"TRACT ONE"

V. 1264, P. 79

LOT CUI	KAF LABLE			
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C60	730.00'	104.66	S 28°55'56" E	104.57
C61	730.00'	113.19'	S 37°28'52" E	113.08
C62	60.00'	62.83'	S 75°43'17" W	60.00
C63	60.00'	89.89'	S 02°48'15" W	81.71'
C64	60.00'	161.44	N 62°48'15" E	116.96'
C65	730.00'	152.14'	S 52°36'16" E	151.87'
C66	730.00'	55.18'	S 60°44'25" E	55.17'
C67	936.70'	76.88'	S 60°3316" E	76.86
C68	996.70'	190.00'	N 55°55'54" W	189.71
C69	996.70'	26.32'	N 62°08'57" W	26.32
C70	670.00'	187.81	N 54°52'31" W	187.20'
C71	570.00'	41.31'	N 47°47'52" E	41.30'
C72	570.00'	275.66'	N 63°43'44" E	272.98
C73	570.00'	190.00'	N 87°07'57" E	189.12'
C74	570.00'	20.00	S 82°18'47" E	20.00'
C75	1550.00'	149.45'	S 84°04'12" E	149.39
C76	1550.00'	179.93'	N 89°50'33" E	179.83
C77	2470.00	218.18'	N 89°02'51" E	218.11
C78	5030.00'	128.63'	S 89°09'16" E	128.62
C79	5030.00'	283.21	N 88°30'00" E	283.17
C80	1490.00'	155.07'	S 89°29'55" W	155.00'
C81	1490.00'	160.00	N 84°26'37" W	159.92'
C82	630.00'	160.00'	N 88°26'36" W	159.57
C83	630.00'	180.00'	S 76°05'49" W	179.39
C84	630.00'	156.91	S 60°46'35" W	156.51'
C85	630.00'	87.08'	S 49°40'53" W	87.01
C86	670.00'	368.97	N 25°56'09" W	364.32
C97	1030.00'	132.46	S 00°03'43" W	132.37
C118	1389.40'	144.73'	S 06°05'50" E	144.66
C119	1575.25'	108.05	S 08°18'35" E	108.03
C120	1575.25'	135.35'	S 03°53'00" E	135.31'
C123	1389.40'	5.94'	S 09°12'14" E	5.94'

C124 | 1389.40' | 23.00' | S 09°48'02" E | 23.00'

S 86°31'40" W 394.19'

LOT 8

BLOCK 1

ROCKY RIDGE, PHASE 2 CAB. E, SL. 403

LOT LINE TABLE

LOT LINE TABLE				
LINE	BEARING	DISTANCE		
L15	S 45°43'17" W	194.03		
L16	N 45°43'17" E	194.03'		
L17	N 45°43'17" E	198.62'		
L18	N 86°31'01" E	30.07		
L19	N 86°31'01" E	29.93'		
L20	N 86°53'13" E	80.66		
L22	S 86°31'01" W	29.93'		
L23	S 45°43'17" W	62.92'		
L24	S 45°43'17" W	135.70'		
L26	S 03°37'21" E	125.76'		
L31	S 89°51'28" W	81.46'		

PROPOSED ROADS TABLE

KOI OSED KOADS IF	TOLE .
ROCKBRIDGE DRIVE	2,244 LINEAR FEET
FLAGSTONE DRIVE	545 LINEAR FEET
WINECUP DRIVE	534 LINEAR FEET
BOULDER ROAD	206 LINEAR FEET
TOTAL:	3529 LINEAR FEET
-	

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
BC1	1389.40'	28.94'	S 09°40'41" E	28.94'
BC2	1575.25'	243.40'	S 05°50'54" E	243.16'
BC3	2367.57	100.76'	N 04°51'53" W	100.75
BC4	996.70'	133.15'	N 54°17'51" W	133.05
BC5	670.00'	199.34'	N 18°40'59" W	198.61
BC6	970.00'	124.81	S 00°03'49" W	124.72'
BC7	2530.00'	223.48'	N 89°02'51" E	223,41
BC8	4970.00'	406.93	N 89°13'57" E	406.81
BC9	1329.40'	148.07'	S 06°18'14" E	148.00'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N 90°00'00" W	60.80'
BL2	N 07°13'32" W	118.49'
BL3	S 71°34'44" W	84.43'
BL4	S 32°09'16" E	79.54
BL5	N 52°32'19" W	65.62'
BL6	N 71°00'21" W	88.68'
BL7	N 03°37'21" W	125.91
BL8	S 86°31'01" W	30.07
BL9	S 86°5313" W	80.66'
BL10	N 03°06'47" W	25.64

202108705 PLAT Total Pages: 1 **医川部心型抗压的运动性的过去分词的使用物的复数进行的 医外皮层的腹膜炎 医**肝

1) 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 FIRM, MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALW VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV

2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS

3) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (LE. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.).

4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED. 5) APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM

6) WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY COMPAN

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

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

9) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY

10) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

11) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

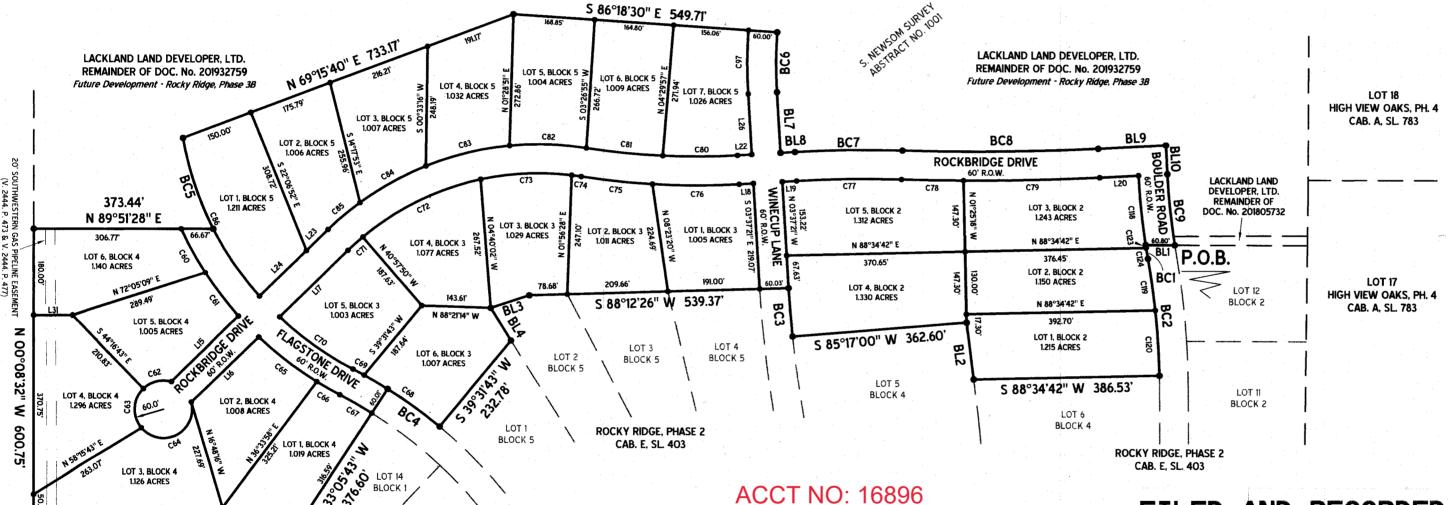
12) THERE SHALL BE PROPER COORDINATION BETWEEN THE DEVELOPER AND USPS POSTAL DELIVERY TO INSURE MAIL DELIVERY SERVICE TO ALL RESIDENTIAL LOTS SHOWN.

13) THERE WILL BE 3,486'± OF PUBLIC RIGHT-OF-WAY DEDICATED PER THIS PLAT

BUILDING SETBACKS AND UTILITY & DRAINAGE EASEMENTS:

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

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



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE _

FILED AND RECORDED

Lila Deakle

STATE OF TEXAS

COUNTY OF PARKER

FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR THE MOST EASTERLY AND BEGINNING CORNER OF THIS TRACT.

BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

THE RIGHT, FOR A CORNER OF THIS TRACT

THE NORTHWEST CORNER OF THIS TRACT.

RIGHT, FOR A CORNER OF THIS TRACT.

RIGHT, FOR A CORNER OF THIS TRACT.

LEFT, FOR A CORNER OF THIS TRACT.

KNOW ALL MEN BY THESE PRESENTS:

SURVEYORS CERTIFICATE

BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

WHOSE CHORD BEARS S 06°18'14" E 148.00 FEET, TO THE POINT OF BEGINNING

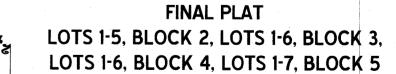
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444

TEXAS SURVEYING, INC. - WEATHERFORD BRANCH

FIELD DATE - JANUARY 2018 JN171035-P3A

104 S WALNUT ST, WEATHERFORD, TX 76086 (817) 594-0400

OF THIS TRACT.



SHEET 1 OF 1

BEING A 31.084 ACRES TRACT OF LAND CALLED OUT OF THE S. NEWSOM SURVEY, ABSTRACT NO. 1001, PARKER COUNTY,

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS

BEGINNING AT A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", BEING AT THE NORTHWEST CORNER OF LOT 12 BLOCK 2. ROCKY RIDGE, PHASE 2. AS RECORDED IN PLAT CABINET E, SLIDE 403, PLAT RECORDS, PARKER COUNTY, TEXAS,

THENCE ALONG THE NORTH LINE OF SAID ROCKY RIDGE, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

WEST 60.80 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), AT THE BEGINNING OF A CURVE TO THE LEFT,

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1389.40 FEET, AN ARC LENGTH OF 28,94 FEET, AND WHOSE CHORD BEARS S 09°40'41" E 28.94 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.25 FEET, AN ARC LENGTH OF 243.40 FEET, AND WHOSE CHORD BEARS S 05°50'54" E 243.16 FEET, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER

S 88°34'42" W 386.53 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2367.57 FEET, AN ARC LENGTH OF 100.76 FEET, AND WHOSE CHORD BEARS N 04°51'53" W 100.75 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER

N 07°13'32" W 118.49 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 85°17'00" W 362.60 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), AT THE BEGINNING OF A CURVE TO

S 88°12'26" W 539.37 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

S 71°34'44" W 84.43 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 996.70 FEET, AN ARC LENGTH OF 133.15 FEET, AND WHOSE CHORD BEARS N 54°17'51" W 133.05 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER

S 33°05'43" W 376.60 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT

N 52°32'19" W 65.62 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

N 71°00'21" W 88.68 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT.

TRACT 1 AS DESCRIBED IN V. 1264, P. 79, O.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOC. NO 201932759 THE FOLLOWING COURSES AND DISTANCES:

S 86°31'40" W 394.19 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", IN THE EAST LINE OF THAT CERTAIN

THENCE N 00°08'32" W 600.75 FEET ALONG SAID TRACT 1 TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC), FOR

N 89°51'28" E 373.44 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE

WHOSE CHORD BEARS N 18°40'59" W 198.61 FEET, TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER

S 86°18'30" E 549.71 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE

WHOSE CHORD BEARS S 00°03'49" W 124.72 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER

N 86°31'01" E'30.07 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2530.00 FEET, AN ARC LENGTH OF 223.48 FEET, AND

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4970.00 FEET, AN ARC LENGTH OF 406.93 FEET, AND

WHOSE CHORD BEARS N 89°13'37" E 406.81 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER

S 03°06'47" E 60.00 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE

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

ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 199.34 FEET, AND

N 69°15'40" E 733.17 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

S 03°37'21" E 125.91 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

WHOSE CHORD BEARS N 89°02'51" E 223.41 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE

N 86°53'13" E 140.66 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1329.40 FEET, AN ARC LENGTH OF 148.07 FEET, AND

ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 124.81 FEET, AND

S 32°09'16" E 79.54 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.), FOR A CORNER OF THIS TRACT. S 39°31'43" W 232.78 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE BEGINNING OF A CURVE TO THE

TEXAS: BEING A PORTION OF THAT CERTAIN TRACT AS DESCRIBED IN DOCUMENT NO. 201932759 AND A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201805732, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING

ROCKY RIDGE. PHASE 3A an Addition in Parker County, Texas

BEING A 31.084 ACRE TRACT OF LAND OUT OF THE S. NEWSOM SURVEY, ABSTRACT No. 1001, PARKER COUNTY, TEXAS.

MARCH 2021



21001.001.000.00

VICINITY MAP

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BLOCK 1

LOT 13 BLOCK 1

THAT <u>LACKLAND LAND DEVELOPER, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND</u> THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-5, BLOCK 2, LOTS 1-6, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-7, BLOCK 5, ROCKY RIDGE, PHASE 3A, AN ADDITION IN PARKER COUNTY, TEXAS; AND DO(ES) HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS

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

LACKLAND LAND DEVELOPER, Ltd., A TEXAS LIMITED PARTNERSHIP

OP 820, INC., A TEXAS CORPORATION, IT'S GENERAL PARTNER

STATE OF TEXAS

SCH DIST: AZ

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE



1" = 200'

SURVEYOR:

817-594-0400

KYLE RUCKER, R.P.L.S.

WEATHERFORD, TEXAS, 76086

LACKLAND LAND DEVELOPER, LTD.

104 S. WALNUT ST

OWNER/DEVELOPER:

3045 LACKLAND RD

FORT WORTH, TEXAS 76116

BY: DON ALLEN, SECRETARY

E 687

STATE OF TEXAS

COUNTY OF PARKER

COUNTY OF Jarrant

PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, ON BEHALF OF SAID ENTITIES AND IN

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2021.

202108705 03/08/2021 02:16 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT