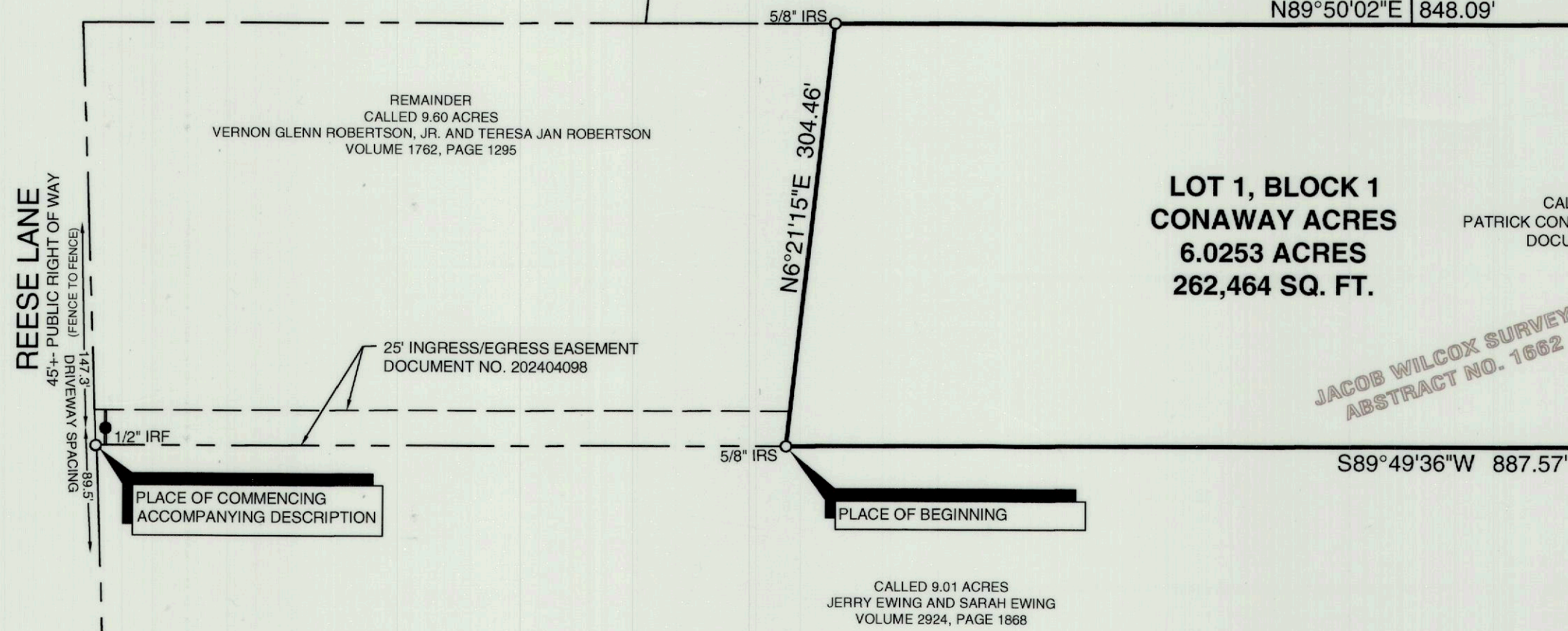


11409
AZ
M-11

21662.028.009.00

LOCATION MAP
SCALE 1"=2,000'



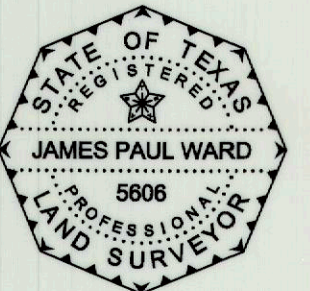
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Paul Ward, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the Parker County, Texas.

James Paul Ward

Texas Registered Professional Land Surveyor No. 5606



Sole Purpose Note:

The sole purpose of this Replat is to create 1 lot from one un-platted tract. This Replat does not attempt to amend or remove any covenants or restrictions as referenced in Section 212.014 (3) of the Texas Local Government Code.

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS 25th DAY OF March, 2024.

COUNTY JUDGE: George A. Conley

COMMISSIONER PRECINCT #1: [Signature]

COMMISSIONER PRECINCT #2: [Signature]

COMMISSIONER PRECINCT #3: [Signature]

COMMISSIONER PRECINCT #4: [Signature]

FLOOD LEGEND

ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED

ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FOOT; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

ACCORDING TO MAP NO. 48367C0325E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, A PORTION THIS PROPERTY IS LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

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

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELL.

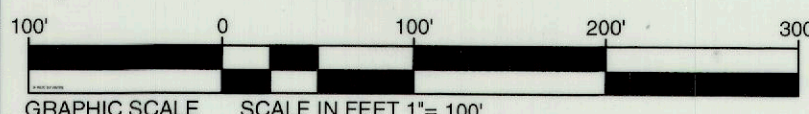
SEWER WILL BE PROVIDED BY INDIVIDUAL ON SITE SEWER FACILITY.

Waiver for groundwater study
approved in Commissioners
Court March 11, 2024

LEGEND

POSE PUBLIC OPEN SPACE EASEMENT
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
MARKED "A-WARD"
15"X25" CMP

BEARINGS OR DISTANCE SHOWN IN "()" ARE
PLAT OR DEED CALL



A-WARD PROJECT NO: 2023-1179 REESE LANE PLAT

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Patrick Conaway and Paula Conaway, are the owners of a tract of land out of the JACOB WILCOX SURVEY, Abstract No. 1662, situated about 14.2 miles North 65.75° East of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing a portion of a the called 6.0253 acre tract of land described in the deed to Patrick Conaway and Paula Conaway, as recorded in Document No. 202404098 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

COMMENCING at a 1/2" iron rod found for the southwest corner of a called 9.60 acre tract of land described in the deed to Veron Glenn Robertson, Jr. and Teresa Jan Robertson as recorded in Volume 1762, Page 1295 of the of the Deed Records of Parker County, Texas, the northwest corner of a called 9.01 acre tract of land described in the deed to Jerry Ewing and Sarah Ewing as recorded in Volume 2924, Page 1868 of said Deed Records and being on the east right-of-way line of Reese Lane, a public right-of-way; and then run North 89°49'36" East, along the common line of said 9.60 acre tract and said 9.01 acre tract, a distance of 494.42 feet to a 5/8" capped iron rod recovered stamped "Award Surv RPLS 5606" for the southwest and POINT OF BEGINNING;

THENCE North 6°21'15" East, along the west line of said 6.0253 acre tract, and the east line of the remainder of said 9.60 acre tract, a distance of 304.46 feet to a 5/8" capped iron rod recovered stamped "Award Surv RPLS 5606" for the northwest corner of said 6.0253 acre tract and being on the south line of a called 2.46 acre tract of land described in the deed to Tracy L. Pollard and Tamara D. Pollard as recorded in Document No. 201512920, Official Public Records, Parker County, Texas;

THENCE North 89°50'02" East, along the common line of said 6.0253 acre tract and said 2.46 acre tract, to and along the south line of a called 2.00 acre tract of land described in the deed to Tracy L. Pollard and Tamara D. Pollard as recorded in Volume 2759, Page 850 of said deed records, a distance of 848.09 feet to a capped iron rod found for the common east corner of said 6.0253 acre tract and said 2.00 acre tract and being on the west line of Lot 3, Block 2, REATA, a subdivision in Parker County, Texas according to the plat thereof recorded in Cabinet B, Slide 201, Plat Records, Parker County, Texas and from which a rejected 1/2" iron rod found bears North 49°33'52" East, a distance of 1.20 feet;

THENCE South 1°05'45" East, along the common line of said 6.0253 acre tract and said Lot 3, to and along Lot 6 of said Block 2, a distance of 302.42 feet to a 1/2" iron rod found for the common east corner of said 6.0253 acre tract and the aforementioned 9.01 acre tract;

THENCE South 89°49'36" West, along the common line of said 6.0253 acre tract and said 9.01 acre tract, a distance of 887.57 feet to the POINT OF BEGINNING and containing 6.0253 acres or 262,464 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Patrick Conaway and Paula Conaway do hereby adopt this plat designating the herein above described real property as

LOT 1, BLOCK 1
CONAWAY ACRES

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

Executed this the 14 day of March, 2024

By:

Patrick Conaway

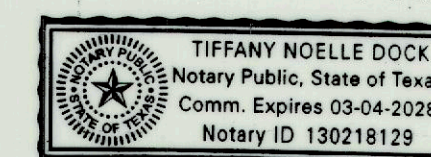
Paula Conaway

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Conaway 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of March, 2024.

Tiffany Dock
Notary Public, State of Texas

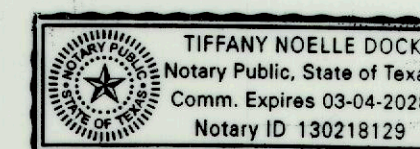


STATES OF TEXAS §
COUNTY OF PARKER §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of March, 2024.

Tiffany Dock
Notary Public, State of Texas



OWNER/DEVELOPER:
Patrick Conaway and Paula Conaway
2533 Concina Way, Fort Worth TX
76108

SURVEYOR:
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
817-332-9273
Attn: Paul Ward
paul@awardsurveying.com

SLIDE F DATE 6/8/24

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202407438
03/26/2024 08:24 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT
LOT 1, BLOCK 1
CONAWAY ACRES

being a part of the JACOB WILCOX SURVEY, Abstract No. 1662, situated about 14.2 miles North 65.75° East of the courthouse in Weatherford, the county seat of Parker County, Texas.

March, 2024

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@awardsurveying.com
TBPELS Firm No. 10194435