

CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	57°22'09"	99.87'	35°28'55"	N 72°34'12" W	60.87'	61.85'
C2	35°48'27"	160.01'	35°26'48"	N 72°33'08" W	97.42'	98.99'
C3	57°17'23"	100.01'	35°26'48"	S 72°33'08" E	60.89'	61.87'
C4	35°50'19"	159.87'	35°28'55"	S 72°34'12" E	97.43'	99.01'
C5	38°11'50"	150.00'	49°30'23"	N 24°28'39" E	125.61'	129.61'
C6	95°29'35"	60.00'	300°00'00"	S 40°46'09" E	60.00'	314.16'
C7	63°39'43"	90.00'	49°30'23"	S 24°28'39" W	75.37'	77.76'
C8	95°29'35"	60.00'	300°00'00"	S 89°43'28" W	60.00'	314.16'
C9	95°29'35"	60.00'	110°20'27"	N 54°03'37" E	98.50'	115.55'
C10	95°29'35"	60.00'	91°00'18"	N 46°36'45" W	85.59'	95.30'
C11	95°29'35"	60.00'	98°39'15"	S 38°33'28" W	91.01'	103.31'
C12	38°11'50"	150.00'	8°26'28"	S 45°00'37" W	22.08'	22.10'
C13	38°11'50"	150.00'	41°03'55"	S 20°15'26" W	105.22'	107.51'
C14	95°29'35"	60.00'	67°38'27"	S 25°54'14" W	66.79'	70.83'
C15	95°29'35"	60.00'	82°25'09"	S 49°07'34" E	79.06'	86.31'
C16	95°29'35"	60.00'	65°09'20"	N 57°05'11" E	64.61'	68.23'
C17	95°29'35"	60.00'	84°47'04"	N 17°53'00" W	80.90'	88.79'

LINE	BEARING	DISTANCE
L1	S 15°57'46" E	167.35'
L2	S 19°28'09" E	192.00'
L3	S 49°37'25" E	69.35'
L4	S 35°41'32" W	164.74'
L5	S 02°28'55" E	124.57'
L6	S 35°36'14" E	104.17'
L7	N 54°49'44" W	114.06'
L8	S 89°43'28" W	15.56'
L9	S 00°16'32" E	60.00'
L10	N 89°43'28" E	15.56'
L11	S 54°49'44" E	114.06'
L12	N 89°41'20" E	79.83'
L13	S 02°48'41" E	57.30'
L14	N 02°07'14" W	57.51'
L15	N 84°59'21" W	3.62'
L16	N 00°16'32" W	199.04'
L17	N 49°13'51" E	8.26'
L18	S 49°13'51" W	8.26'

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0150E,  
DATED SEPTEMBER 26, 2008

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

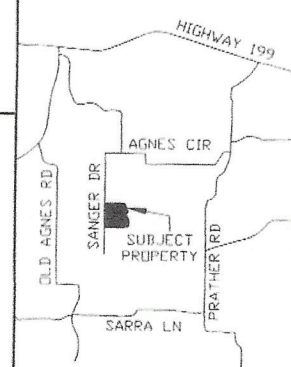
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN  
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS  
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE,  
SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE  
SELLER AS TO THE GROUNDWATER AVAILABILITY.

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 20 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, 20 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 20 ACRES, THE WELL SHALL BE  
PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

VICINITY MAP  
(NOT TO SCALE)



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET **F**, SLIDE **343**

DATE **9/27/2022**

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OWNER INFORMATION  
**CC CAPITAL HOLDINGS, LLC**  
2829 SHERWOOD DRIVE  
TROPHY CLUB, TX 76262  
PH. 817-694-5501

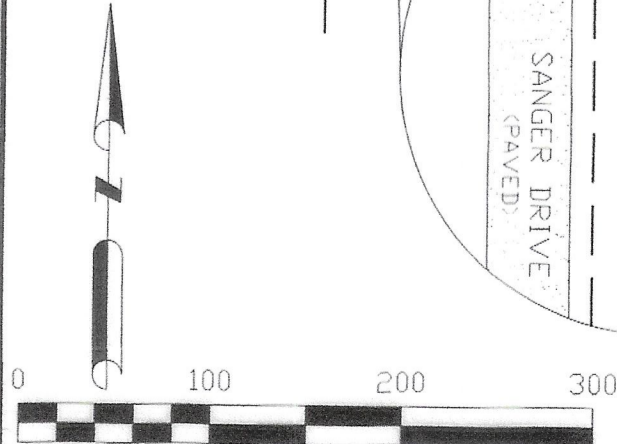
SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
**TAYLOR RANCH  
PHASE 1  
LOTS 1 THRU 15**

BEING A SUBDIVISION OF 31.416  
ACRES OUT OF THE E. HARRIS  
SURVEY, ABSTRACT NO. 611 AND THE  
F.M. HARRIS SURVEY, ABSTRACT NO.  
612, PARKER COUNTY, TX

PLAT DATE: SEPTEMBER 19, 2022

DETAIL  
SCALE: 1" = 40 FEET



LEGAL DESCRIPTION

Of a 31.416 acres tract of land out of the E. Harris Survey, Abstract No. 611 and the F.M. Harris Survey, Abstract 612, Parker County, Texas; being part of a certain 35.64 acres tract described in Document No. 202231929 and part of a certain 127.76 acres tract (Tract 1) described in Document No. 202224783, both in 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 east right of way line of Sanger Drive (paved) and in a north line of said 35.64 acres tract for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod at the northwest corner of said 35.64 acres tract bears S. 87 deg. 53 min. 06 sec. W. 15.67 feet.

Thence N. 87 deg. 53 min. 06 sec. E. at 1017.60 feet pass a found 1/2" iron rod with cap and in all 1063.25 feet to a point in said north line of said 35.64 acres tract for the northeast corner of this tract. Whence the northeast corner of said 35.64 acres tract bears N. 87 deg. 53 min. 06 sec. E. 53.51 feet

Thence S. 15 deg. 57 min. 46 sec. E. 167.35 feet to a point for a corner of this tract.  
Thence S. 19 deg. 28 min. 09 sec. E. 192.00 feet to a point for a corner of this tract.  
Thence S. 49 deg. 37 min. 25 sec. E. 69.35 feet to a point for a corner of this tract.  
Thence S. 35 deg. 41 min. 32 sec. W. 164.74 feet to a point for a corner of this tract.  
Thence S. 02 deg. 28 min. 55 sec. E. 124.57 feet to a point for a corner of this tract.  
Thence S. 35 deg. 36 min. 14 sec. E. 104.17 feet to a point for a corner of this tract.  
Thence S. 89 deg. 41 min. 20 sec. W. at 75.08 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 219.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence westerly along the arc of a 57 deg. 22 min. 09 sec. curve to the right with a radius of 99.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of N. 72 deg. 34 min. 12 sec. W. 60.87 feet, and an arc length of 61.85 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 54 deg. 49 min. 44 sec. W. 114.06 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence westerly along the arc of a 35 deg. 48 min. 27 sec. curve to the left with a radius of 160.01 feet, a central angle of 35 deg. 26 min. 48 sec., a chord of N. 72 deg. 33 min. 08 sec. W. 97.42 feet, and an arc length of 98.99 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 89 deg. 43 min. 28 sec. W. 15.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence S. 00 deg. 16 min. 32 sec. E. 60.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence N. 89 deg. 43 min. 28 sec. E. 15.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence easterly along the arc of a 57 deg. 17 min. 23 sec. curve to the right with a radius of 100.01 feet, a central angle of 35 deg. 26 min. 48 sec., a chord of S. 72 deg. 33 min. 08 sec. E. 60.89 feet, and an arc length of 61.87 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 54 deg. 49 min. 44 sec. E. 114.06 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence easterly along the arc of a 35 deg. 50 min. 19 sec. curve to the left with a radius of 159.87 feet, a central angle of 35 deg. 28 min. 55 sec., a chord of S. 72 deg. 34 min. 12 sec. E. 97.43 feet, and an arc length of 99.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 89 deg. 41 min. 20 sec. E. 79.83 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 00 deg. 18 min. 40 sec. E. 429.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said 35.64 acres tract for a corner of this tract.

Thence S. 02 deg. 48 min. 41 sec. E. 57.30 feet to a found 5/8" iron rod with aluminum cap (FARRIS) at the most southerly southeast corner of said 35.64 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 39 min. 51 sec. W. 1053.55 feet to a found 1/2" iron rod for the most southerly southwest corner of this and said 35.64 acres tract.

Thence N. 02 deg. 07 min. 14 sec. W. 57.51 feet to a 1/2" iron pipe for an ell corner of this and said 35.64 acres tract.

Thence N. 84 deg. 59 min. 21 sec. W. 3.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Sanger Road and in a south line of said 35.64 acres tract for the most westerly southwest corner of this tract. Whence a found 5/8" iron rod with aluminum cap (FARRIS) at the most westerly southwest corner of said 35.64 acres tract bears N. 84 deg. 59 min. 21 sec. W. 16.70 feet.

Thence N. 00 deg. 01 min. 33 sec. W. 970.44 feet along the east right of way line of said Sanger Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 00 deg. 27 min. 43 sec. W. 215.60 feet along the east right of way line of said Sanger Road to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 26<sup>th</sup> DAY OF September, 2022.

Absent  
COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

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 JULY 11, 2022.

Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN22614 22614 PH1 rev.dwg 211142.crd  
FN220604 FN220939



OWNER'S CERTIFICATE

That I, CC CAPITAL HOLDINGS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as TAYLOR RANCH, PHASE 1. This plat being a subdivision of 31.416 acres out of the E. Harris Survey, Abstract No. 611 and the F.M. Harris Survey, Abstract No. 612, 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 20 DAY OF September, 2022

BY: TAYLOR CHRISTIAN, Managing Member

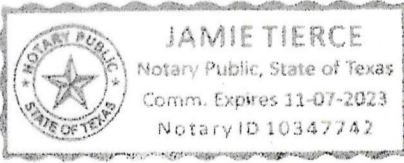
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TAYLOR CHRISTIAN 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 20 day of September, 2022

Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202235387  
09/27/2022 09:35 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

F 343

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FINAL PLAT

TAYLOR RANCH  
PHASE 1  
LOTS 1 THRU 15

BEING A SUBDIVISION OF 31.416 ACRES OUT OF THE E. HARRIS SURVEY, ABSTRACT NO. 611 AND T. F.M. HARRIS SURVEY, ABSTRACT NO. 612, PARKER COUNTY, TX

PLAT DATE: SEPTEMBER 19, 2022