

LOT 21R, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.

(RECORD & MEASURED)
N58°00'00"E
21.99'

LOT 79, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.

JOEL PLACE SURVEY
ABST. NO. 1235

LOT 76, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.

1. & P. R. R. SURVEY
ABST. NO. 1477

EAST ROCKY
CREEK ROAD
(60' P.E.A.U.D.E.)

WILLIAMS SURVEY
ABST. NO. 1676

APPROX. SURVEY LINE

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURVE	RADIUS	ARC LENGTH	C LENGTH (RECORD & MEASURED)	C BEARING	DELTA ANGLE
C1	130.00'	252.79'	214.80' (RECORD & MEASURED)	S66°17'35"E	111°24'51"
C2	500.00'	25.88' (RECORD & MEASURED)	N33°39'48"E	02°57'58"	
C3	753.15'	310.25'	N23°20'16"E	23°36'08"	

LOT 82R1, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.

(RECORD & MEASURED)
N81°13'25"E
916.23'

LOT 80R1, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.
11.726 ACRES

LOT 80R2, BLOCK 1
ROCKY CREEK RANCH
CAB. A, SL. 11250 & 11251
P.R.T.C.T.

(RECORD & MEASURED)
N105°34'4"W
300.00'

(RECORD & MEASURED)
S79°06'16"W
925.60'

LEGEND

- CAB. CABINET
- SL. SLIDE
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.E.A.U.D.E. PRIVATE EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT
- P.A.E. PIPELINE & ACCESS EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- CM. COUNTY CLERK'S FILE NO. D205204325
- BL. BUILDING LINE
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "PLUS 5544"
- IRS. 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED, "PLUS 5544"
- * BUILDING LINES PER COUNTY CLERK'S FILE NO. D205204325

LEGAL DESCRIPTION:
BEING LOT 80R1, BLOCK 1, ROCKY CREEK RANCH, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 11250 AND 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTES:

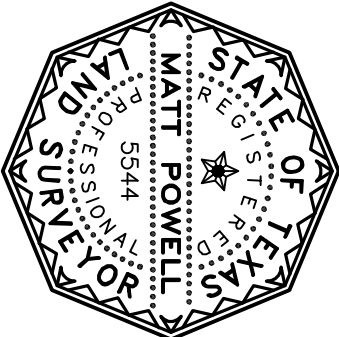
- ALL BOUNDARY BEARINGS & DISTANCES ARE RECORD & MEASURED.

EASEMENT NOTES:

- 55' BUILDING SETBACK LINE RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- 10' UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, P.R.T.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- EASEMENT RECORDED IN VOL. 3478, PG. 276, DEED PROPERTY RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT RECORDED IN VOL. 3491, PG. 516, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.
- INGRESS AND EGRESS EASEMENT RECORDED IN VOL. 8210, PG. 1696, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.
- INGRESS AND EGRESS EASEMENT RECORDED IN VOL. 8260, PG. 499, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENTS AS RECORDED IN VOLUME 14751, PAGE 479; VOLUME 14751, PAGE 480; VOLUME 14751, PAGE 481; VOLUME 14751, PAGE 482; VOLUME 14751, PAGE 483; AND VOLUME 14751, PAGE 484, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. D205322412, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.
- (EAST ROCKY CREEK ROAD) 60' PRIVATE EMERGENCY ACCESS, UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, P.R.T.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- * 200' & 100' BUILDING LINES AS RECORDED IN COUNTY CLERK'S FILE NO. D205204325, D.R.T.C.T., AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
- PIPELINE AND ACCESS EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, P.R.T.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 03/07/18

A TITLE SURVEY OF
LOT 80R1, BLOCK 1
ROCKY CREEK RANCH

TARRANT COUNTY, TEXAS

BEING LOT 80R1, BLOCK 1, ROCKY CREEK RANCH, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 11250 AND 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS.



ROCKY CREEK RANCH



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BURLESON, TX 76028
817-447-4122