

LINE	BEARING	DISTANCE
L1	S 89°12'22" W	302.34'
L2	S 69°30'27" W	240.54'
L3	S 88°40'11" E	131.64'
L4	S 86°02'11" E	204.68'
L5	S 85°04'56" E	175.54'
L6	E 81°02'10" E	183.69'
L7	S 40°33'42" E	64.02'
L8	N 90°00'00" E	1.86'
L9	S 62°44'29" E	276.96'
L10	S 27°38'04" E	330.38'
L11	S 23°30'36" E	881.90'
L12	S 18°19'39" E	254.34'
L13	S 45°02'29" E	35.36'
L14	N 44°57'30" E	35.36'
L15	S 88°41'11" E	43.20'
L16	S 88°19'29" E	33.60'
L17	N 85°04'56" W	126.79'
L18	N 86°19'21" W	67.38'
L19	N 86°19'21" W	92.78'
L20	N 88°41'11" W	10.83'
L21		

SYMBOL	LEGEND
○	Power Pole
○	Overhead Electric
○	Water Meter
○	Gas Meter
○	Castor Meter
○	Fire
○	Open Well

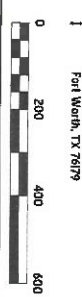
20854-
024-001-00
76487

Final Plat
Lots 1-8, Block 1
Erwin Villas
Phase 1

an Addition in Parker County, Texas
Being a 79.746 acre tract out of the
1.460 acre tract known as
the J. Erwin Survey, Abstract No. 423,
Parker County, Texas

October 2021

WEATHERFORD BRANCH - 817-944-908



Surveyor:
KYLE RUCKER, R.P.L.S.
104 E. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Pondville Development LLC
ATTN: Cameron Ehm
5848 Boat Club Rd
Fort Worth, TX 76179

Crow
Called 30170 Acres
CC# 201800552

Crow
Called 10,000 Acres
V. 2973, P. 279

Crow
Called 200 Acres
V. 1832, P. 1883

62.825 Acres
Remainder of CC# 202183455
(Reserved for Phase 2,
Future Development)

J. ERWIN SURVEY
ABSTRACT No. 423

J. MORA SURVEY
ABSTRACT No. 884

Zion Hill Road

Erwin Road

Leslihan
V. 2283, P. 542

Hoopar
CC# 201358608

0.194 Acre
5' dedicated to County
for Right-of-Way

Williams
V. 1603, P. 908

22' Oak
Tree

R2 1/2
100' Road

R2 1/2
100' Road

R2 1/2
100' Road

R2 1/2
100' Road

R2 1/2
100' Road

R2 1/2
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