

I, ALLISON YANDA, 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.

Allison Yanda
ALLISON JANE YANDA

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

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY IN TITLE COMMITMENT NO. FT-2RE-9000382300654-PB, DATED DECEMBER 12, 2023.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1199, PAGE 360; VOLUME 1207, PAGE 148; VOLUME 1221, PAGE 1180 AND VOLUME 1247, PAGE 339, R.R.P.C.T. AND ARE SHOWN ON HEREIN ATTACHED SURVEY PLAT.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 483670200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THE EASEMENT RECORDED IN VOLUME 265, PAGE 485, D.R.P.C.T. DOES NOT AFFECT THIS PROPERTY.

THE EASEMENTS RECORDED IN VOLUME 1449, PAGE 776; VOLUME 1449, PAGE 778 AND VOLUME 1249, PAGE 924 AND VOLUME 1249, PAGE 927, R.R.P.C.T. ARE BLANKET EASEMENTS. CONTACT UTILITY COMPANY FOR EXACT LOCATION.

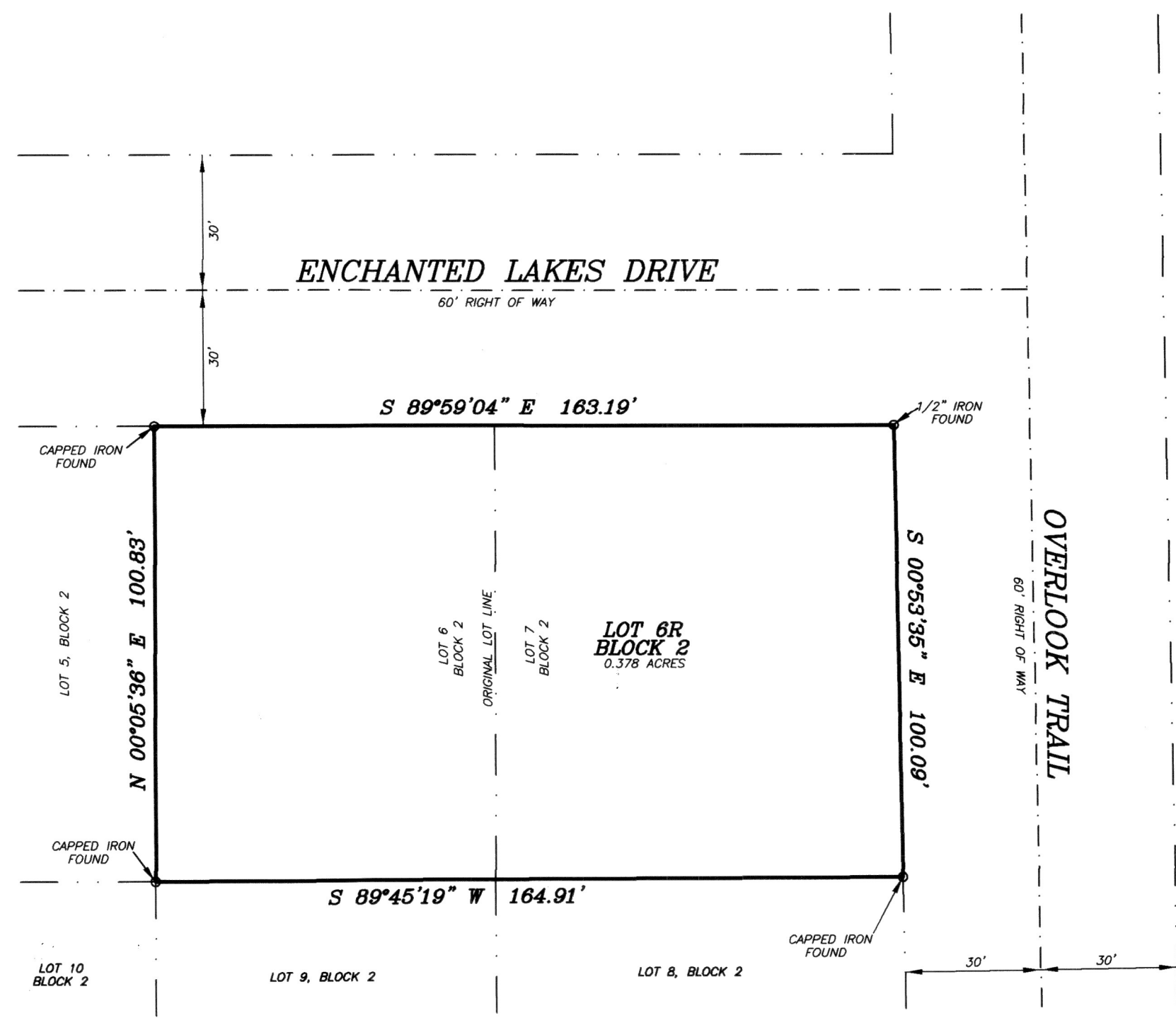
THE EASEMENT RECORDED IN VOLUME 1192, PAGE 640, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT WALNUT CREEK WATER SUPPLY CO. FOR EXACT LOCATION.

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

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.



12125.002.006.00
12125.002.007.10

12125
AZ
M-10

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202412150
05/13/2024 04:03 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F708

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

HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76008
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 11, 2024

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Allison Jane Yanda and Ray Allen Yanda, being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 6 & 7, Block 2, Enchanted Lakes, Inc., an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 376, Plat Records, Parker County, Texas;

BEGINNING at a 1/2" iron found at the Northeast corner of said Lot 7, Block 2 and being at the intersection of the West line of Overlook Trail and the South line of Enchanted Lakes Drive

thence S 00°53'35" E, with the East line of said Lot 7, Block 2 and with the West line of said Overlook Trail, a distance of 100.09 feet to a capped iron found at the Southeast corner of said Lot 7, Block 2 and being for the Northeast corner of Lot 8, Block 2;

thence S 89°45'19" W, with the South line of said Lot 7 and Lot 6, Block 2 and with the North line of said Lot 8, Block 2 and Lot 9, Block 2, a distance of 164.91 feet to a capped iron found at the Southwest corner of said Lot 6, Block 2 and the Southeast corner of Lot 5, Block 2 and the Northwest corner of said Lot 9, Block 2 and the Northeast corner of Lot 10, Block 2;

thence N 00°05'36" E, with the common line of said Lot 6, Block 2 and said Lot 5, Block 2, a distance of 100.83 feet to a capped iron found in the South line of said Enchanted Lakes Drive and being for the Northwest corner of said Lot 6, Block 2 and the Northeast corner of said Lot 5, Block 2;

thence S 89°59'04" E, with the South line of said Enchanted Lakes Drive and with the North line of said Lot 6 and 7, Block 2, a distance of 163.19 feet to the POINT OF BEGINNING and containing 0.378 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Allison Jane Yanda and Ray Allen Yanda, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 6R, Block 2,
ENCHANTED LAKES, INC.,
Parker County, Texas

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

Executed this the 6 day of May, 2024.

Allison Jane Yanda
Allison Jane Yanda
Ray Allen Yanda
Ray Allen Yanda

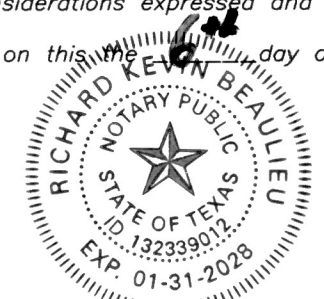


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Allison Jane Yanda, 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 6 day of May, 2024.

[Signature]
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ray Allen Yanda, 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 6 day of May, 2024.

[Signature]
Notary Public State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 13th DAY OF May, 2024.

COUNTY JUDGE

George A. Carley COMMISSIONER PRECINCT #1
James H. Hall COMMISSIONER PRECINCT #3
Justin Hall COMMISSIONER PRECINCT #2
Trillia COMMISSIONER PRECINCT #4

Re-Plat Showing
Lot 6R, Block 2
ENCHANTED LAKES, INC.
and being a re-plat of Lots 6 & 7, Block 2, Enchanted Lakes, Inc., an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet A, Slide 376 and being 0.378 acres of land.