



NOTE:
 All corners are 1/2" iron rods with blue plastic cap inscribed "CHT RPLS 6460" or 2" aluminum cap inscribed "OJD ENGINEERING RPLS 6460" unless noted otherwise.
 Reference corners set at intersection of lot lines and easement lines.
 Existing 60' DRE, PAE & UUE previously granted and described in Plat Cabinet B, Slide 7-10, shown hereon.
 No fences or structures other than those used for utilities shall be placed within the 60' DRE, PAE, & UUE shown hereon. Utility pedestals, cables and structures shall be placed within 10 feet of easement limits.
 No structures (i.e. buildings, privacy fences, walls, etc.) that impede the flow of water are to be built within these easements.
 No structures or fences of any type allowed within DRE #1 - #5.
 DRE = Drainage Easement.
 PAE = Public Access Easement
 POB = Point of Beginning
 UE-LYNTEGAR = Utility Easement to Lyntegar Electric Cooperative.
 UUE = Underground Utility Easement.
 Heavy lines indicate plat limits.
 All streets, alleys, and easements within plat limits not previously recorded are herein dedicated.
 All easements herein granted shall entitle the county or the utility company using such easements to the right to remove, repair, or replace any lines, pipes, conduits, or poles within such easements as may be determined by the county or utility company without the county or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such removal, repair, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
 Any relocation or revision of existing facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion of this final plat.
 Blanket garbage collection easement as required for service within the plat limits is herein granted.
 5' UE-LYNTEGAR along the rear property line of each tract as required for service within the plat limits herein dedicated
 All existing or proposed utility easements to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property or by separate recorded instrument prior to the provision of such service. Such easements shall be at the developer's expense.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.83'	100.03'	67°29'37"	S. 58°55'58" W.	111.13'
C2	101.91'	200.05'	29°11'11"	S. 11°43'12" E.	100.81'
C3	56.03'	200.05'	16°02'52"	S. 05°09'02" E.	55.85'
C4	45.87'	200.05'	13°08'19"	S. 13°08'19" E.	45.77'
C5	6.97'	150.04'	02°39'48"	S. 27°38'48" E.	6.97'
C6	116.25'	150.04'	44°23'40"	S. 51°10'25" E.	113.37'
C7	36.02'	150.04'	13°45'16"	S. 80°14'53" E.	35.93'
C8	235.68'	150.04'	90°00'00"	S. 42°07'31" E.	212.19'

PHASE IV
WILLOW BACCHARIS
 LOTS 32 THROUGH 61
 A SUBDIVISION OF HOCKLEY COUNTY, TEXAS
 SITUATED IN TRACT 26 OF THE ROPESVILLE FARM PROJECT
 AS RECORDED IN CABINET A, SLIDE 65 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

PAGE 1 OF 2

SCALE: 1" = 200'	APPROVED BY: CHT	DRAWN BY: CHT
SURVEY DATE: 07/16/2021		FILE NAME: 21-LS0076
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-791-2300 328 E. HWY. 62/82 UNIT#1 Wofforth, TX 79382
SURVEYING FIRM#10193983		DRAWING NUMBER 1 of 1