

FIELD NOTES for a 10.435 acre tract of land in Coryell County, Texas, being part of the Albert Roeder Survey, Abstract No. 879, the land herein being all of a called 10.434 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Rock Creek Construction, Inc., being described of record in Document No. 346009, Official Public Records of Coryell County, Texas [O.P.R.C.C.T.], said 10.435 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found on the north right-of-way line of State Highway 36, 980 being at the southeast corner of a called 15.11 acre tract of land conveyed to Spord F. Chastain and Peggy S. Chastain, being of record in Document No. 267261, O.P.R.C.C.T., and at the southwest corner of said 10.434 acre tract, for the southwest corner of this tract:

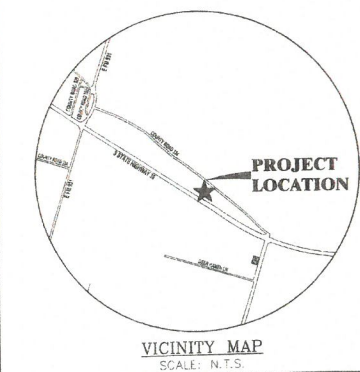
THENCE N. 16° 53' 05" E., 505.26 feet, departing the said north right-of-way line of State Highway 36, with the east line of said 15.11 acre tract, and the west line of said 10.434 acre tract, to a 3" metal fence post found on the south right-of-way line of County Road 334, same being the northwest corner of said 15.11 acre tract, and at the northwest corner of said 10.434 acre tract, for the northwest corner of this tract:

THENCE S. 49° 38' 18" E., 1205.50 feet, continuing along the south right-of-way line of County Road 334 and with the north line of said 10.434 acre tract, to a 3" metal fence post found at the northwest corner of a called 7.24 acre tract of land conveyed to Johan C. Chastain, being described of record in Document No. 309665, O.P.R.C.C.T., and at the northeast corner of said 10.434 acre tract, for the northeast corner of this tract:

THENCE S. 39° 13' 54" W., 345.86 feet, departing the said south right-of-way line of County Road 334, with the west line of said 7.24 acre tract, and the east line of said 10.434 acre tract, to a 3" metal fence post found on the south right-of-way line of State Highway 36 at the northwest corner of a called 7.24 acre tract of land conveyed to Johan C. Chastain, being described of record in Document No. 309665, O.P.R.C.C.T., and at the southeast corner of said 10.434 acre tract, for the southeast corner of this tract:

THENCE N. 56° 16' 30" W., 1017.86 feet, continuing along the said north right-of-way line of State Highway 36 and with the south line of said 10.434 acre tract, to the POINT OF BEGINNING and containing a 10.435 acre tract of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.



#### NOTES:

- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas SmartNet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48099C0545F, effective date February 17, 2010 for Coryell County, Texas.
- Water service provided by Flat Water Supply Corporation. CCN #10986
- Electric service provided by Heart of Texas Electric Cooperative.
- All lots to be serviced by on-site sewerage facilities.
- Proposed land use is residential.
- 10.435 acre subdivision, 7 lots.
- No roads are being constructed as part of this subdivision.
- No visible wells on this property.
- Topographical information shown is derived from the United States Geological Survey (USGS), Brazos River Basin Lidar, 2016-11-17.

#### CERTIFICATE OF COUNTY DESIGNATED REPRESENTATIVE ON OSSFS

I, Justin Mannix, Coryell County Designated Representative for OSSFS, have reviewed the Site Evaluation Letter submitted with this Final Plat, and hereby approve the Sewage disposal plan set out therein.

Justin Mannix  
Designated Representative

STATE OF TEXAS  
COUNTY OF CORYELL

SWORN TO AND SUBSCRIBED before me by Justin Mannix on the 19th day of September, 2022.

Rachel S. Keating  
Notary Public, State of Texas  
Notary ID: 133429547

The County Clerk's Office, the taxing authority for all entities in Coryell County, Texas does hereby certify that Justin Mannix is duly no delinquent taxes due or owing on the property described by this plat.

Dated this 15th day of September, A.D. 20 22

CORYELL COUNTY TAX OFFICE  
BY: Ladonna Pederson

FILED FOR RECORD this 20th day of September, 2022, in Slide 1094  
Deed Records of Coryell County, Texas.

Justin Mannix  
County Clerk

KNOW ALL MEN BY THESE PRESENTS, that Rock Creek Construction, Inc., whose address is P.O. Box 1198, Salado, Texas 76571, being the owner of a 10.435 acre tract of land in Coryell County, Texas, being part of the Albert Roeder Survey, Abstract No. 879, the land herein being all of a called 10.434 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Rock Creek Construction, Inc., being described of record in Document No. 346009, Coryell County Records, do hereby subdivide 10.435 acres of land out of Albert Roeder Survey, Abstract No. 879, to be known as **ROCK CREEK ESTATES**, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public (or owners of the property shown hereon for private streets) the use of the streets and easements shown hereon.

WITNESS the execution hereof, on this 15th day of September, 2022

For: Rock Creek Construction, Inc.

Paul R. Schoenrock  
Paul R. Schoenrock (President/Secretary)

Before me, the undersigned authority, on this day personally appeared Paul R. Schoenrock known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the same for the purposes and consideration therein stated.

Jennifer Henderson  
NOTARY PUBLIC STATE OF TEXAS  
My Commission Expires: 10-20-2024



STATE OF TEXAS  
COUNTY OF CORYELL

I, Jennifer Henderson, County Clerk of Coryell County, Texas, do hereby certify that on the 20th day of September, A.D. 2022, the Commissioners Court of Coryell County, Texas, passed and Order authorizing the filing for record of this Plat, and said Coryell County Order has been duly entered in the minutes of said Court in Book Page 357174

WITNESS MY HAND AND SEAL OF OFFICE this 20th day of September, 2022

Jennifer Henderson  
County Clerk  
Coryell County, Texas

Mike W. Knefel  
County Judge  
Coryell County, Texas

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Knefel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Coryell County, Texas, and this subdivision is within Coryell County, Texas.

Mike W. Knefel  
Registered Professional  
Land Surveyor, No. 4330



STATE OF TEXAS  
COUNTY OF CORYELL  
The above and foregoing is a true and correct copy as the same appears of file and recorded in the appropriate records of Coryell County, Texas, to-wit: County Clerk's Office.

Jennifer Henderson  
County Clerk  
Coryell County, Texas

FILED  
AT 11:30 O'CLOCK A.M.  
SEP 20 2022

Jennifer Henderson  
COUNTY CLERK, CORYELL CO., TEXAS

357174

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. & L. S. ENGINEERS, INC. REGISTRATION NO. 3341  
TEXAS BOARD OF PROFESSIONAL ENGINEERING AND SURVEYING REGISTRATION NO. 18004-02



DWG NO.	DRAWN BY:	DATE	SCALE	FB/LB	7 LOTS	AREA:
22-049-D-5	FRB	JULY 2022	AS SHOWN	2003/74	1 BLOCK	10.435 AC.