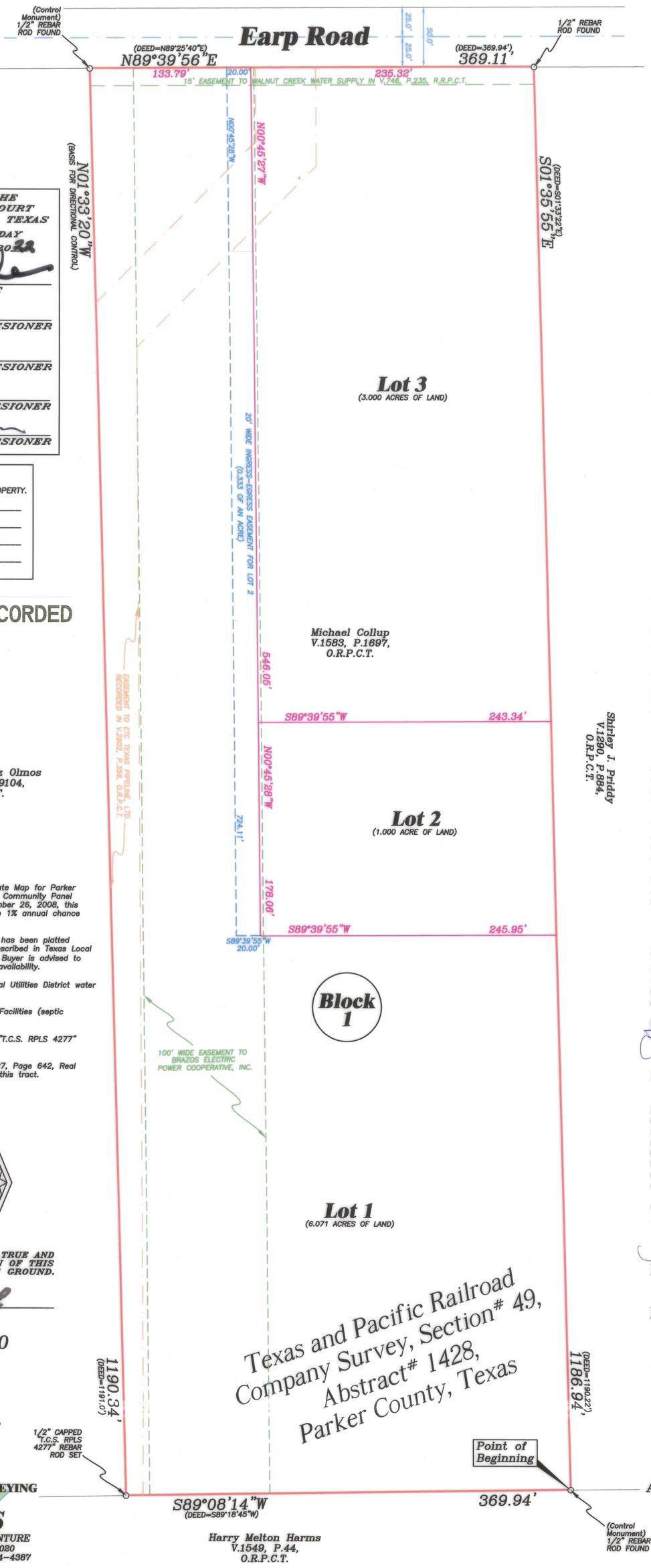
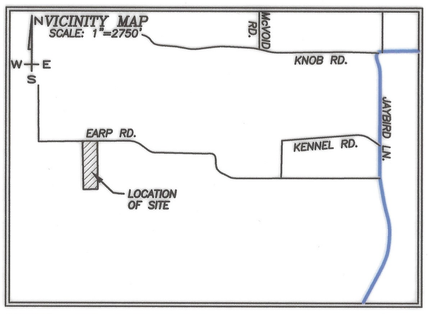
202202889 PLAT Total Pages: 1

N W E S

60 0 30 60 120 240
SCALE: 1"=60'





811 Know what's below. Call before you dig.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
ON THIS THE 24 DAY
OF January 2022

COUNTY JUDGE
Pat Deen

PRECINCT #1 COMMISSIONER
George Conley

Absent
PRECINCT #2 COMMISSIONER
Craig Peacock

PRECINCT #3 COMMISSIONER
Larry Walden

PRECINCT #4 COMMISSIONER
Steve Dugan

LIENHOLDER

THERE IS/IS NOT A LIEN ON THIS PROPERTY.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202202889
01/24/2022 01:39 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Ezequiel Monoz Olmos
Doc# 201829104,
O.R.P.C.T.

NOTES:
1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

3) Water source is Walnut Creek Special Utilities District water supply.

4) Sewage are to be On Site Sewage Facilities (septic systems).

5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.

6) Restrictions recorded in Volume 1027, Page 642, Real Records, Parker County, Texas affects this tract.

STATE OF TEXAS REGISTERED LONNIE REED 4277 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

LONNIE REED
R.P.L.S. No. 4277

11-19-2020

Ownership:
Michael Collup
600 Earp Rd
Springtown, TX 76082

TRI SURVEYING COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 21110674

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

I, Michael Collup, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Signature of Owner

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Michael Collup, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 6 day of January, 2021.

Notary Public in and for State of Texas

JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

21428.009.000.00

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Michael Collup, being the owner of 10.082 acres of land situated in the Texas and Pacific Railroad Company Survey, Section Number 49, Abstract Number 1428, Parker County, Texas, being recorded in Volume 1583, Page 1697, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found for the southeast corner of the Collup Tract, same being the southwest corner of a tract of land described in a deed to Shirley J. Priddy, recorded in Volume 1290, Page 884, Official Records, Parker County, Texas, and being in the north line of a tract of land described in a deed to a Harry Melton Harms, recorded in Volume 1549, Page 44, Official Records, Parker County, Texas;

THENCE S89°08'14"W. (DEED=S89°18'45"W), 369.94 feet along the common line of the Collup Tract and the Harms Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the southwest corner of the Collup Tract, same being the southeast corner of a tract of land described in a deed to Ezequiel Monoz Olmos recorded in Document Number 201829104, Official Records, Parker County, Texas;

THENCE N01°33'20"W. (BASIS FOR DIRECTIONAL CONTROL), 1190.34 feet (DEED=1191.0') along the common line of the Collup Tract and the Olmos Tract to a 1/2" rebar rod found (Control Monument) in the south line of Earp Road for the northwest corner of the Collup Tract, same being the northeast corner of the Olmos Tract;

THENCE N89°39'56"E. (DEED=N89°25'40"E), 369.11 feet (DEED=369.94') along the south line of Earp Road to a 1/2" rebar rod found for the northeast corner of the Collup Tract, same being the northwest corner of the Priddy Tract;

THENCE S01°35'55"E. (DEED=S01°33'22"E), 1186.94 feet (DEED=1190.22') along the common line of the Collup Tract and the Priddy Tract to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Michael Collup, do hereby adopt this plat designating the herein described real property as Lots 1-3, Block 1, Collup's Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 6 day of January, 2021.

Michael Collup

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Collup, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6 day of January, 2021.

Notary Public

3/5/2024
My Commission Expires

HAYLEE FURR
Notary Public
STATE OF TEXAS
Notary ID # 13240047-2
My Comm. Exp. March 5, 2024

11399
SP
L-4

FINAL PLAT SHOWING LOTS 1,2 AND 3, BLOCK 1, Collup's Subdivision

AN ADDITION IN PARKER COUNTY, AND BEING 10.082 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, SECTION 49, ABSTRACT NUMBER 1428, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 145, DATE 1/24/22