



Job No. WP220064  
Plot Date: 02/21/2022 5:00 pm

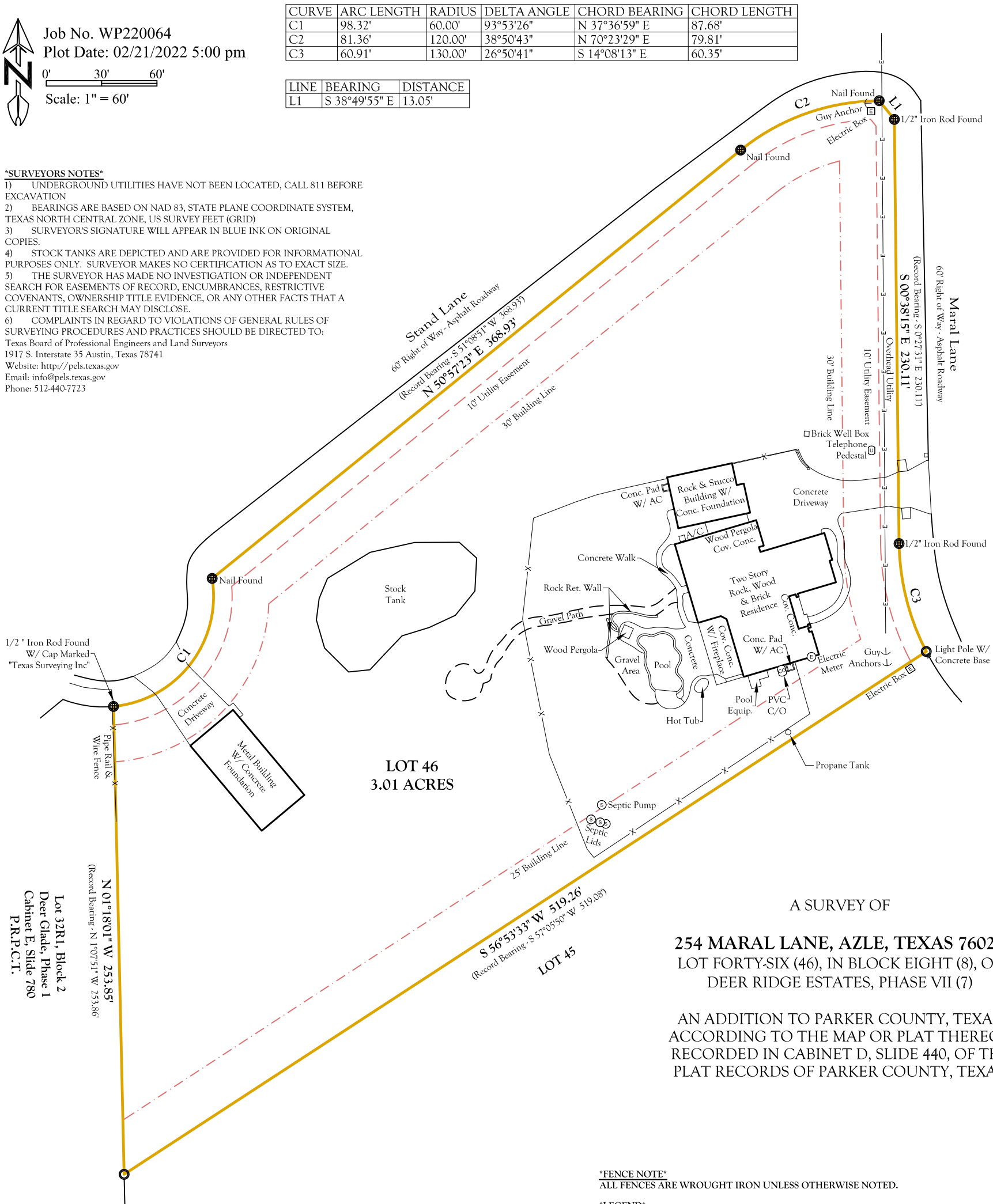
Scale: 1" = 60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.32'	60.00'	93°53'26"	N 37°36'59" E	87.68'
C2	81.36'	120.00'	38°50'43"	N 70°23'29" E	79.81'
C3	60.91'	130.00'	26°50'41"	S 14°08'13" E	60.35'

LINE	BEARING	DISTANCE
L1	S 38°49'55" E	13.05'

**\*SURVEYORS NOTES\***

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) 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.
- 6) 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](mailto:info@pels.texas.gov) Phone: 512.440.7723



A SURVEY OF

**254 MARAL LANE, AZLE, TEXAS 76020**  
LOT FORTY-SIX (46), IN BLOCK EIGHT (8), OF DEER RIDGE ESTATES, PHASE VII (7)

AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET D, SLIDE 440, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

**\*FENCE NOTE\***

ALL FENCES ARE WROUGHT IRON UNLESS OTHERWISE NOTED.

**\*LEGEND\***

○ = 3/8 INCH GALVANIZED SPIKE SET WITH CAP MARKED "JRP 5959"

**\*FLOODPLAIN NOTE\***

SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48367C0325E, EFFECTIVE 09/26/2008. 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.

**LEGACY LAND AND TITLE - GF No. WP220064**

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

G. ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN MAP/PLAT RECORDED IN CABINET "D", SLIDE 440, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS. (AS SHOWN)

I. BUILDING SET-BACK LINE THIRTY (30) FEET IN WIDTH ALONG THE FRONT AND NORTHWEST PROPERTY LINE, AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER PARKER COUNTY CLERK'S FILE NO(S). 201517638, ALSO AS SET FORTH IN MAP/PLAT RECORDED IN CABINET "D", SLIDE 440, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS (AS SHOWN)

J. BUILDING SET-BACK LINE TWENTY-FIVE (25) FEET IN WIDTH ALONG THE SOUTHEAST PROPERTY LINE, AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER PARKER COUNTY CLERK'S FILE NO(S). 201517638, ALSO AS SET FORTH IN MAP/PLAT RECORDED IN CABINET "D", SLIDE 440, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS. (AS SHOWN)

K. UTILITY EASEMENT TEN (10) FEET IN WIDTH ALONG THE FRONT AND NORTHWEST PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SUBDIVISION, RECORDED IN CABINET "D", SLIDE 440, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS. (AS SHOWN)

L. ACCESS EASEMENT, AS SET FORTH AND DEFINED IN INSTRUMENT(S) RECORDED IN VOLUME 2109, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. (DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT)

M. INGRESS/EGRESS EASEMENT, AS SET FORTH AND DEFINED IN INSTRUMENT(S) RECORDED IN VOLUME 2109, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. (DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT)

N. MAINTENANCE EASEMENT, AS SET FORTH AND DEFINED IN INSTRUMENT(S) RECORDED IN VOLUME 2109, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. (DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT)

O. PIPELINE EASEMENT AGREEMENT GRANTED TO SOUTHWESTERN GAS PIPELINE, INC., AS SET OUT IN VOLUME 2710, PAGE 984, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS; AMENDED IN THAT CERTAIN AMENDMENT OF PIPELINE EASEMENT AGREEMENT GRANTED TO SOUTHWESTERN GAS PIPELINE, INC., AS SET OUT IN VOLUME 2730, PAGE 929, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. (DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT)

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 FEBRUARY 21, 2022. 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.

*Justin Parenteau*

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