL LOTS, A 10' BUILDING LINE ALONG THE SIDES OF ALL LOTS, AND A 15' BUILDING ALONG THE REAR OF ALL LOTS.

THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.

ACCT. NO.: 14888  
SCH. DIST.: AZ  
CITY: M-9  
MAP NO.:



**FINAL PLAT OF**  
**LOTS 1-6, BLOCK 1 & LOTS 1-7, BLOCK 2**  
**ROCKY RIDGE**  
14.773 ACRES OF LAND OUT OF THE  
H.J. THOMPSON SURVEY  
ABSTRACT NO. 2432  
PARKER COUNTY, TEXAS.  
FEBRUARY 2018

**TEXAS SURVEYING**  
INC.  
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TEXAS. 76086  
817-594-0400

**OWNER/DEVELOPER:**  
LACKLAND LAND DEVELOPER, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
3045 LACKLAND RD.  
FORT WORTH, TEXAS 7616

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