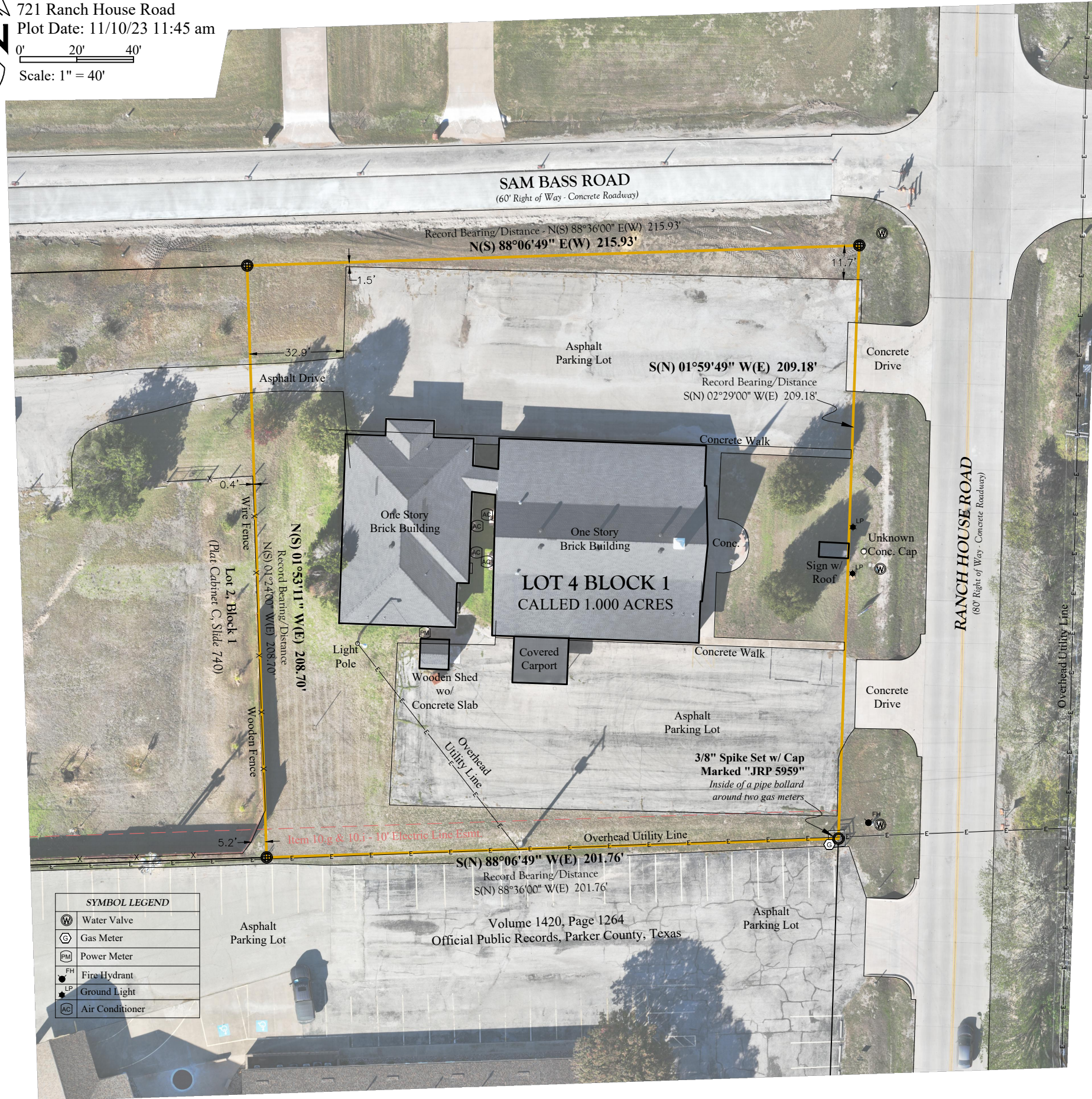


Job No. 202310025  
 721 Ranch House Road  
 Plot Date: 11/10/23 11:45 am  
 0' 20' 40'  
 Scale: 1" = 40'



SYMBOL LEGEND	
W	Water Valve
G	Gas Meter
PM	Power Meter
FH	Fire Hydrant
LP	Ground Light
AC	Air Conditioner

A SURVEY OF  
**721 RANCH HOUSE ROAD, WILLOW PARK, TX 76087**  
 LOT 1, BLOCK 1, WILLOW PARK CHURCH OF CHRIST ADDITION,  
 AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN CABINET C, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS.

**LEGACY LAND AND TITLE - GF No. WP230590**

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

g. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: March 6, 1975 Recording No: Volume 602, Page 297, Real Property Records, Parker County, Texas (AS SHOWN)

h. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: March 6, 1975 Recording No: Volume 602, Page 305, Real Property Records, Parker County, Texas (EASEMENT IS BLANKET IN NATURE)

i. Easement(s) and rights incidental thereto, as granted in a document:  
 Granted to: Texas Electric Service Company Purpose: As provided in said document  
 Recording Date: November 12, 1976 Recording No: Volume 654, Page 745, Real Property Records, Parker County, Texas (EASEMENT IS BLANKET IN NATURE)

**\*FLOODPLAIN NOTE\***  
 SUBJECT TRACT LOCATED IN ZONE X, AS SHOWN ON FEMA FIRM PANEL 48367C0300E, EFFECTIVE DATE 09/26/2008.  
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.  
 FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

**\*TITLE COMMITMENT NOTE\***  
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

**\*SURVEYORS NOTES\***

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83 (2011), STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

**\*\*LEGEND\*\***

- ⊕ = 1/2 INCH IRON ROD FOUND
- ⊙ = 3/8 INCH SPIKE SET W/ CAP MARKED "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 06, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*Justin Parenteau*  
 JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE No. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE No. 361-813-1888  
 JUSTIN@NOCTUAMAPS.COM

