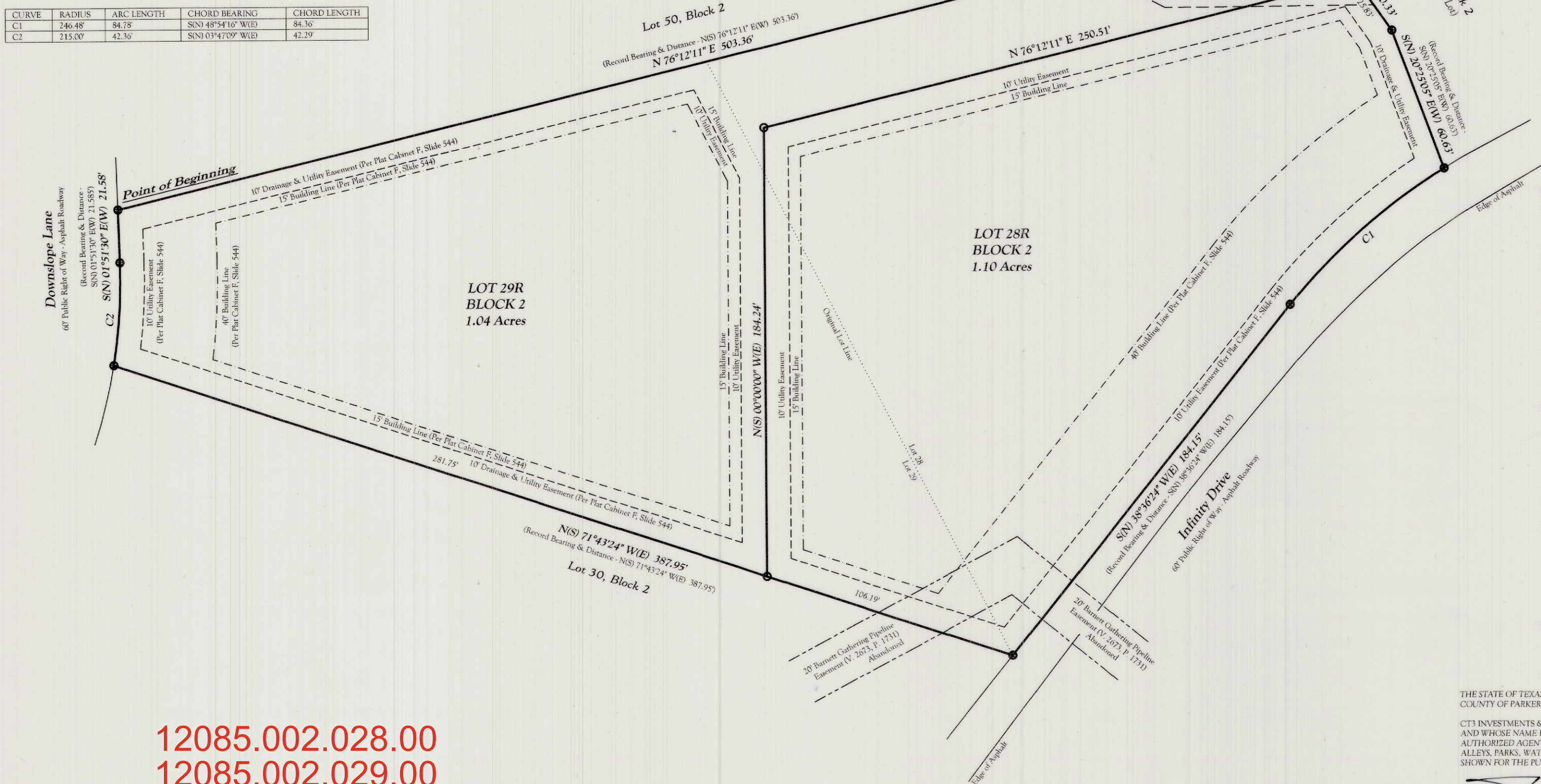


LEGEND

- = Point in Stock Tank
- = 3/8" Spike Set w/ Cap Marked "JRP 5959"
- ⦿ = 1/2" Iron Rod Found

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	246.48	84.78	S89°48'54"16" W(E)	84.36
C2	215.00	42.36	S90°03'47"09" W(E)	42.29



12085.002.028.00
12085.002.029.00

GENERAL PLAT NOTES

- THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PUBLIC WATER SUPPLY, AND OPERATED BY TEXAS WATER UTILITIES, LP AT THE TIME OF PLATTING.
- THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.
- THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
- CULVERT SIZING FOR BOTH LOTS IS 18" ACCORDING TO THE ORIGINAL PLAT FILED IN PLAT CABINET F, SLIDE 544, PLAT RECORDS, PARKER COUNTY, TEXAS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY.

HOUSE NUMBER VISIBILITY

REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 6(k).

GROUNDWATER AVAILABILITY NOTE

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

FLOODPLAIN NOTE

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0325F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE

TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATIONS OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 27 DAY OF January 2025

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

OWNER/DEVELOPER(S)
CT3 Investments & Homes, LLC
PO Box 123199
Fort Worth, Texas 76121
&
J. Everett Custom Homes, LLC
5121 Meadowlark Drive
Plano, Texas, 75093

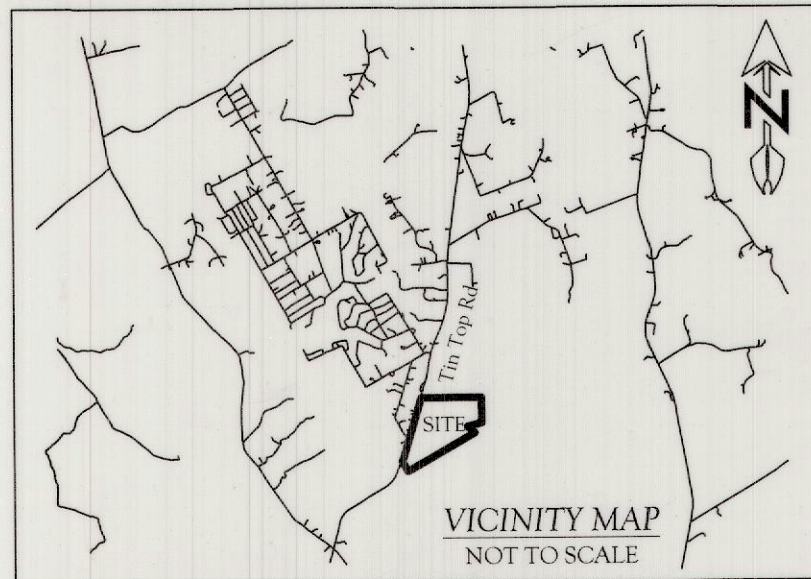
SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202502148
01/27/2025 03:58 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

202502148 PLAT Total Pages: 1



REPLAT OF
ELEVATION ESTATES, PHASE 2
LOTS 28R & 29R, BLOCK 2

2.14 ACRES OF LAND BEING ALL OF LOTS 28 AND 29, BLOCK 2, ELEVATION ESTATES, PHASE 2, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET F, SLIDE 544, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF LOT 50, BLOCK 2 AND LOT 29, BLOCK 2, ELEVATION ESTATES, PHASE 2 ACCORDING TO THE PLAT RECORDED IN PLAT CABINET F, SLIDE 544, PLAT RECORDS, PARKER COUNTY, TEXAS AND IN THE EAST LINE OF DOWNSLOPE LANE FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE COMMON LINE OF SAID LOT 50, BLOCK 2 AND LOT 29, BLOCK 2, ELEVATION ESTATES, PHASE 2, N 76°12'11" E - 503.36 FEET TO A POINT IN A STOCK TANK AND IN A WEST LINE OF LOT 27, BLOCK 2 OF SAID ELEVATION ESTATES, PHASE 2 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG A WEST LINE OF SAID LOT 27, BLOCK 2 THE FOLLOWING BEARINGS AND DISTANCES:
S 35°12'23" E - 60.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 20°25'03" E - 60.63 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF INFINITY DRIVE FOR THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID 1/2 INCH IRON ROD FOUND BEING IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 246.48 FEET AND A CHORD WHICH BEARS S 48°54'16" W - 84.36 FEET;

THENCE ALONG THE NORTHWEST LINE OF SAID INFINITY DRIVE AND NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 84.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWEST LINE OF SAID INFINITY DRIVE, S 38°36'24" W - 184.15 FEET AT THE NORTHEAST CORNER OF LOT 30, BLOCK 2 OF SAID ELEVATION ESTATES, PHASE 2 FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH LINE OF SAID LOT 30, BLOCK 2, N 71°43'24" W - 387.95 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID DOWNSLOPE LANE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID 1/2 INCH IRON ROD FOUND BEING IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 215.00 FEET AND A CHORD WHICH BEARS N 03°47'09" E - 42.29 FEET;

THENCE ALONG SAID DOWNSLOPE LANE AND NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 42.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG SAID DOWNSLOPE LANE, N 01°51'30" W - 21.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.14 ACRES OF LAND.

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

CT3 INVESTMENTS & HOMES, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

Tim Roe
CT3 INVESTMENTS & HOMES, LLC
OWNER - PRINTED
DATE 1-23-24

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tim Roe*, 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 23 DAY OF Jan, 2025

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

J. EVERETT CUSTOM HOMES, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

James Estovall
J. EVERETT CUSTOM HOMES, LLC
OWNER - PRINTED
DATE 1-23-24

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *James Estovall*, 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 23 DAY OF Jan, 2025

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND ON NOVEMBER 30, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



CABINET _____, SLIDE _____