

LEGEND

○ BHB.....	5/8" Capped Iron Rod Marked "BHB INC" Set
○ D.R.P.C.T.....	Deed Records Parker County, Texas
○ IRF.....	Iron Rod Found
○ O.P.R.P.C.T....	Official Public Records, Parker County, Texas
○ P.R.P.C.T.....	Plat Records Parker county, Texas

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48367C0325E, effective date 09/26/2008, subject parcel is within OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

- GENERAL NOTES**
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
 3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
 4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
 5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
 6. Covenants or Restrictions are Un-altered. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
 8. This replat does not modify or alter any existing covenants and restrictions applicable to this property.
 9. Subject property is not within any ETJ Jurisdiction.
 10. Water Supply Source: Aqua Texas, Inc.
 11. Sewer Disposal: On-site septic.

GROUNDWATER CERTIFICATION STATEMENT:

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.

OWNER LOT 14:
Wilma Taylor Nunn
2416 Bettis Drive
Azle, Texas 76020
817-270-4032

OWNERS LOT 15:
Mark S. Elder & Thereasa M. Elder
2432 Bettis Drive
Azle, Texas 76020
817-713-3576

LAND SURVEYOR:

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhbc.com • 817.598.7575 • bhbc.com
TBPELS Firm #44 • TBPLES FIRM #10194146

Toby G. Stock
State of Texas Registered Professional Land Surveyor
RPLS No. 6412
Date: November 21, 2022

STATE OF TEXAS §
COUNTY OF PARKER §
KNOW ALL PERSONS BY THESE PRESENT §

202241576 PLAT Total Pages: 1

WHEREAS, **Mark S. Elder and Thereasa M. Elder**, being the owners of Lot 15, Block 1, Flat Rock Estates, as recorded in Volume 1808, Page 1209, Deed Records, Parker County, Texas and **Wilma Taylor Nunn**, being the owner of Lot 14, Block 1, Flat Rock Estates, as recorded in Instrument Number 201527200, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and as shown on Flat Rock Estates, an addition to Parker County, Texas, as recorded in Cabinet A, Slide 239, Plat Records, Parker County, Texas and hereon described property to wit:

BEING a tract of land situated within the R.W. Key Survey, Abstract No. 2130, Parker County, Texas, same being all of Lots 14 and 15, Flat Rock Estates, an addition to Parker County, Texas as recorded in Cabinet A, Slide 239, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a found 1/2-inch iron rod for the northeast corner of said Lot 14, same being the northwest corner of Lot 13, of said Flat Rock Estates, and being in the south right-of-way line of Bettis Drive (a 60' right-of-way);

THENCE South 00°36'26" East, with the common line of said Lots 13 and 14, a distance of 465.99 feet to a point being the southeast corner of said Lot 14, same being the southwest corner of said Lot 13, from which a found railroad spike bears North 36°52'06" East, a distance of 0.44 feet, same being on the north line of a tract of land described in deed to Edmond E. McClure and Nancy McClure, as recorded in Document Number 201522344 (O.P.R.P.C.T.);

THENCE North 89°56' 26" West, a distance of 400.02 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 15, same being the southeast corner of Lot 16, of said Flat Rock Estates;

THENCE North 00°36'26" West, with the common line of said Lots 15 and 16, a distance of 463.90 feet to a 5/8-inch iron rod capped "BHB INC" set for the northwest corner of said Lot 15, same being the northeast corner of Lot 16, and being in the south right-of-way line of aforementioned Bettis Drive;

THENCE North 89°45'34" East, with the south right-of-way line of said Bettis Drive, a distance of 400.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 185,975 square feet or 4.270 acres of land, more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

That, **Mark S. Elder and Thereasa M. Elder and Wilma Taylor Nunn** being the owners of said lot(s) do hereby adopt this plat as:

LOTS 14R AND 15R, FLAT ROCK ESTATES, Parker County, Texas, and hereby dedicate to the owner use forever the easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements, or growths, which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Executed this the 22 day of Nov., 2022.

Mark S. Elder
Mark S. Elder - Owner Lot 15

Thereasa M. Elder
Thereasa M. Elder - Owner Lot 15

Wilma Taylor Nunn
Wilma Taylor Nunn - Owner Lot 14

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 Mark S. Elder, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22 day of November, 2022.

Niki Lyn Bray
Notary Public

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 Thereasa M. Elder, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22 day of November, 2022.

Niki Lyn Bray
Notary Public

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 Wilma Taylor Nunn, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 22 day of November, 2022.

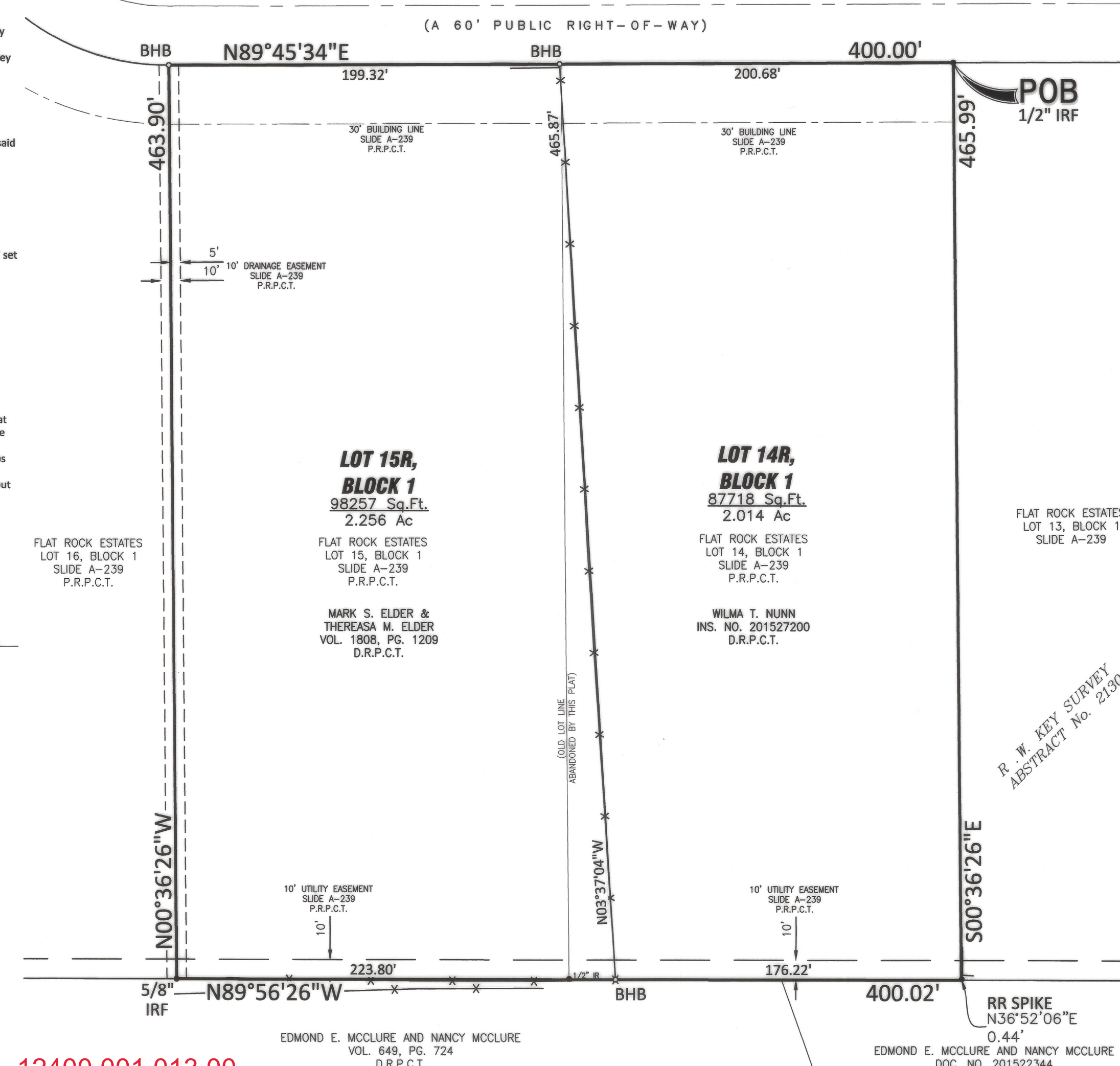
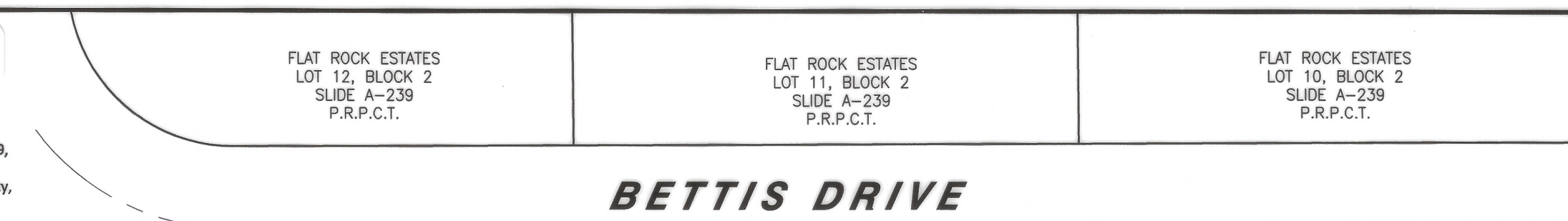
Niki Lyn Bray
Notary Public

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 Toby G. Stock, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 21 day of November, 2022.

Niki Lyn Bray
Notary Public



12400.001.013.00
12400.001.015.00
FILED AND RECORDED

Lila Deakle
Lila Deakle, County Clerk
Parker County, Texas
PLAT

202241576
11/28/2022 03:31 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OFFICIAL PUBLIC RECORDS

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 28 day of November, 2020.

Absent
Pat Deen, County Judge

George C. Conley
George C. Conley
Commissioner Precinct #1

Craig Peabock
Craig Peabock
Commissioner Precinct #2

Larry Walden
Larry Walden
Commissioner Precinct #3

Steve Dugan
Steve Dugan
Commissioner Precinct #4

REPLAT
LOTS 14R & 15R, BLOCK 1,
FLAT ROCK ESTATES
BEING A 4.270 ACRE TRACT OF LAND SITUATED WITHIN THE R. W. KEY SURVEY, ABSTRACT NUMBER 2130, ALL OF LOTS 14 & 15, BLOCK 1, FLAT ROCK ESTATES, AS SHOWN ON PLAT SLIDE A-239, P.R.P.C.T.
PARKER COUNTY, TEXAS
NOVEMBER 2022

The purpose of this Replat is alter the common line of Lots 14 and 15, Block 1. This replat does not modify or alter any existing covenants and restrictions applicable to this property.