



3/8" PIPE  
FOUND

COUNTY CLERK

CURVE	RADIUS	ARC
C1	120.00'	88.12'
C2	120.00'	88.12'
C3	120.00'	88.12'
C4	120.00'	88.12'
C5	120.00'	88.12'
C6	120.00'	88.12'
C7	120.00'	88.12'
C8	120.00'	88.12'
C9	120.00'	88.12'
C10	120.00'	88.12'
C11	120.00'	88.12'
C12	120.00'	88.12'
C13	120.00'	88.12'
C14	120.00'	88.12'
C15	120.00'	88.12'
C16	120.00'	88.12'
C17	120.00'	88.12'
C18	120.00'	88.12'
C19	120.00'	88.12'
C20	120.00'	88.12'
C21	120.00'	88.12'
C22	120.00'	88.12'
C23	120.00'	88.12'
C24	120.00'	88.12'
C25	120.00'	88.12'
C26	120.00'	88.12'
C27	120.00'	88.12'
C28	120.00'	88.12'
C29	120.00'	88.12'
C30	120.00'	88.12'
C31	120.00'	88.12'
C32	120.00'	88.12'
C33	120.00'	88.12'
C34	120.00'	88.12'
C35	120.00'	88.12'
C36	120.00'	88.12'
C37	120.00'	88.12'
C38	120.00'	88.12'
C39	120.00'	88.12'
C40	120.00'	88.12'
C41	120.00'	88.12'
C42	120.00'	88.12'
C43	120.00'	88.12'
C44	120.00'	88.12'
C45	120.00'	88.12'
C46	120.00'	88.12'
C47	120.00'	88.12'
C48	120.00'	88.12'
C49	120.00'	88.12'
C50	120.00'	88.12'
C51	120.00'	88.12'
C52	120.00'	88.12'
C53	120.00'	88.12'
C54	120.00'	88.12'
C55	120.00'	88.12'
C56	120.00'	88.12'
C57	120.00'	88.12'
C58	120.00'	88.12'

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. A STUDY WILL BE DONE BEFORE FINAL PLAT.

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.

WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERIMETER BOUNDARY.

SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

STEVENS LAND SURVEYING, PLLC  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #1019A023



THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,  
TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

COUNTY JUDGE

COMR. PRECINCT #1  
COMR. PRECINCT #2  
COMR. PRECINCT #3  
COMR. PRECINCT #4

Owner/Developer  
Max Thompson  
186 Winged Foot  
Willow Park, Texas 76008  
817-980-5125

This property does not lie within the  
Extra Territorial Jurisdiction of any  
municipality.

Owner/Developer to attest

Legal Description  
107.568 acres situated in  
the T & P. RR. CO. SURVEY  
Abst. No. 1410, Parker  
County, Texas being that  
certain tract of land  
described in deed to  
Micam Development, LLC  
by deed recorded in  
201612914 Deed Records,  
Parker County, Texas.  
Said 107.568 acres being  
described as follows:

Beginning at the  
northwest corner of said  
Micam Development LLC  
tract;  
THENCE North 89degrees  
38 minutes 03 seconds  
East 2340.14 feet;  
THENCE South 05degrees  
17 minutes 37 seconds  
West 1109.94 feet;  
THENCE North 82 degrees  
48 minutes 56 seconds  
West 82.68 feet;  
THENCE South 08 degrees  
12 minutes 22 seconds  
West 229.23 feet;  
THENCE South 56 degrees  
00 minutes 16 seconds  
East 88.29 feet;  
THENCE South 24 degrees  
48 minutes 10 seconds  
West 887.22 feet;  
THENCE South 89 degrees  
47 minutes 00 seconds  
West 1804.65 feet;  
THENCE North 00 degrees  
30 minutes 39 seconds  
West 2168.46 feet to the  
POINT OF BEGINNING and  
containing 107.568 acres of  
land.

SURVEYOR'S CERTIFICATE  
This is to certify that I, Andrew E. Stevens, Registered  
Professional Land Surveyor of the State of Texas, have  
examined the above tract from a natural corner 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 \_\_\_\_\_

PRELIMINARY NOT TO  
BE FILED FOR ANY  
REASON

Andrew E. Stevens, R.P.L.S. No. 6386

FINAL PLAT  
**REATA RANCH**  
AN ADDITION IN  
PARKER COUNTY, TEXAS  
BEING 107. ACRES SITUATED IN THE  
T. P. RR. CO. SURVEY, ABST. NO. 1410,  
PARKER COUNTY, TEXAS

