

3. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C012SF, REVISED APRIL 05, 2019. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. EASEMENT TO TRI-COUNTY ELECTRIC COOPERATIVE, INC., AS RECORDED IN INSTRUMENT NO. 202217195, O.P.R.P.C.T. REFERENCES A TRACT OF LAND THAT IS A PORTION OF THE SUBJECT TRACT.
8. CALL UTILITY PROVIDERS AND/OR \*811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
9. ALL LOT CORNERS ARE SET WITH 1/2" IRON RODS WITH A CAP STAMPED "TOPOGRAPHIC".
10. 10' UTILITY AND DRAINAGE EASEMENT AROUND ALL LOT LINES.
11. 30' FRONT BUILDING SETBACK LINE. 10' SIDE AND REAR BUILDING SETBACK LINES.
12. WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS.
13. THERE SHALL EXIST A 60' ROAD/EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT.
14. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH PLAT(S), AND SHALL NOT ALLOW SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
15. USPS CLUSTER BOXES TO BE INSTALLED AT THE INTERSECTION OF THE NEW ROADWAY AND GARNER ADEL ROAD.
16. LINEAR FEET OF SUADE WAY IS 1129 FEET.
17. MINIMUM CULVERT SIZE IS TO BE 24" CM (CORRUGATED METAL PIPE) AT THE INTERSECTION OF SUADE WAY AND GARNER ADEL ROAD. FINAL CULVERT SIZING TO BE DETERMINED VIA PARKER COUNTY CULVERT PERMIT PROCESS PRIOR TO DRIVEWAY INSTALLATION.
18. 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.

BEING A TRACT OF LAND SITUATED IN THE T.&P. R.R. CO. SURVEY, SECTION 281, ABSTRACT 1358 IN PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 20.000 ACRE TRACT DESCRIBED IN A DEED TO NOVA LAND DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 202415965 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.C.T.) AND BEING ALL OF A CALLED 7.216 ACRE TRACT DESCRIBED IN A DEED TO NOVA LAND DEVELOPMENT, LLC, AS RECORDED IN SAID INSTRUMENT NO. 202415965, O.P.R.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 0°01'16" EAST, WITH THE EAST LINE OF SAID 20.000 ACRE TRACT AND GENERALLY ALONG SAID GARNER ADELL ROAD, A DISTANCE OF 877.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHEAST CORNER OF SAID 20.000 ACRE TRACT;

THENCE SOUTH 89°31'42" WEST, WITH THE SOUTH LINE OF SAID 20.000 ACRE TRACT TO AND WITH THE NORTH LINE OF A CALLED 163.521 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM DRUE NORMAN AND ANGELA OWEN NORMAN, AS CO-TRUSTEES OF THE NORMAN FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 202309784, O.P.R.C.T., PASSING AT A DISTANCE OF 1098.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 20.000 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 7.216 ACRE TRACT AND CONTINUING WITH THE SOUTH LINE OF SAID 7.216 ACRE TRACT FOR A TOTAL DISTANCE OF 1389.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 7.216 ACRE TRACT;

THENCE NORTH 0°01'26" WEST, WITH THE WEST LINE OF SAID 7.216 ACRE TRACT, A DISTANCE OF 877.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID 7.216 ACRE TRACT;

THENCE NORTH 89°31'40" EAST, WITH THE NORTH LINE OF SAID 7.216 ACRE TRACT, PASSING AT A DISTANCE OF 425.23 FEET 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID 7.216 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20.000 ACRE TRACT AND CONTINUING WITH THE NORTH LINE OF SAID 20.000 ACRE TRACT FOR A TOTAL DISTANCE OF 1350.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27.216 ACRES OF LAND.

STATE OF TEXAS                   \$  
COUNTY OF PARKER           \$

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.

Peter Lyden  
PETER LYDEN, MANAGING MEMBER

STATE OF TEXAS                   \$  
COUNTY OF PARKER           \$

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETER LYDEN 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 19th DAY OF August, 2024.

Timothy Christopher  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


STATE OF TEXAS                    §  
COUNTY OF PARKER               §

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 16 DAY OF August, 2024.

COUNTY JUDGE

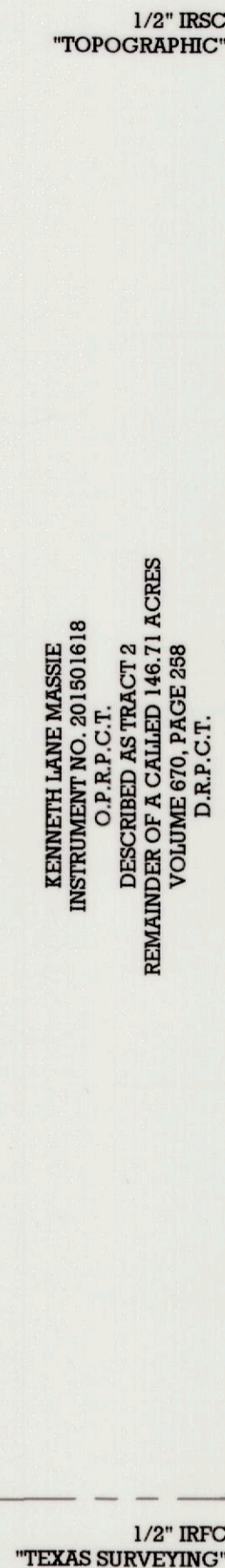
George A Co  
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

 **TIMOTHY CHRISTOPHERSON**  
**MY COMMISSION EXPIRES**  
**SEPTEMBER 20, 2025**  
**NOTARY ID: 131288284**

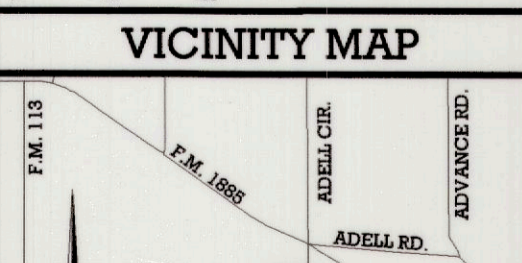
James Lott  
COMMISSIONER PRECINCT #2

Chifare  
COMMISSIONER PRECINCT #4



LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N38°10'53"E	39.53'	C1	36°33'01"	100.00'	63.79'	N56°27'23"E	62.72'
L2	N80°40'05"E	124.71'	C2	42°29'12"	250.00'	185.38'	N59°25'29"E	181.16'
			C3	26°36'54"	250.00'	116.13'	S86°01'28"E	115.09'
			C4	72°14'44"	90.00'	113.48'	N36°35'40"W	106.11'



VICINITY MAP	LEGEND	DEVELOPER	FINAL PLAT		
	<div><div><div></div><div>SUBJECT PROPERTY LINE</div></div><div><div></div><div>ADJOINER LINE</div></div><div><div></div><div>EASEMENT</div></div><div><div>●</div><div>IRON ROD FOUND (IRF) (AS NOTED)</div></div><div><div>○</div><div>1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</div></div></div> <div>O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING</div>	NOVA LAND DEVELOPMENT, LLC 3116 W. 8TH STREET, SUITE 201 FORT WORTH, TEXAS 76107 (817)692-2400	<div>LOTS 1-10, BLOCK 1</div> <div>RYKER RIDGE</div> <div>BEING 27.216 ACRES SITUATED IN</div> <div>THE T.&amp;P. R.R. CO. SURVEY, ABSTRACT NO. 1358</div> <div>PARKER COUNTY, TEXAS</div>		
		SURVEYOR			
			DRAFT: BWM	CHECK: FCN	0
			SHEET: 1 OF 2	DATE: 08/19/2024	

S:\CIVIL\NOTEX CONSTRUCTION\GARNER ADELL\SURVEY\FINAL PRODUCTS\SWP\_NC GARNER ADELL\_20240819.DWG 8/19/2024 9:55:21 AM Inance

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 18" X 24"
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- 30' FRONT BUILDING SETBACK LINE. 10' SIDE AND REAR BUILDING SETBACK LINES.
- WATER SERVICES TO BE PROVIDED BY PRIVATE WATER WELLS.
- THERE SHALL EXIST A 60' ROAD/EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT.
- ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
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PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE T.&P. R.R. CO. SURVEY, SECTION 281, ABSTRACT 1358 IN PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 20.000 ACRE TRACT DESCRIBED IN A DEED TO NOVA LAND DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 202415968 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING ALL OF A CALLED 7.216 ACRE TRACT DESCRIBED IN A DEED TO NOVA LAND DEVELOPMENT, LLC, AS RECORDED IN SAID INSTRUMENT NO. 202415968, O.P.R.P.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 20.000 ACRE TRACT AND BEING IN GARNER ADELL ROAD;

THENCE SOUTH 0°01'16" EAST, WITH THE EAST LINE OF SAID 20.000 ACRE TRACT AND GENERALLY ALONG SAID GARNER ADELL ROAD, A DISTANCE OF 877.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHEAST CORNER OF SAID 20.000 ACRE TRACT;

THENCE SOUTH 89°31'42" WEST, WITH THE SOUTH LINE OF SAID 20.000 ACRE TRACT TO AND WITH THE NORTH LINE OF A CALLED 163.521 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM DRUE NORMAN AND ANGELA OWEN NORMAN, AS CO-TRUSTEES OF THE NORMAN FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 202305784, O.P.R.P.C.T., PASSING AT A DISTANCE OF 1059.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 20.000 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 7.216 ACRE TRACT AND CONTINUING WITH THE SOUTH LINE OF SAID 7.216 ACRE TRACT FOR A TOTAL DISTANCE OF 1350.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 7.216 ACRE TRACT;

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STATE OF TEXAS §  
COUNTY OF PARKER §

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.

PETER LYDEN, MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETER LYDEN 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 19th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

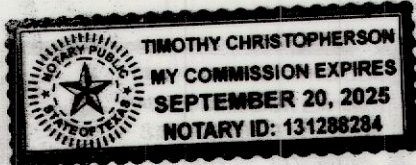
STATE OF TEXAS §  
COUNTY OF PARKER §

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 20 DAY OF August, 2024.

COUNTY JUDGE

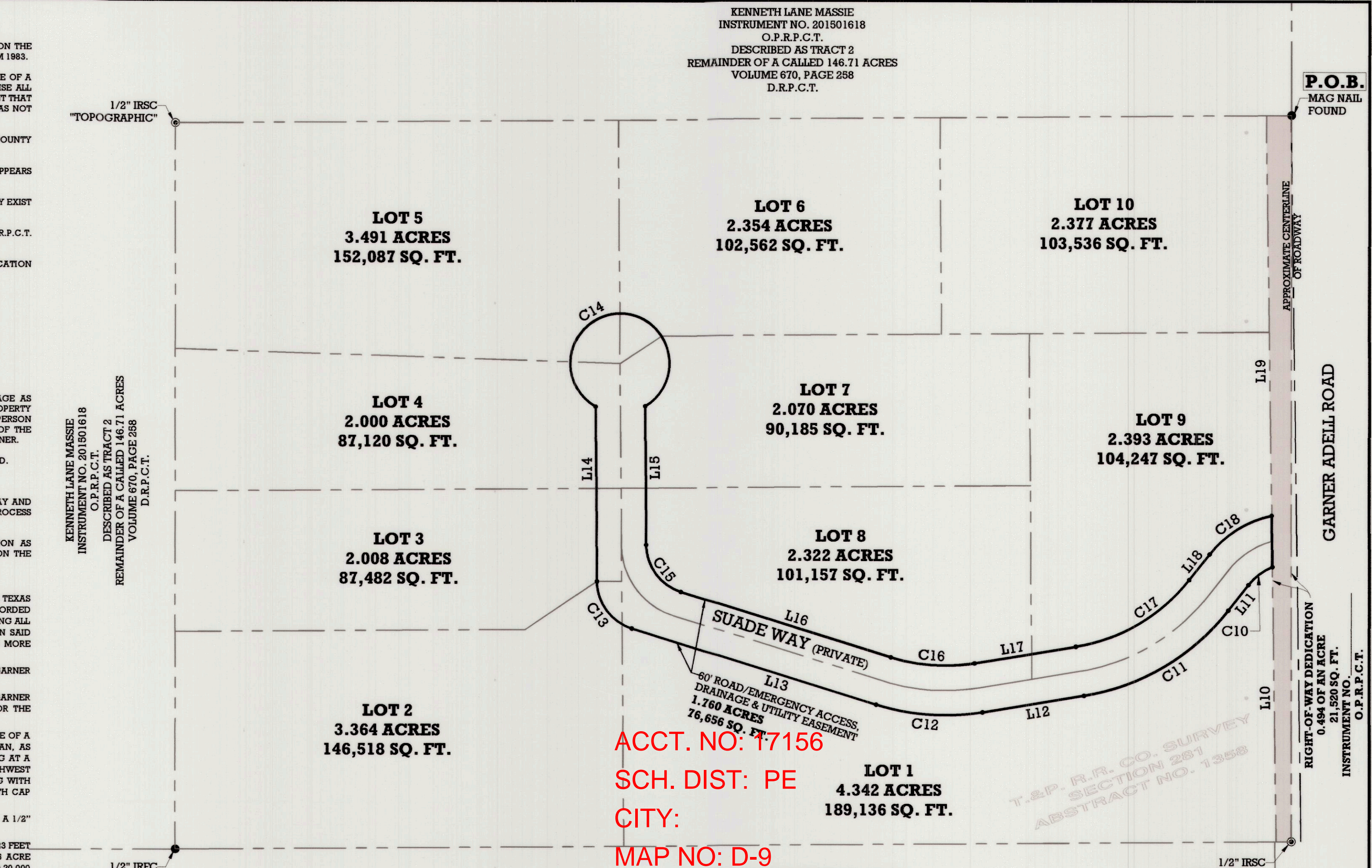
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

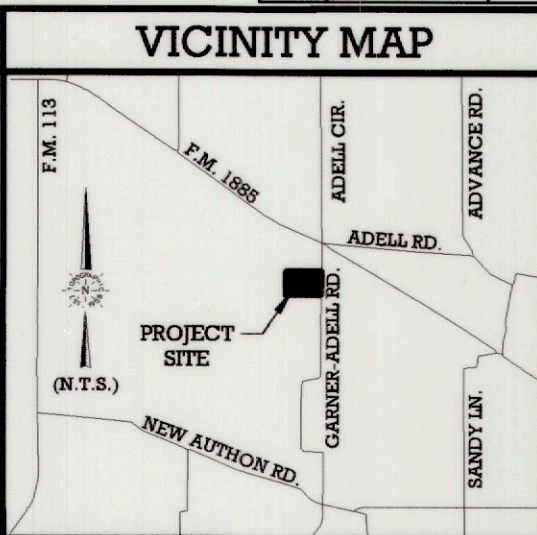


COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4



LINE TABLE			CURVE TABLE						
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
L10	N00°48'53"W	332.03'	C10	30°06'52"	70.00'	36.79'	S83°14'19"W	36.37'	
L11	S38°10'53"W	39.53'	C11	42°29'12"	280.00'	207.63'	S89°25'29"W	202.90'	
L12	S80°40'05"W	124.71'	C12	26°36'54"	280.00'	130.06'	N86°01'28"W	128.90'	
L13	N72°43'02"W	309.59'	C13	72°14'44"	60.00'	75.66'	N36°35'40"W	70.74'	
L14	N00°28'18"W	211.63'	C14	300°00'00"	60.00'	314.16'	N89°31'42"E	60.00'	
L15	S00°28'18"E	167.84'	C15	72°14'44"	60.00'	75.66'	S36°35'40"E	70.74'	
L16	S72°43'02"E	265.80'	C16	26°36'54"	220.00'	102.19'	S86°01'28"E	101.28'	
L17	N80°40'05"E	124.71'	C17	42°29'12"	220.00'	163.14'	N59°25'29"E	159.42'	
L18	N38°10'53"E	39.53'	C18	39°56'04"	130.00'	90.61'	N58°08'55"E	88.79'	
L19	N00°48'53"W	221.99'							



LEGEND	
—	SUBJECT PROPERTY LINE
- - -	ADJOINER LINE
- - -	EASEMENT
●	IRON ROD FOUND (IRF) (AS NOTED)
○	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS  
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS  
(XXXX) = DEED CALLS  
P.O.B. = PLACE OF BEGINNING

DEVELOPER
NOVA LAND DEVELOPMENT, LLC 3116 W. 5TH STREET, SUITE 201 FORT WORTH, TEXAS 76107 (817)692-2400
SURVEYOR
<b>TOPOGRAPHIC</b> LOYALTY INNOVATION LEGACY 481 WHISKEY ROAD, Ste. 200 • BENBROOK, TEXAS 76128 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 1004254 WWW.TOPOGRAPHIC.COM

FINAL PLAT	
<b>LOTS 1-10, BLOCK 1 RYKER RIDGE</b> BEING 27.216 ACRES SITUATED IN THE T.&P. R.R. CO. SURVEY, ABSTRACT NO. 1358 PARKER COUNTY, TEXAS	
FILE: FP_NC_GARNER_ADELL_20240819	REVISION
DRAFT: BWM	CHECK: FCN
SHEET: 2 OF 2	DATE: 08/19/2024
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