

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

202149590 PLAT Total Pages: 1

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0400F,  
DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH  
CAP MARKED "PRICE SURVEYING" UNLESS  
OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND  
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE  
LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN  
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS  
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,  
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE  
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN  
HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE  
ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL  
GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND  
ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED  
BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF  
THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO  
LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN  
COMPLIANCE WITH THE RULES AND REGULATIONS OF THE  
UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT  
(DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER  
PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH  
GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY.  
IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A  
WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0  
ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT  
SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT  
UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT  
ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY  
POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE  
GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO  
MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT  
OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY  
(90) DAYS OF SUCH TRANSFER.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on NOVEMBER 9, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN211410 211410B.dwg FN211216



LINE	BEARING	DISTANCE
L1	N 60°29'54" E	89.41'
L2	N 60°08'48" E	150.53'
L3	N 62°06'02" E	10.77'
L4	N 10°09'07" E	8.35'
L5	N 14°32'41" E	95.99'
L6	N 16°20'49" E	31.79'
L7	N 51°44'11" E	47.34'
L8	N 51°25'14" E	87.07'
L9	N 31°49'12" E	70.16'
L10	N 52°55'41" E	24.86'
L11	N 66°44'17" E	23.75'
L12	N 82°37'26" E	17.20'
L13	N 73°49'50" E	214.14'
L14	N 27°15'13" E	672.16'
L15	N 28°35'43" E	82.15'
L16	S 58°58'46" E	32.64'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	49°15'52"	126.58'	6°11'03"	S 18°24'42" W	88.49'	89.00'
C2	23°54'15"	239.69'	21°16'30"	S 41°35'26" W	91.99'	92.73'
C3	27°02'55"	162.43'	20°06'08"	S 64°10'59" W	56.69'	56.99'
C4	35°16'30"	162.43'	20°06'08"	S 64°10'59" W	56.69'	56.99'
C5	11°05'21"	516.68'	13°50'57"	S 67°18'34" W	124.58'	124.89'

LEGAL DESCRIPTION

Of a 13.435 acres tract of land out of the T.E. Ballard Survey, Abstract No. 2367, Parker County, Texas; being part of a certain 31.486 acre tract described in Document No. 202145916 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 31.486 acre tract and in a southerly line of a certain 584.581 acres tract described in Volume 2502, Page 1257 of said Official Public Records for the northwest and beginning corner of this tract. Whence a 2" steel post at the northwest corner of said 31.486 acre tract and at the occupied northwest corner of said T.E. Ballard Survey bears S. 59 deg. 51 min. 35 sec. W. 1500.36 feet.

Thence N. 59 deg. 51 min. 35 sec. E. 1500.09 feet along the north line of said 31.486 acre tract and along a southerly line of said 584.581 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Thompson Road (paved) for the northeast corner of this tract. Whence a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of said 31.486 acre tract bears N. 59 deg. 51 min. 35 sec. E. 11.86 feet.

- Thence along the north right of way line of said Thompson Road the following courses and distances:
- Southerly along the arc of a 45 deg. 15 min. 52 sec. curve to the left with a radius of 126.58 feet, a central angle of 06 deg. 11 min. 03 sec., a chord of S. 10 deg. 51 min. 59 sec. W. 13.66 feet and an arc length of 13.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - S. 07 deg. 46 min. 27 sec. W. 55.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - Southerly along the arc of a 23 deg. 54 min. 15 sec. curve to the right with a radius of 239.69 feet, a central angle of 21 deg. 16 min. 30 sec., a chord of S. 18 deg. 24 min. 42 sec. W. 88.49 feet and an arc length of 89.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - S. 29 deg. 02 min. 57 sec. W. 717.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - Southwesterly along the arc of a 27 deg. 02 min. 55 sec. curve to the right with a radius of 211.83 feet, a central angle of 25 deg. 04 min. 58 sec., a chord of S. 41 deg. 35 min. 26 sec. W. 91.99 feet and an arc length of 92.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - S. 54 deg. 07 min. 55 sec. W. 267.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - Southwesterly along the arc of a 35 deg. 16 min. 30 sec. curve to the right with a radius of 162.43 feet, a central angle of 20 deg. 06 min. 08 sec., a chord of S. 64 deg. 10 min. 59 sec. W. 56.69 feet and an arc length of 56.99 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - S. 74 deg. 14 min. 03 sec. W. 75.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - Southwesterly along the arc of a 11 deg. 05 min. 21 sec. curve to the left with a radius of 516.68 feet, a central angle of 13 deg. 50 min. 57 sec., a chord of S. 67 deg. 18 min. 34 sec. W. 124.58 feet and an arc length of 124.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
  - S. 60 deg. 23 min. 06 sec. W. 168.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract
- Thence N. 30 deg. 08 min. 25 sec. W. 494.58 feet to the place of beginning.

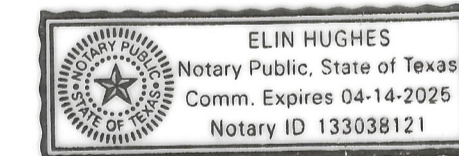
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON and CAMRYN ZAMARRON known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 7 day of December, 2021

Signature Elin Hughes



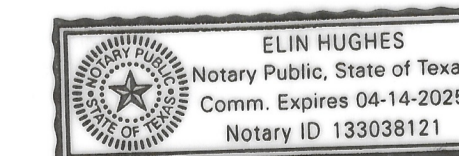
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN FEMRITE, known to me to be the person whose name 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 stated.

GIVEN under my hand and seal of office this 7 day of December, 2021

Signature Elin Hughes



OWNER'S CERTIFICATE

That I, ZAMARRON BROTHERS, LLC SERIES THOMPSON ROAD, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SUNRISE POINT, PHASE 1. This plat being a subdivision of 13.435 acres out of the T.E. Ballard Survey, Abstract No. 267, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 7 DAY OF December, 2021

BY: Ryan D. Zamarron  
RYAN D. ZAMARRON, Managing Member

BY: Camryn Zamarron  
CAMRYN ZAMARRON, Managing Member

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

John Femrite  
JOHN FEMRITE, President

22367.001.003.00

18047  
WE  
G-20  
SWE

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 20 DAY OF December, 2021

Paul  
COUNTY JUDGE

George A. Conley  
COMER. PRECINCT #1

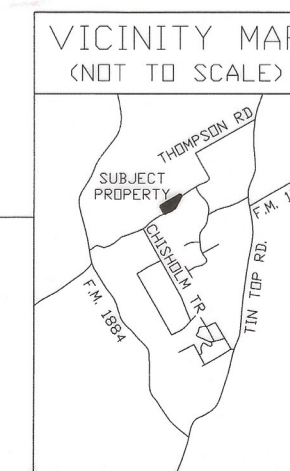
Chris Paul  
COMER. PRECINCT #2

Sam Walden  
COMER. PRECINCT #3

Bob  
COMER. PRECINCT #4

OWNER INFORMATION  
ZAMARRON BROTHERS, LLC  
SERIES THOMPSON ROAD  
PO BOX 1195  
WEATHERFORD, TX 76086  
PH. 817-694-2067

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 114  
DATE 12-21-21



FINAL PLAT  
SUNRISE POINT  
PHASE 1, LOTS 1 THRU 7

SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

BEING A SUBDIVISION OF  
13.435 ACRES OUT OF THE  
T.E. BALLARD SURVEY,  
ABSTRACT NO. 2367  
PARKER COUNTY, TX

PLAT DATE: DECEMBER 6, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202149590  
12/21/2021 08:41 AM  
Fee: 78.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

