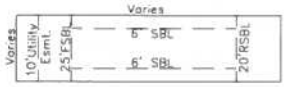
SOMERVELL COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
Replat of
Rock Ridge Estates, Phase II
As Shown by Plat Recorded in Plat Cabinet Two Slide 250
Creating Final Plat of
Vista Ridge Park

FOR RESIDENTIAL PURPOSES ONLY
All Lots Restricted to One Single Family Dwelling

VICINITY MAP
NTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	171.30'	98.99'	S 15°35'15" W	196°18'01"
C2	40.00'	52.90'	49.13'	N 81°38'12" W	75°48'30"
C3	50.00'	162.18'	99.87'	N 49°10'54" E	185°50'37"
C4	175.00'	44.48'	44.34'	N 68°00'17" E	14°33'22"
C5	125.00'	31.73'	31.64'	S 68°00'02" W	14°32'31"
C6	741.26'	475.36'	467.26'	N 18°58'35" E	36°44'35"
C7	726.75'	158.78'	158.48'	S 05°42'18" E	12°31'05"

LINE	BEARING	DISTANCE	CALLED BRG.	CALLED DIST.
L1	S 58°09'08" W	215.74'	N 58°08'11" E	215.56'
L2	N 57°23'23" E	347.81'	N 57°24'28" E	347.92'
L3	S 56°51'42" W	146.14'	N 56°50'08" E	146.03'
L4	N 56°17'45" E	125.46'	N 56°50'08" E	125.64'
L5	N 67°28'38" E	40.93'	N 66°33'39" E	38.23'
L6	N 83°27'12" E	220.49'	N 83°28'02" E	223.29'
L7	S 32°10'47" E	22.46'	S 32°09'52" E	22.49'
L8	N 89°22'29" W	20.00'	S 89°22'29" W	20.00'
L9	N 14°47'52" W	140.86'		
L10	N 75°16'59" E	74.88'	S 75°16'59" W	75.00'
L11	N 60°44'15" E	397.16'	S 60°43'35" W	397.16'
L12	N 29°15'44" W	15.55'	S 29°16'25" E	15.55'
L13	S 60°31'54" W	170.18'	S 60°35'00" W	170.57'
L14	S 29°16'51" E	694.64'	N 29°13'37" W	694.60'



Typical Lot
Scale 1" = 40'

THE STATE OF TEXAS
COUNTY OF SOMERVELL

OWNERSHIP DEDICATION

The owner of the land shown on this plat, whose name is subscribed hereto, in person or through duly authorized agent, hereby dedicates to the public forever, all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the considerations and purposes expressed.

Harizon Captial Solutions, LLC — Name

Title — Date

STATE OF TEXAS:
COUNTY OF SOMERVELL:
Before me, the undersigned authority on this day personally appeared:

_____
_____
known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the _____ day of _____, 2023.

_____ Date _____.
Notary Public - Somerville County, Texas

Approved by the City of Glen Rose, Texas

_____
Building Official

_____
Chairman of Planning and Zoning

_____
Mayor

_____
Attest, City Secretary

CERTIFICATE OF RECORD

STATE OF TEXAS:
COUNTY OF SOMERVELL:
I, Michelle Reynolds, County Clerk of Somervell County, do hereby certify that the foregoing Plat with its certificate of authentication was field for record in my office on the _____ day of _____, 2023 at _____ o' clock, _____ M, in the Official Public Records of said County and in Plat Cabinet _____ Slide No. _____.

In testimony whereof, whitness my hand and official seal of office, this the _____ day of_____, 2023.

Michelle Reynolds
Clerk, County Court
Somervell County, Texas

FLOOD STATEMENT

Any reference to the 100 year Flood Plain or Flood Hazard Zone are an estimate based on data shown the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding properties of this property. According to the Flood Insurance Rate Map foe Somervell County, dated April 3, 1995, Map No. 48425C0040C, this property does not appear to lie within a Special Flood Hazard Area.

General Notes:

1.) All lots in this subdivision are subject to the following building line setbacks:
Front Building Line: 25 feet
Rear Building Line: 20 feet
Side Building Line: 2.5 feet

2.) Unless otherwise noted on the final plat, all lots within this subdivision have a 5' public utility and drainage easement along the side lots lines.

3.) All lots have a 10' public utility easement along any public street frontage.

4.) ½" capped iron rods set stamped "Frentress Engineering" at all corners unless otherwise noted.

5.) All street right of way to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.

6.) Subdivision is located in the GLEN ROSE ISD.

7.) Streets names have been approved by 911.

8.) All lots have 20' off street parking in front of lots unless otherwise noted.

9.) Bearings & Distances are derived from G.P.S. observation and are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone (FIPS 4202).

10.) Frentress Engineering, LLC. MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED. THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH,AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO ABIDE BY THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THE LOCATIONS OF ALL UTILITIES ABOVE AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.

11.) A set of Field Notes of even date accompanies this plat

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SCALE:	1" = 100'	FIELD BOOK:	NA
DATE:	05/31/2023	DRAWN BY:	BDM
JOB NO:	23419	SHEET NUMBER:	1 OF 1

FRENTRESS ENGINEERING, LLC
Civil Engineering Consultants
6504 HWY 19 SOUTH ~ Athens, Texas 75751
Phone (903) 904-5046
TBPLS Firm No. 10194799

I, BILLY D. MURPHREE, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3962, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER OF 2022 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

PRELIMINARY
Not for the Transfer of Real Property

BILLY D. MURPHREE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962

DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALID WITHOUT A RAISED OR RED SEAL.