

DAKOTA LUNSFORD, 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.

DAKOTA LUNSFORD

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 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.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

202304826 PLAT Total Pages: 1

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8th DAY OF February, 2023.

*Lila Deakle*  
COUNTY JUDGE

*George A. Guley* COMMISSIONER PRECINCT #1  
*James W. Waddell* COMMISSIONER PRECINCT #3  
*John H. ...* COMMISSIONER PRECINCT #2  
*Christina ...* COMMISSIONER PRECINCT #4

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Dakota Lunsford, being the owner of that certain tract of land more particularly described as follows:

Description for a 18.223 acre tract of land situated in the JOHN CULWELL SURVEY, Abstract No. 278 and the L.J. MALOTT SURVEY, Abstract No. 2031, Parker County, Texas, said tract being the same tract of land described in deed to Dakota Lunsford, recorded in Clerks File No. 202242209, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call from the most Easterly Northeast corner of that certain tract of land described in deed to Janet Hinkle Waddle Lamance, recorded in Volume 1433, Page 845, Real Records, Parker County, Texas;

thence N 01°05'24" E, 500.42 feet to a metal fence post in the West line of Rhoades Lane for the POINT OF BEGINNING, said post being for the Northeast corner of that certain tract of land described in deed to Royce L. Jones and Cindy A. Jones, recorded in Clerks File No. 201526574, Real Records, Parker County, Texas;

thence N 89°38'11" W, with the North line of said Clerks File No. 201526574, 319.49 feet to a capped iron found at the Northwest corner of said Clerks File No. 201526574;

thence S 05°47'34" W, with the West line of said Clerks File No. 201526574, 50.70 feet to a metal fence post at the Northeast corner of that certain tract of land described in deed to Chastity Kelley, recorded in Clerks File No. 202211142, Real Records, Parker County, Texas;

thence S 79°44'21" W, with the North line of said Clerks File No. 202211142, 612.46 feet to a metal fence post;

thence N 87°23'20" W, with the North line of said Clerks File No. 202211142, 12.54 feet to a metal fence post at the Northwest corner of said Clerks File No. 202211142 and being in the East line of that certain tract of land described in deed to Tiphony Hulsey and Yancy Hulsey, recorded in Clerks File No. 201628211, Real Records, Parker County, Texas;

thence with the East line of said Clerks File No. 201628211, the following calls:

N 01°50'26" E, 419.05 feet to a 1/2" iron found;

N 01°43'36" E, 286.09 feet to a 5/8" iron found;

thence N 42°35'00" E, 143.06 feet to a metal fence post;

thence leaving said East line of said Clerks File No. 201628211, S 69°02'24" E 179.42 feet to a metal fence post;

thence N 88°02'25" E, at 1052.78 feet passing a 1/2" reference iron found in the West line of Rhoades Lane and continuing in all, 1083.14 feet to a point in the approximate center of said Rhoades Lane;

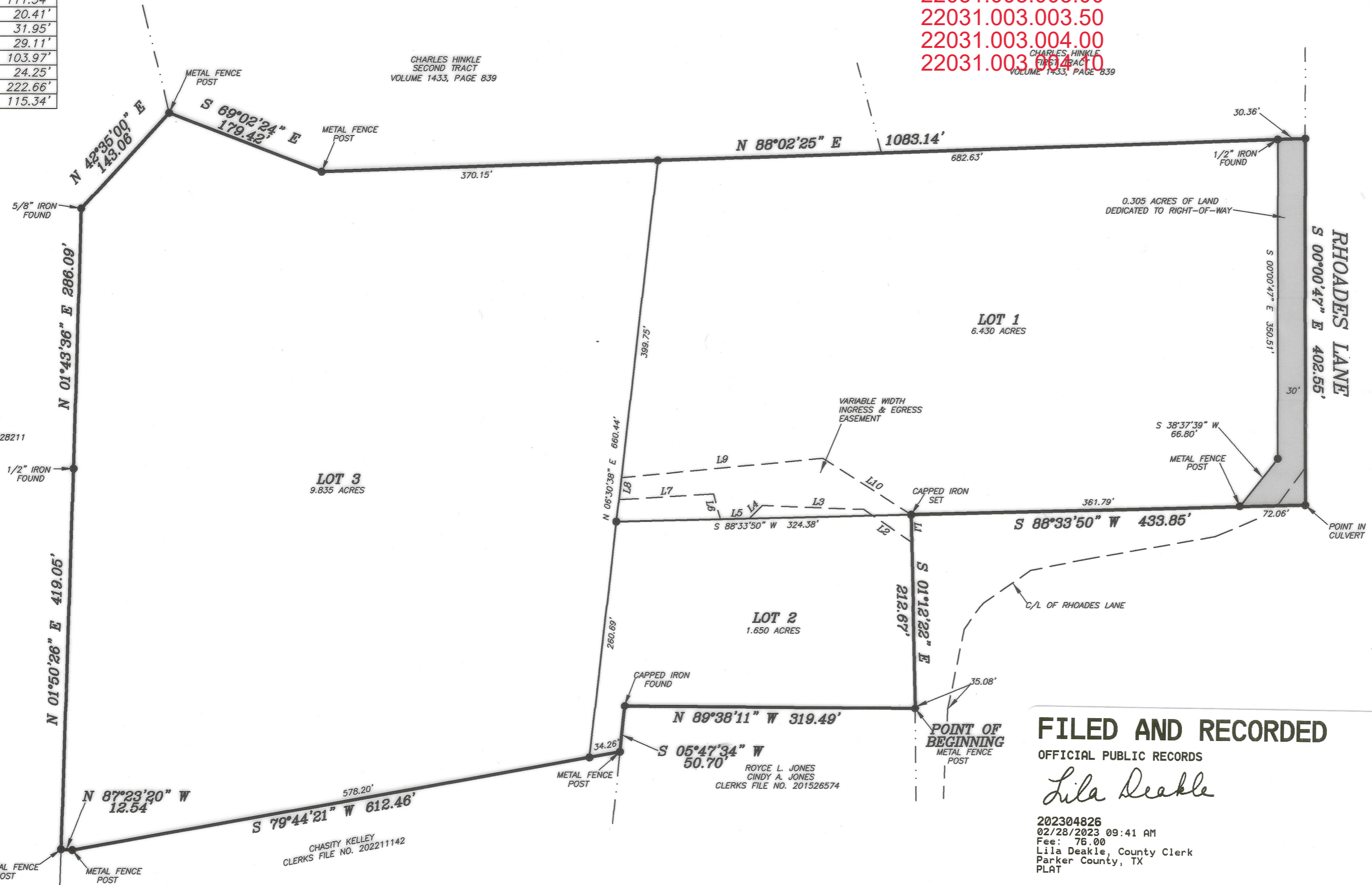
thence S 00°00'47" E, with said Rhoades Lane, 402.55 feet to a point in a culvert;

thence S 88°33'50" W, at 72.06 feet passing a metal fence post and continuing in all, 433.85 feet to a capped iron set;

thence S 01°12'22" E, with the West line of said Rhoades Lane, 212.67 feet to the POINT OF BEGINNING and containing 18.223 acres of land.

LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 01°12'22" E	30.48'
L2	N 55°30'01" W	63.98'
L3	N 87°48'56" W	111.34'
L4	S 44°52'45" W	20.41'
L5	S 88°33'50" W	31.95'
L6	N 16°01'45" W	29.11'
L7	S 86°26'03" W	103.97'
L8	N 06°30'38" E	24.25'
L9	N 84°22'44" E	222.66'
L10	S 57°23'35" E	115.34'



22031.003.003.00  
22031.003.003.50  
22031.003.004.00  
22031.003.004.10

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Dakota Lunsford, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-3  
FAY LEE ADDITION  
Parker County, Texas

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

Executed this the 8th day of February, 2023.

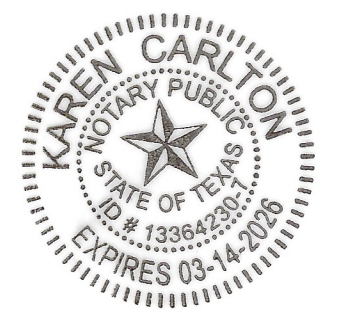
*Dakota Lunsford*

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Dakota Lunsford, 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.

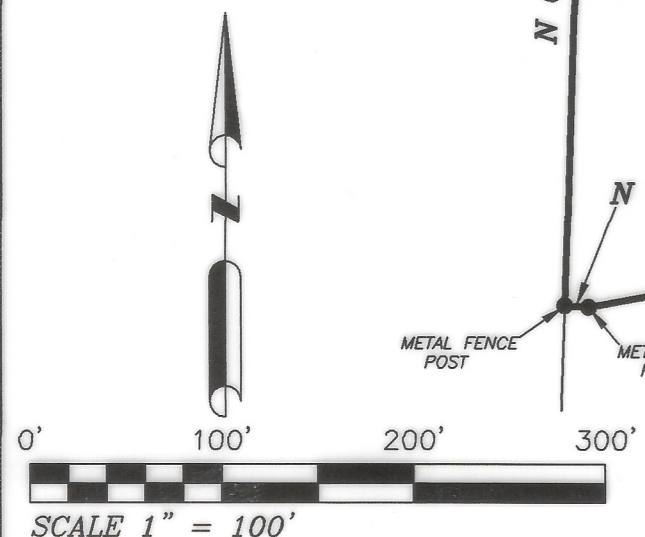
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of February, 2023.

*Karen Carlton*  
Notary Public State of Texas



12241  
SP  
I-4

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202304826  
02/28/2023 09:41 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



OWNER/DEVELOPER  
DAKOTA LUNSFORD  
301 RHOADES LANE  
SPRINGTOWN, TEXAS, 76082



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JANUARY 15, 2023

Final Plat  
Lots 1-3,  
FAY LEE ADDITION  
Being 18.223 acres of land situated in the JOHN CULWELL SURVEY, Abstract No. 278 and the L.J. MALOTT SURVEY, Abstract No. 2031,, Parker County, Texas.