

DRIVEWAY CULVERT DETAIL

LOT 1-18" CMP  
LOT 2-18" CMP  
LOT 3-18" CMP  
LOT 4-18" CMP  
LOT 5-18" CMP

202408809 PLAT Total Pages: 1



STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Courtney Excavation & Construction Inc., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the WILLIAM CUTBIRTH SURVEY, Abstract No. 266, the ISRAEL FULLER SURVEY, Abstract No. 1747 and the STEPHEN BEDFORD SURVEY, Abstract No. 2371, Parker County, Texas, said tract being the same tract of land described in deed to Courtney Excavation & Construction Inc., recorded in Clerks File No. 202405251, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 6" wood post said post being for the Southeast corner of said Clerks File No. 202405251 and the Southwest corner of that certain tract of land described in deed to Abshesh Luintel, Shaurav Bista and Bishorup Banjara, recorded in Clerks File No. 202241961, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to James L. Kinder and Theresa D. Kinder, recorded in Volume 2296, Page 1312, Real Records, Parker County, Texas and being by deed call to be 1319.96 feet West and 1162.30 feet N 87°50' W, from the Southeast corner of said William Cutbirth Survey, Abstract No. 266;

thence with the South line of said Clerks File No. 202405251, the following calls:

N 75°13'58" W a distance of 85.86 feet to a 1/2" iron found;

N 73°53'27" W a distance of 319.93 to a metal fence post;

N 70°23'00" W a distance of 273.49 to a capped iron set in the East line of said Agnes Circle and being for the Southwest corner of said Volume 2507, Page 1871;

thence with the East line of said Agnes Circle, the following calls:

N 44°46'51" E a distance of 546.61 feet to a 1/2" iron found;

N 32°06'52" E a distance of 149.58 feet to a 5/8" iron found;

thence N 14°09'16" E a distance of 120.23 feet to a concrete monument in the East line of Agnes Circle and being for the North corner of said Clerks File No. 202405251 and being in the South line of a roadside park and being for the Northwest corner of said Clerks File No. 202241961;

thence S 10°28'11" E, with the East line of said Clerks File No. 202405251 and with the West line of said Clerks File No. 202241961, a distance of 847.84 feet to the POINT OF BEGINNING and containing 5.28 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Courtney Excavation & Construction Inc., acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-5,  
CACTUS POINT,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 1 day of April, 2024.

*Richard Courtney*  
Richard Courtney  
(Courtney Excavation & Construction Inc.)

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Richard Courtney, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1 day of April, 2024.

*K. Johnston*  
Notary Public State of Texas



10894  
SP  
I-15

21747.003.000.00  
21747.003.000.50

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202408809  
04/08/2024 04:02 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER/DEVELOPER

COURTNEY EXCAVATION & CONSTRUCTION INC.  
801 JAYBIRD LANE  
SPRINGTOWN, TEXAS 76082

FLWZ

COURTNEY EXCAVATION & CONSTRUCTION INC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

RICHARD COURTNEY

BASIS OF BEARING PER G.P.S. OBSERVATIONS.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY MCKNIGHT TITLE CO., IN TITLE COMMITMENT G.F. NO. WF-3373-LC, DATED FEBRUARY 14, 2024.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENTS RECORDED IN VOLUME 145, PAGE 197 AND VOLUME 318, PAGE 81, D.R.P.C.T., DO NOT AFFECT.

THE EASEMENTS RECORDED IN VOLUME 746, PAGE 287 AND VOLUME 746, PAGE 391, D.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT WALNUT CREEK WATER SUPPLY CO. FOR EXACT LOCATIONS.

THE EASEMENT RECORDED IN VOLUME 2935, PAGE 1736, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

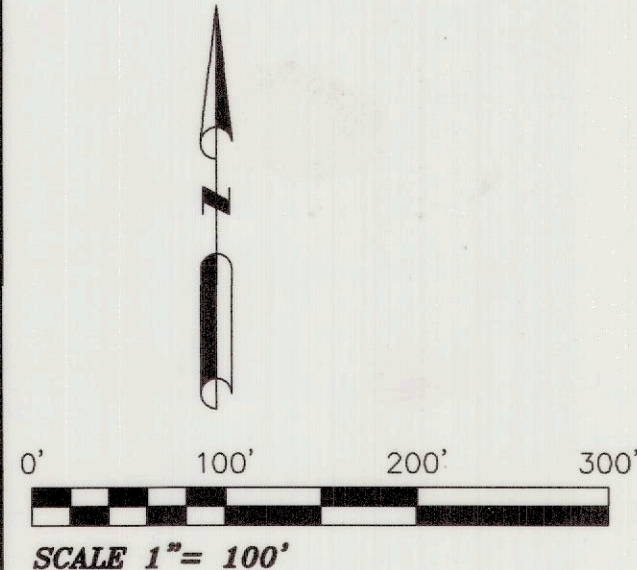
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

25' FRONT BUILDING LINES  
5' SIDE & REAR BUILDING LINES  
15' DRAINAGE & UTILITY ESMT. ALONG FRONT LOT LINES  
5' DRAINAGE & UTILITY ESMT. ALONG SIDE & REAR LOT LINES

THE STRUCTURES ON LOTS 4 & 5 WERE PRE-EXISTING AT THE TIME OF PLATTING AND IS SITUATED INSIDE THE 5' SIDE BUILDING LINE AND DRAINAGE & UTILITY EASEMENT. IF EVER THE EXISTING STRUCTURE IS REMOVED BY WHATEVER MEANS, ANY NEW CONSTRUCTION WILL HAVE TO COMPLY WITH THE 5' SIDE BUILDING LINE AND DRAINAGE & UTILITY EASEMENT.



HORIZON LAND SURVEYING

P.O. Box 1935  
Azle, Texas 76098  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194618



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
MARCH 14, 2024