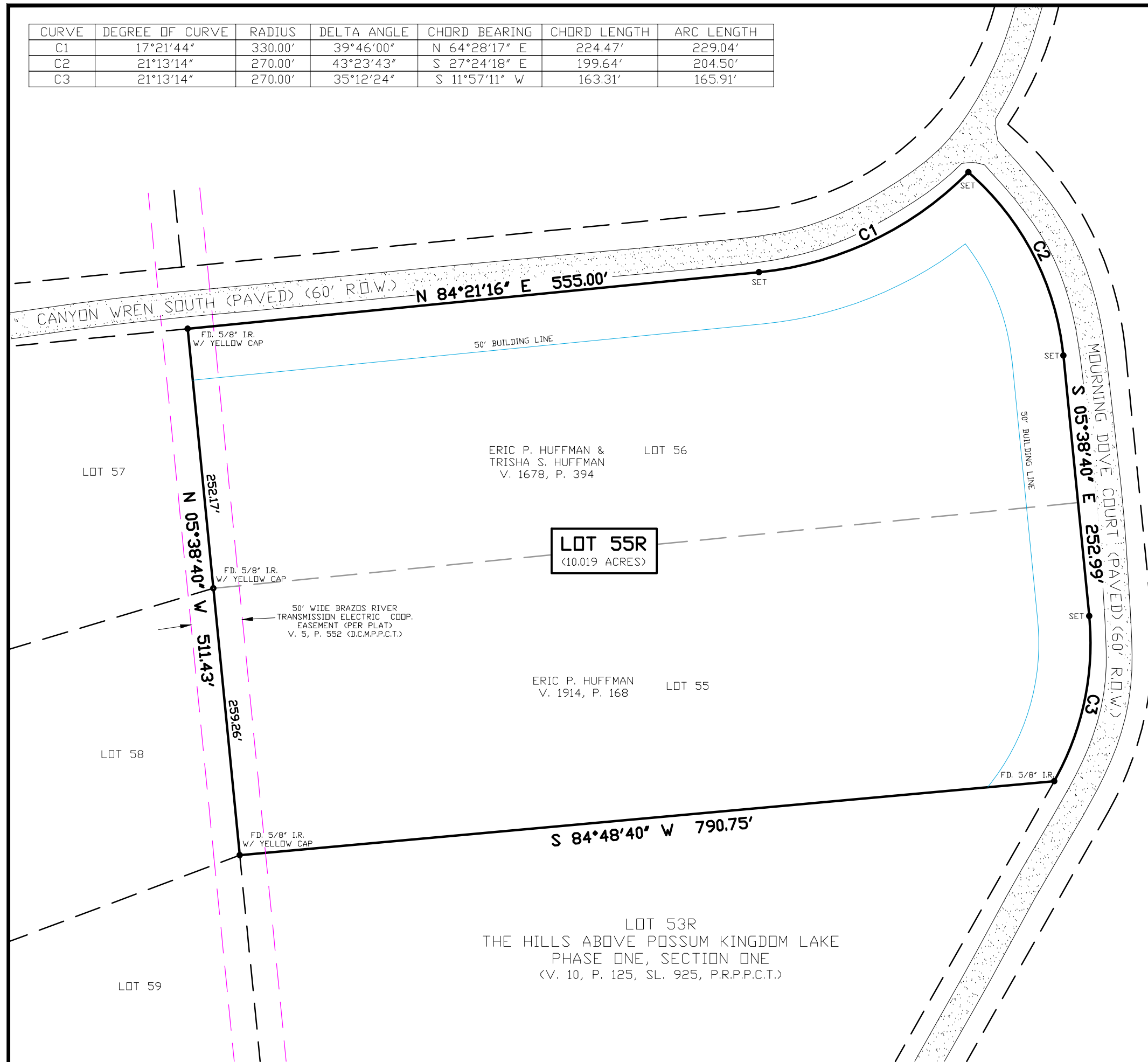


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°21'44"	330.00'	39°46'00"	N 64°28'17" E	224.47'	229.04'
C2	21°13'14"	270.00'	43°23'43"	S 27°24'18" E	199.64'	204.50'
C3	21°13'14"	270.00'	35°12'24"	S 11°57'11" W	163.31'	165.91'



OWNER'S CERTIFICATE

That we, ERIC P. HUFFMAN and TRISHA S. HUFFMAN, the owners of the land shown hereon, of which there is no lienholder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 55R, THE HILLS ABOVE POSSUM KINGDOM LAKE, PHASE ONE, SECTION ONE, Palo Pinto County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE _____ DAY OF _____, 2018

BY: _____
ERIC P. HUFFMAN

BY: _____
TRISHA S. HUFFMAN

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State,

on this day personally appeared _____, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2018

Signature

My Commission Expires On

GENERAL NOTES:

The land use is designated as single family residential sites unless otherwise noted.

Basis of bearing is State Plane Grid, Texas North Central Zone, 4202 (NAD83). The distances shown are horizontal ground distances.

The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Palo Pinto County Clerk's Office.

The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Palo Pinto County Clerk's Office.

This subdivision does not lie within the ETJ of any municipality.

Individual property owners will install on-site sewage facilities in accordance with Texas Administrative Code, Title 30, Part 1, Chapter 285, Subchapter D as regulated by the Brazos River Authority.

Public water to be provided by Rock Creek Water Supply Corp. 6043 W. I-20, Arlington, TX 76017, Phone Number 817-563-2265

This plat does not modify or alter any existing covenants or restrictions applicable to this property.

'SET' = Set 1/2" Iron Rod with cap marked 'PRICE SURVEYING'

DRAINAGE EASEMENT:

A drainage easement exists along creeks, sloughs, ravines, draws, gullies, or other natural and/or developer manmade drainage pathways. The width of said drainage easement is that required to carry the flow of water during a rain event and/or run off from a rain event. No construction of buildings, outbuildings, sheds, corrals or other manmade structures, blockage, filling or alterations of said natural or manmade drainage pathways will be allowed. No obstruction of the flow of water shall occur without the written approval of the Architectural Control Committee (ACC). In no case shall the impoundment or alteration of drainage pathways adversely affect adjacent lots or properties.

UTILITY EASEMENTS:

A five (5) foot wide utility easement exists along all rear and side lot lines of each lot unless otherwise noted.

A twenty (20) foot wide utility, utility construction, drainage, and maintenance easement exists adjacent to all road right of way lines.

All public utility companies, including Palo Pinto County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat or designated by note; and any public utility, including Palo Pinto County, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

THE STATE OF TEXAS

COUNTY OF PALO PINTO

APPROVED BY THE COMMISSIONERS COURT OF PALO PINTO COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2018.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

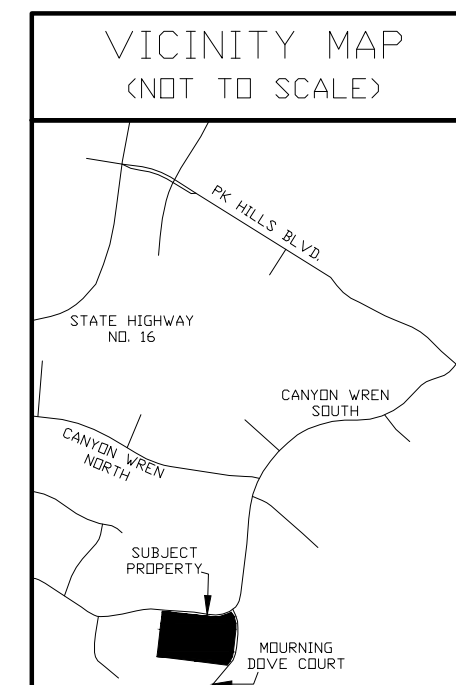
COMR. PRECINCT #3

COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey 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 JANUARY 8, 2018.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN171147 16501.crd



REPLAT	
LOT 55R	
THE HILLS ABOVE POSSUM KINGDOM LAKE	
PHASE ONE, SECTION ONE	
SURVEYOR	BEING A REPLAT OF ALL OF LOTS 55 AND 56 IN THE HILLS ABOVE POSSUM KINGDOM LAKE, PHASE ONE, SECTION ONE, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 93, SLIDE 659 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS
PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	

