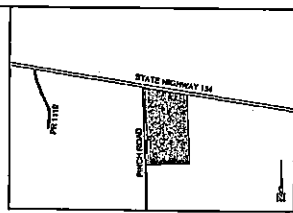
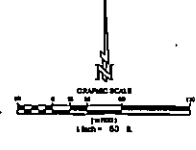


P.O. BOX 184
MAIL STOP
148 WEST 20th ST
DENVER, CO 80202



LEGEND

—●—	POWER POLE
—	STREET BOUNDARY
—○—	STC PESA OFFICE SIGN
—○—	ADCOAST PUMP/LS SIGN
—○—	MCCOAST GAS PIPING SIGN
—○—	STOP SIGN
—○—	CONTROLLING MONUMENT
—	BARBED WIRE FENCE
—	OVERHEAD ELECTRIC
—	EXISTING PIPELINE

- NOTES**
- SEARCHES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
 - DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES USE GRID DISTANCES BY THE SCALE FACTOR 0.99998.
 - THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF PLANS BEING FURNISHED AS TITLE COMMITMENT, EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT RESIDENTIAL SUBDIVISION.
 - PROBATION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY AND STATE REQUIREMENTS.
 - SANITARY SEWER COLLECTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - MINIMUM 16' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR UTILITIES LOCATED OUTSIDE THE STREET RIGHT OF WAY.
 - LOCATION, LOOPING, AND SIZE REQUIREMENTS OF PROPOSED WATER LINES SHALL BE APPROVED BY THE GOVERNING WATER UTILITIES COMPANY.
 - WATER SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.D.E.C. REGULATIONS.

WATER AND BOUNDARY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 14.48 ACRES OF LAND IN THE ELIZA J. MOLENDON SURVEY, A-333, UPDEGRAD COUNTY, TEXAS, BEING A PORTION OF A TRACT WHICH WAS CALLED 30 ACRES, FIRST TRACT CONVEYED FROM SCOTT AUBREY WILLIAMS TO ARTUR W. WILLIAMS, BY AN INSTRUMENT OF RECORD IN VOLUME 187, PAGE 121, UPDEGRAD COUNTY OFFICIAL RECORDS (JULY 28, 1948) ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A NAIL SET FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 30 ACRES TRACT, LYING IN THE INTERSECTION OF STATE HIGHWAY 164 (SH 164) AND FINCH ROAD;

THENCE S81°19'31"W, 81.450 FEET ALONG THE COMMON LINE OF SAID 30 ACRES TRACT AND S81°18'42" TO A 64' IRON ROD SET FOR NORTHEAST CORNER;

THENCE DEPARTING S81°15'42" E, 827.21 FEET, S81°15'42" E, 827.21 FEET ALONG THE SOUTH LINE OF SAID 30 ACRES TRACT TO A 64' IRON ROD SET FOR SOUTHEAST CORNER, LYING IN THE SOUTH LINE OF SAID 30 ACRES TRACT;

THENCE S81°37'57" W, 801.15 FEET ALONG THE SOUTH LINE OF SAID 30 ACRES TRACT TO A NAIL SET FOR SOUTHWEST CORNER, GENERALLY LYING IN THE CENTERLINE OF FINCH ROAD;

THENCE N62°32'19" W, 1,187.41 FEET ALONG THE WEST LINE OF SAID 30 ACRES TRACT AND GOVERNING LINE OF FINCH ROAD TO THE PLACE OF BEGINNING, CONTAINING 14.48 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF UPDEGRAD

THIS INSTRUMENT APPROVED FOR RECORD, THIS 30th DAY OF APRIL, 2021.

SCOTT AUBREY WILLIAMS
OWNER

ARTUR W. WILLIAMS
COMMISSIONER

COMMISSIONERS

COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, BREY READ, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 14.48 ACRES, BEING A PORTION OF A TRACT WHICH WAS CALLED 30 ACRES, FIRST TRACT CONVEYED FROM SCOTT AUBREY WILLIAMS TO ARTUR W. WILLIAMS, BY AN INSTRUMENT OF RECORD IN VOLUME 187, PAGE 121, UPDEGRAD COUNTY OFFICIAL RECORDS (JULY 28, 1948) ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEGINNINGS AND ENDINGS OF CURVES AND BOUNDARY CORNERS ARE MARKED WITH 3/4" X 3/4" IRON RODS UNLESS OTHERWISE SPECIFIED.

BREY READ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 0110

APRIL 14, 2021
DATE

OWNER STATEMENT:

STATE OF TEXAS
COUNTY OF UPDEGRAD

I, SCOTT AUBREY WILLIAMS, OWNER OF PROPERTY SHOWN HEREON DO HEREBY ACCEPT THIS AS MY PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS, AND DO HEREBY DEDICATE TO THE PUBLIC FOR THE STREET RIGHTS OF WAY, ALLEYS, AND EASEMENTS AS SHOWN UNLESS OTHERWISE SPECIFIED AS PRIVATE, WITH THIS OUR HAND THIS 30th DAY OF APRIL, 2021.

SCOTT AUBREY WILLIAMS
OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS
COUNTY OF UPDEGRAD

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF APRIL, 2021, BY SCOTT AUBREY WILLIAMS GIVEN UNDER MY HAND AND SEAL OF OFFICE.

SEBASTIAN J. JELLS
Notary Public, State of Texas
Commission Expires 07-07-2021
My Comm. No. 121180324

NOTARY PUBLIC IN AND FOR UPDEGRAD COUNTY, TEXAS

INDIAN ROCK ESTATES
14.48 ACRES, 3 LOTS AND 1 BLOCK

BEING A PORTION OF 30 ACRES, FIRST TRACT SCOTT AUBREY WILLIAMS TO ARTUR W. WILLIAMS, VOLUME 187, PAGE 121, UPDEGRAD COUNTY OFFICIAL RECORDS (JULY 28, 1948) ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:

360 SURVEYING
380 SURVEYING
350 SURVEYING

FILED
ERRI ROSS
COUNTY CLERK

APR 14 2021 10:07 AM
DEPUTY