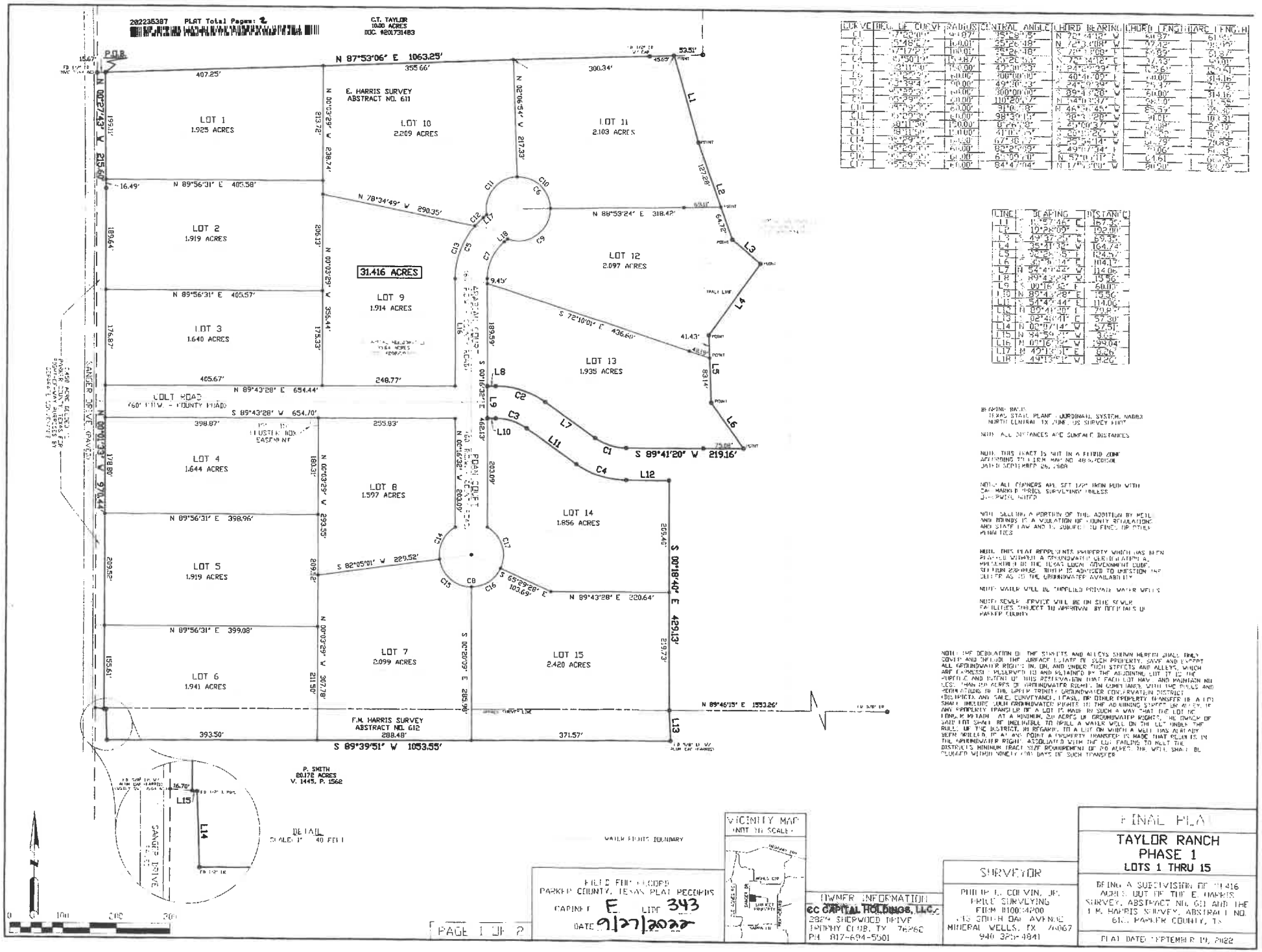

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	77.20'	50.00'	88°28'05"	N 72°44'12" W	69.72'	69.16'
C2	5.46'	14.00'	22°20'48"	N 76°33'08" W	5.42'	5.46'
C3	77.17'	100.00'	44°12'48"	S 70°39'08" E	75.25'	75.47'
C4	30.12'	14.87'	23°23'53"	S 75°34'12" E	29.91'	30.01'
C5	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C6	31.40'	20.00'	90°00'00"	S 45°16'54" W	28.28'	31.42'
C7	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C8	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C9	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C10	31.40'	20.00'	90°00'00"	S 45°16'54" W	28.28'	31.42'
C11	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C12	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C13	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C14	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C15	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C16	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C17	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C18	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C19	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C20	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C21	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C22	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C23	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C24	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C25	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C26	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C27	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C28	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C29	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C30	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C31	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C32	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C33	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C34	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C35	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C36	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C37	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C38	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C39	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C40	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C41	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C42	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C43	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C44	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C45	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'
C46	31.40'	20.00'	90°00'00"	S 44°43'06" E	28.28'	31.42'
C47	5.39'	20.00'	15°26'13"	S 37°59'59" W	5.37'	5.39'

LINE	BEARING	DISTANCE
L1	N 87°53'06" E	167.35'
L2	N 12°28'00" E	102.00'
L3	N 49°37'28" E	69.35'
L4	S 24°41'32" E	164.74'
L5	S 36°25'15" E	124.57'
L6	S 40°18'14" E	104.17'
L7	N 54°41'22" W	114.06'
L8	N 89°43'28" W	13.56'
L9	S 00°16'32" E	60.00'
L10	N 89°43'28" E	15.56'
L11	S 54°41'44" E	114.06'
L12	N 89°43'28" E	70.87'
L13	S 02°48'41" E	57.30'
L14	N 02°07'14" W	57.51'
L15	N 54°59'27" W	31.27'
L16	N 00°16'32" W	39.04'
L17	N 42°13'51" E	8.26'
L18	S 49°13'51" W	9.26'

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48367C0150G
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
REQUIRED BY 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 HEREON 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 HAS 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 OF THE ADJOINING STREETS OR ALLEYS IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER MAINTAINS 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 REGARD 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

OWNER INFORMATION
CC CAPITAL HOLDINGS, LLC
2824 SHERWOOD DRIVE
HURST, TX 76053
PH: 817-694-5501

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #100134200
415 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 DATED: SEPTEMBER 19, 2022