

**Joseph Bell Survey  
A-171**

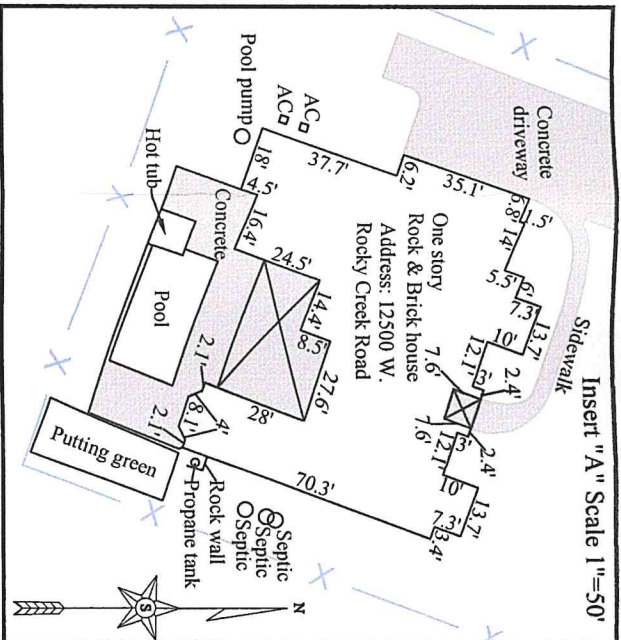
SWDD  
Wesley Coal Arbour, Abigail Annmetise  
Arbour, Micah Taylor Arbour, and  
Noah Christopher Arbour  
24 January 2023  
Inst. D223012396 OPR  
(Lot 51R)

Lot 51R

FIR @  
49.77'  
Point  
318.63' (318.58')  
S00°25'07"E

Lot 61

WD  
Roger K. Swift and  
Sharon M. Swift  
21 January 2022  
Inst. D222018857 OPR  
(Lot 61)



Barbed wire fence  
N74°53'48"E 859.53' (859.40')

Crowley Plover Road  
asphalt surfaced private road

N00°41'51"W 1165.92' (1165.79')

SWD  
Shelly Goad et vir,  
Daniel Goad, III  
31 August 2018  
Inst. D218195320 OPR  
(Lot 52R)

Lot 52R

19.30 Acres

Replat of Block 1  
Rocky Creek Ranch  
Addition to Tarrant County  
03 July 2006 Slide A-11251 of P.R.T.C.T.

No fence along this line  
S55°05'31"W 1129.68' (1129.65')

Lot 53R1

GWD  
William Michael Barrett and Susan  
M. Barrett, Trustees of the Barrett  
Living Trust  
30 March 2023  
Inst. D223052771 OPR  
(Lot 53R1)

Lot 55

A:27°42'45"  
A:442.63' (442.7')  
R:915.13'  
C:S14°19'25"E 438.32'

Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels.

This plat represents a survey of the boundaries of the parcels cited in request for survey.  
This plat does not represent a complete survey of adjoining lands.

The Surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

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Basis of Bearings  
NAD83 NCTZ Grid  
Bearings and  
Distances reflect Surface  
Measurements

Approximate location of  
Existing pipeline

4.8'

FIR

Barbed wire fence

Electric transformer box

10' UE

80' Easement

Point

Point

Point

Point

Point

Point

Point

Point

Point

Point

Point

Point

**PROPERTY DESCRIPTION**

I have made a careful and accurate survey on the ground of the property located at 12500 West Rocky Creek Road in the County of Tarrant, State of Texas, and being described as follows: All of Lot 52R, of the Replat of Block 1 of the Rocky Creek Ranch, a subdivision to County of Tarrant, according to plat of the same, filed 03 July 2006, and located in the Plat Cabinet in Slide A-11251 of the Plat Records of said Tarrant County, Texas.

The undersigned does hereby state to Shelly Goad et vir, Daniel Goad, III that this map or plat is based upon an on the ground survey performed on 01 February 2024 under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey. This property has access to a public roadway via private road West Rocky Road as shown. For legal status of private road please seek legal counsel.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NUMBER 5560



Boundary Survey on 19.30 Acres being  
all of Lot 52R, Block 1 of the  
Replat of Rocky Creek Ranch,  
County of Tarrant, State of Texas

OWEN SURVEYING CO.

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BOUNDARY PLAT: STEPHENS COUNTY  
DRAWN BY: CH  
CHECKED BY: BB

Scale 1" = 200'  
Date 09 February 2024  
Print Number TAR-122B

SCALE: 1" = 200'  
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