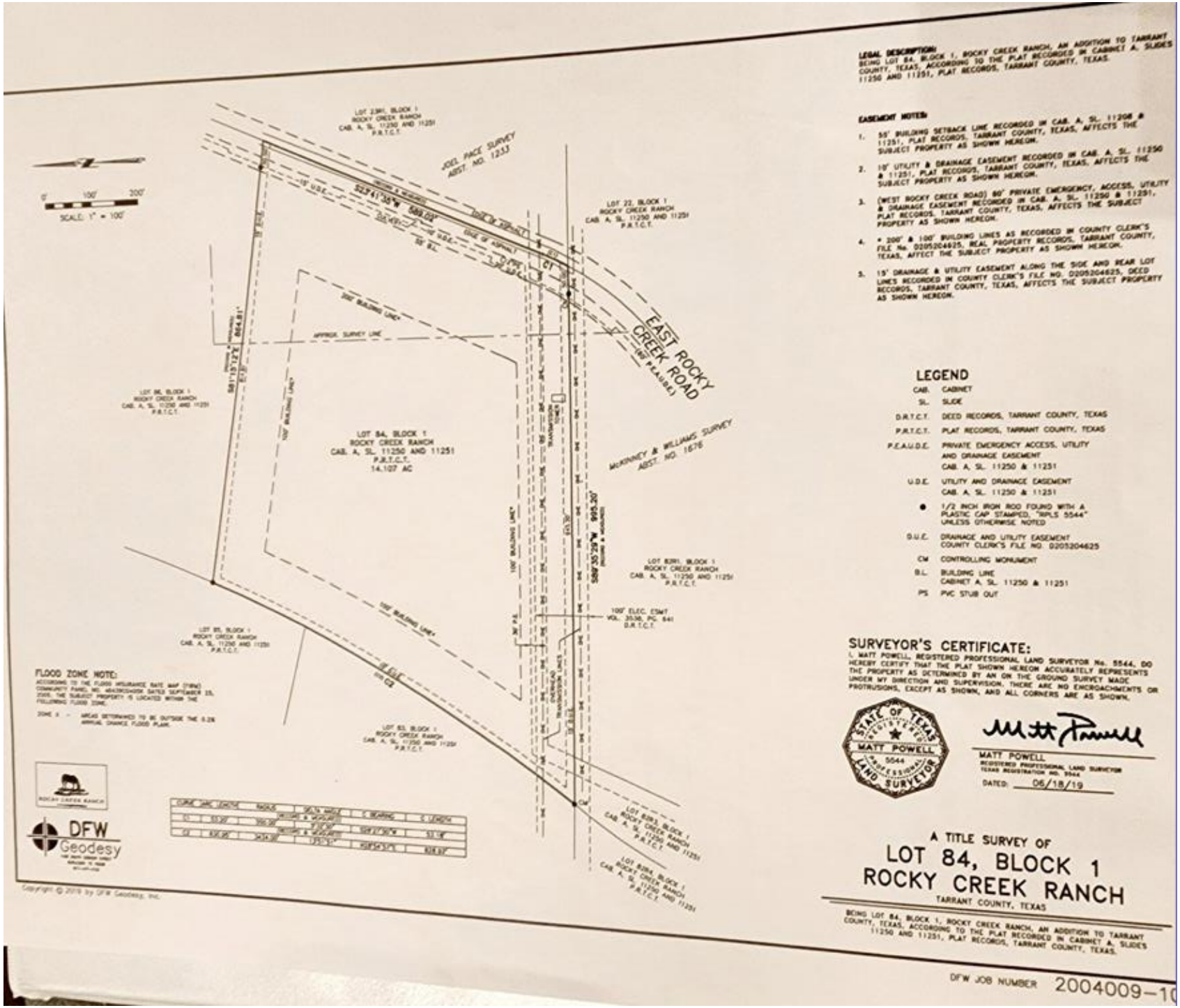


**LEGAL DESCRIPTION:**
BEING LOT 84, BLOCK 1, ROCKY CREEK RANCH, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 11250 AND 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS.

**EASEMENT NOTES:**

1. 55' BUILDING SETBACK LINE RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
2. 10' UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
3. (WEST ROCKY CREEK ROAD) 60' PRIVATE EMERGENCY, ACCESS, UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
4. * 200' & 100' BUILDING LINES AS RECORDED IN COUNTY CLERK'S FILE No. D205204625, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
5. 15' DRAINAGE & UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES RECORDED IN COUNTY CLERK'S FILE NO. D205204625, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

## LEGEND

| | |
|---|---|
| CAB. | CABINET |
| SL. | SLIDE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TEXAS |
| P.E.A.U.D.E. | PRIVATE EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT CAB. A, SL. 11250 & 11251 |
| U.D.E. | UTILITY AND DRAINAGE EASEMENT CAB. A, SL. 11250 & 11251 |
| ● | 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "RPLS 5544" UNLESS OTHERWISE NOTED |
| D.U.E. | DRAINAGE AND UTILITY EASEMENT COUNTY CLERK'S FILE NO. D205204625 |
| CM | CONTROLLING MONUMENT |
| B.L. | BUILDING LINE CABINET A, SL. 11250 & 11251 |
| PS | PVC STUB OUT |

**FLOOD ZONE NOTE:**
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0445K 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 | ARC LENGTH | RADIUS | DELTA ANGLE | C BEARING | C LENGTH |
|---|---|---|---|---|---|
| C1 | 53.22' | 350.00' | 8°42'58" | S27°17'06"W | 53.17' |
| C2 | 830.26' | 3434.08' | 13°51'01" | N58°54'57"E | 828.43' |

**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.

STATE OF TEXAS
REGISTERED
MATT POWELL
5544
PROFESSIONAL
LAND SURVEYOR

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 06/18/19

# A TITLE SURVEY OF
# LOT 84, BLOCK 1
# ROCKY CREEK RANCH
TARRANT COUNTY, TEXAS

BEING LOT 84, 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.

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