



**FLOOD STATEMENT:**  
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A GUARANTEE OR DETERMINATION OF THE FLOODING PROBABILITIES OF ANY PARTICULAR AREA. THE FLOOD INSURANCE RATE MAP IS A PUBLIC RECORD AND IS DATED APRIL 02, 1995. ANY AND ALL ACCORDING TO THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

**GENERAL NOTES:**

- 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: 10 feet
- Unless otherwise noted on the final plat, all lots within this subdivision have a 5' public utility easement along the side lot lines.
- All Lots have a 10' public utility easement along any public street frontage.
- 1.75" capped iron rods set stamped "Stark 3004" at all corners unless otherwise noted.
- All street rights of ways to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.
- Subdivision is located in the GLEN ROSE ISD.
- Total number of lots = 35
- Street names have been approved by 911.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Ghd).

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Charles F. Stark, RPLS  
 Texas Registration No. 5004  
 State of Texas, Commission Expires 09/01/2021

**Final Plat**  
 Lots 12 thru 32, Block 1  
 Lots 7 thru 12, Block 3, Lots 1 thru 8, Block 4  
**ROCK RIDGE ESTATES, PHASE II**  
 an Addition to the City of Glen Rose  
 Somervell County, Texas

Being 13.13 Acres Situated in the  
**MILAM COUNTY SCHOOL**  
**LAND SURVEY**  
**ABSTRACT NO. 135**  
 City of Glen Rose, Somervell County, Texas

PROJECT NO. 435-9828

SEPTEMBER, 2021

SHEET 1 OF 2

**NOTE:**  
 OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084  
 SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	383.83	738.11	29°49'43"	S22°32'15"W	379.83
C2	90.71	738.11	7°01'54"	S4°08'27"W	90.65
C3	159.35	722.55	12°35'10"	S5°42'40"E	159.03
C4	33.13	722.55	2°37'37"	S10°26'56"E	33.13
C5	38.11	150.00	14°33'24"	N81°00'17"E	38.01
C6	142.89	50.00	163°44'23"	N74°16'25"W	96.98
C7	142.89	50.00	163°44'23"	S15°43'53"W	96.98



COUNTY CLERK STAMP

JOHN M. MORALES AND WIFE  
 ANITA MORALES  
 VOL. 82, PG. 1  
 D.A.S.C.T.

FILED FOR RECORD  
 SOMERVELL COUNTY, TEXAS PLAT RECORD  
 CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_

**OWNER:**  
 HORIZON/CAPITAL  
 SOLUTIONS, LLC  
 GLEN ROSE, TX 76043

**Barron-Stark**  
 Engineers

6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (F) 817.231.8100 (F) 817.231.8144  
 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com

FINAL PLAT

ROCK RIDGE ESTATES, PHASE II, a plat of subdivision in the City of Glen Rose, Somervell County, Texas, being a certain portion of the 13.13 acres of land shown on the plat of subdivision in Block 1, Lots 1 thru 8, Block 3, and Lots 1 thru 8, Block 4, from HORIZON CAPITAL SOLUTIONS, LLC recorded under Instrument No. 20090830 of the Somervell County Official Public Records.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF SOMERVELL §

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

HORIZON CAPITAL SOLUTIONS, LLC NAME
TITLE DATE

STATE OF TEXAS §
COUNTY OF SOMERVELL §

Before me, the undersigned authority, on this day personally appeared:

of HORIZON CAPITAL SOLUTIONS, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge 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 \_\_\_, 2021.

Nancy Public
Somervell County, Texas

STATE OF TEXAS §
COUNTY OF §

I, Michelle Reynolds, County Clerk of Somervell County, do hereby certify that the foregoing plat, with certificate of subscription, was filed for record in my office on the \_\_\_ day of \_\_\_, 2021, at \_\_\_ o'clock, in the Official Public Records of Somervell County, Texas and, in Plat Cabinet \_\_\_, State No. \_\_\_.

In testimony whereof, witness my hand and seal of office, this, the \_\_\_ day of \_\_\_, 2021.

Michelle Reynolds
County Clerk
Somervell County, Texas

APPROVED BY THE CITY OF
GLEN ROSE, TEXAS
on this the \_\_\_ day of \_\_\_, 2021
Building Official
Chairman of Planning and Zoning
Mayor
Attest, City Secretary

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Lots 7 thru 12, Block 3, Lots 1 thru 8, Block 4
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www.barronstark.com
BarronStark Engineers
OWNER: HORIZON CAPITAL SOLUTIONS, LLC
3333 GLEN ROSE, TX 76044
FILED FOR RECORD
SOMERVELL COUNTY, TEXAS PLAT RECORD
CABINET SLIDE
DATE