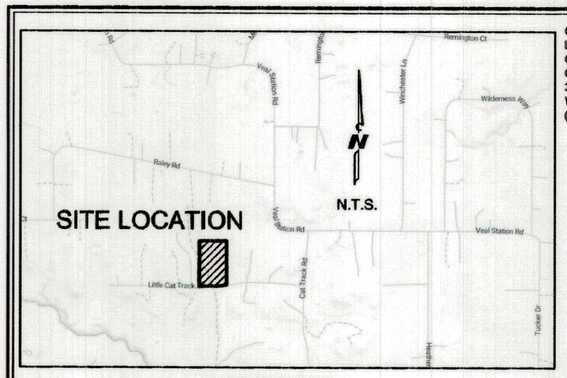
C:/Engineering/23182/CAM23182_plat_032124am1.dwg 1200 03.21.24



VICINITY MAP

OWNER/DEVELOPER:
Lesley Morrison Spradley, Yolanda Cambell Spradley, & Colby Dale Campbell
332 Little Cat Track Road
Weatherford, TX 76085
(682) 803-8105

SURVEYOR:
McIlroy Engineering
504 W. Baylor Street
Weatherford, TX 76086
(817) 829-0106

202408799 PLAT Total Pages: 1

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County Texas, on this the 8th day of April, 2024.

Pat Deen, County Judge

George Conley, Commissioner Precinct # 1
Jacob Holt, Commissioner Precinct # 2
Larry Walden, Commissioner Precinct # 3
Mike Hale, Commissioner Precinct # 4

9

Lots 12R-1, 12R-2, 12R-3, 12R-4 & 12R-5, KUTCH HEIGHTS Cab. C, Slide 537

12R-3

P.O.B.
1/2" dia. steel rebar found at NW base of a 2.5" dia. steel pipe fence corner post; N.W.Cor. Sec. 57; N.W. Cor. Lot 18

N 89°43'08" E, 523.48'

1/2" dia. steel rebar found on E. side of 2.5" dia. steel pipe fence corner post

Called 2.47 a.
Pt. of Lot 16, Kutch Heights
Joe Bruce & Fondee Bruce
Vol. 2073, Page 1286

20' wide (10' either side of elec. facilities) blanket easement to Tri-County Elec. Coop. (Vol. 1815, Pg. 287)

KUTCH HEIGHTS Cab. A, Slide 404

DIAMOND 'G' ESTATES Cab. A, Slide 370

1/2" dia. steel rebar w/ red plastic cap stamped "RPLS 2023" found

428.83'

LOT 18A
8.12 Ac.

Called 4.4799 a.
Pt. of Lot 19
Brandon W. Gary & Michelle Gary
Inst. No. 2021143596

S 00°11'24" W, 821.98'

N 88°57'31" E, 208.77'

N 00°21'31" E, 846.26'

Called 2.47 a.
Pt. of Lot 16, Kutch Heights
Christi Leah Wood
Inst. No. 201820933

LOT 18

LOT 18B
2.00 Ac.

417.43'

S 00°21'31" W, 417.43'

Called 1.000 a.
Pt. of Lot 16, Kutch Heights
Real Family Fellowship, Inc.
Inst. No. 201629794

1/2" dia. steel rebar found at SW base of a 2.5" dia. steel pipe fence corner post

Proposed driveway (approx. location) See Note #8

2.5" dia. steel pipe fence corner post found

0 50 100 200
SCALE: 1" = 100'

1/2" dia. steel rebar found

N 88°48'36" W, 227.74'

S 88°57'32" W, 208.77'

S 88°57'32" W, 154.38'

S 82°55'14" W, 164.21'

0.36 ac. in existing R/W

S 00°22'42" E, 30.21'

LITTLE CAT TRACK ROAD
60' Existing Right-of-Way (Vol. 1072, Pg. 340)

N 01°30'11" E, 30.03'

60d nail found

Existing 60' Right-of-Way

S 88°57'32" W, 366.06'

S 82°55'14" W, 162.27'

60d nail found

14 13 12

LEGEND

- Survey control point
- Water meter
- Water valve
- Sprinkler head
- Telephone cable riser
- Gas valve
- Gas meter
- Electric meter
- Fire hydrant
- Power pole, Tele. pole
- Light pole
- Guy wire anchor
- Manhole, Sanitary sewer
- Manhole, Telephone
- San. Sewer clean out
- steel rod (or other type mon. as labeled) found
- 1/2" dia. steel rebar with alum. cap stamped "McIlroy TX RPLS 5136" (or other type mon. as labeled) set
- Concrete monument found
- Concrete monument set

NOTES:

1. According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0175E, Effective Date September 25, 2008, this property does not lie in the 100 Year Flood Hazard Area.
2. Existing easements and underground utilities other than any shown on this map or plat may exist. Call Tx811 prior to performing any excavation.
3. 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.
4. Water is to be obtained by buyer(s) via private water well(s).
5. Sewer is to be provided by private on-site sewer facilities subject to approval by Parker County.
6. Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. Distances shown are measured, and where G.P.S. was used, have been converted to surface.
7. 1/2" diameter steel reinforcing bars with aluminum cap stamped "McIlroy TX RPLS 5136" set at each lot corner unless labeled otherwise.
8. Precinct 1 typically requires a minimum culvert diameter of 15 inches. The owner will, prior to construction, need to apply for a culvert/driveway application with Precinct 1 and the required culvert size will be determined at that time. Precinct 1: 817-220-7218
9. Waiver for the groundwater study was approved in Commissioners Court on March 11, 2024

COUNTY CLERK
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202408799
04/08/2024 03:34 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F691

DIAMOND 'G' ESTATES Cab. A, Slide 370

STATE OF TEXAS
REGISTERED
CHARLES ROBERT McILROY
5136
PROFESSIONAL LAND SURVEYOR

TOTAL NUMBER OF LOTS: 2

11784
AZ
L-10

11784.001.018.00
11784.001.018.10

LEGAL DESCRIPTION AND OWNERS DEDICATION

Being all that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being 10.48 acres of land, more or less, in the Texas & Pacific Railway Company Survey, Section No. 57, Abstract No. 1430, being all of Lot 18 as shown on the plat of Diamond 'G' Estates recorded in Cabinet A, Slide 370, Plat Records of Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch diameter steel reinforcing bar found at the northwest base of a 2.5 inch diameter steel pipe fence corner post for the northwest corner of said Section No. 57 and said Lot 18;

THENCE North 89°43'08" East, with the north line of said Lot 18, 523.48 feet to a ½ inch diameter steel reinforcing bar found on the east side of a 2.5 inch diameter steel pipe fence corner post for the northeast corner of said Lot 18 and the northwest corner of Lot 19;

THENCE South 00°11'24" West, with the line common to Lot 18 and Lot 19, 821.98 feet to a 2.5 inch diameter steel pipe fence corner post found in the north right-of-way line of Little Cat Track Road, a county road with a right-of-way width of sixty feet;

THENCE South 00°22'42" East, 30.21 feet to a 60d nail found in the centerline of Little Cat Track Road;

THENCE South 82°55'14" West, with the centerline of Little Cat Track Road, 162.27 feet to a ½ inch diameter steel reinforcing bar with aluminum cap stamped "McIlroy TX RPLS 5136" set;

THENCE South 88°57'32" West, continuing with the centerline of Little Cat Track Road, 366.06 feet to a ½ inch diameter steel reinforcing bar with aluminum cap stamped "McIlroy TX RPLS 5136" set;

THENCE North 01°30'11" East, leaving said centerline, 30.03 feet to a ½ inch diameter steel reinforcing bar found at the southwest base of a 2.5 inch diameter steel pipe fence corner post;

THENCE North 00°21'31" East, with the line common to the west side of said Lot 18 and the east side of Lot 16 of Kutch Heights as per plat recorded in Cabinet A, Slide 404, P.R.P.C.T., 846.26 feet to the Place of Beginning and containing 10.48 acres of land, of which 0.36 acres is within the existing right-of-way of Little Cat Track Road, leaving a net area of 10.12 acres of land, more or less.

Now therefore we, LESLEY MORRISON SPRADLEY and YOLANDA CAMPBELL SPRADLEY, as Co-Trustees of the Lesley Morrison Spradley and Yolanda Campbell Spradley Living Trust, and COLBY DALE CAMPBELL, owners of the land shown on this plat and whose names are subscribed hereto, dedicate to the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed, and designate the same as LOTS 18A and 18B, DIAMOND 'G' ESTATES.

This tract of land is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

BY: Lesley Morrison Spradley DATE: 3-28-, 2024
BY: Yolanda Y. Campbell DATE: 3-28, 2024
BY: Colby Campbell DATE: 3-28, 2024

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Lesley Morrison Spradley, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of March, 2024.

Rena Koterba
Notary Public in and for the State of Texas

RENA KOTERBA
Notary Public
STATE OF TEXAS
Notary ID # 12438345-2
My Comm. Exp. October 9, 2026

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Yolanda Campbell Spradley, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of March, 2024.

Rena Koterba
Notary Public in and for the State of Texas

RENA KOTERBA
Notary Public
STATE OF TEXAS
Notary ID # 12438345-2
My Comm. Exp. October 9, 2026

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Colby Dale Campbell, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of March, 2024.

Jamie Belynn Tierce
Notary Public in and for the State of Texas

JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles Robert McIlroy, Registered Professional Land Surveyor
State of Texas Registration Number 5136

LOTS 18A AND 18B
DIAMOND 'G' ESTATES

an addition in Parker County, Texas, being 10.48 Acres of land and being a replat of Lot 18, Diamond 'G' Estates according to the plat thereof recorded in Cabinet A, Slide 370, Plat Records of Parker County, Texas
February, 2024

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 829-0106
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM # 10104800 TX. ENGINEERING FIRM # F-7877

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