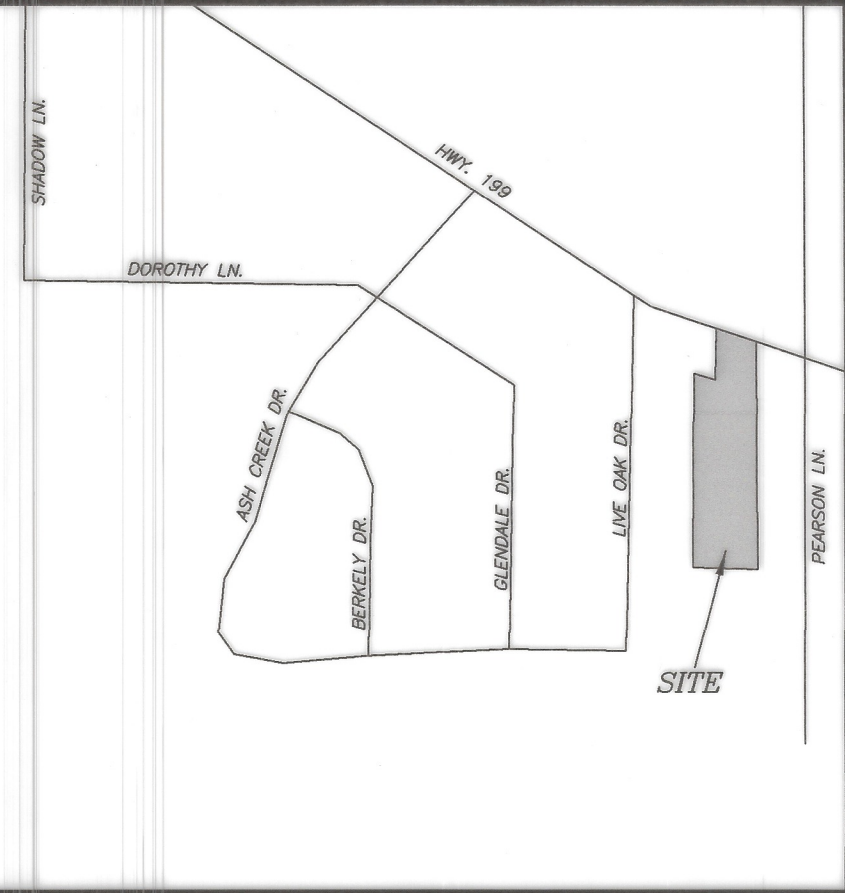




LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 86°18'42" E	25.95'
L2	N 73°15'23" E	28.15'
L3	S 86°18'42" E	155.21'
L4	S 01°14'35" W	72.17'
L5	S 16°04'54" W	66.23'
L6	S 39°52'58" W	91.34'
L7	S 27°03'45" W	55.92'



THE EASEMENT RECORDED IN VOLUME 247, PAGE 75, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE AFFIDAVIT RECORDED IN CLERKS FILE NO. 201703063, R.R.P.C.T., DOES AFFECT SUBJECT PROPERTY.

THE EASEMENT RECORDED IN CLERKS FILE NO. 201812184, R.R.P.C.T., IS A BLANKET EASEMENT, AND DOES AFFECT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

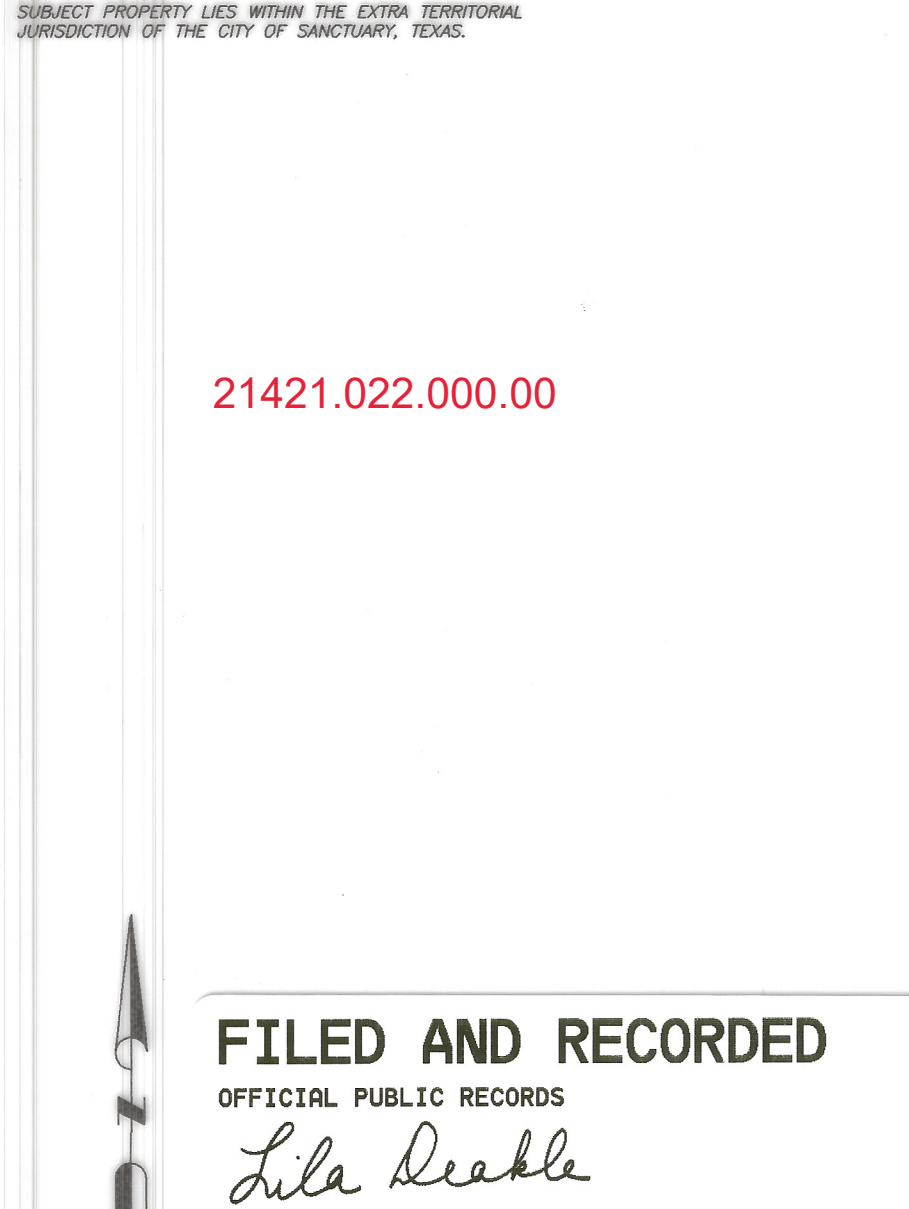
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

SUBJECT PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANCTUARY, TEXAS.

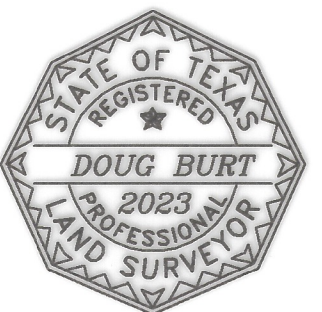


21421.022.000.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202215780
 04/26/2022 08:43 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

SCALE 1" = 100'
HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-534-0027
 horizonlandtx@gmail.com
 FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND SURFACE OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
 Doug Burt
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 MARCH 25, 2022

OWNER:
 HAPPY ACRES RV PARK, LLC
 1819 NORTHWEST PKWY.
 AZLE, TEXAS 76020

OWNER'S DEDICATION

Whereas HAPPY ACRES RV PARK, LLC, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a 7.06 acre tract of land situated in the T&P R.R. CO. SURVEY No. 21, Patent No. 197, Volume 33, Abstract No. 1421, Parker County, Texas, said tract being the same tract of land described in deed to Happy Acres RV Park, LLC, recorded in Clerks File No. 201930081, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Southeast corner of said Clerks File No. 201930081, and for the Southwest corner of that certain tract of land described in deed to Erwin Gralla and Patricia Gralla, recorded in Volume 2745, Page 578, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to Thomas A. Brooks and Patricia Dianne Brooks, recorded in Volume 2657, Page 19, Real Records, Parker County, Texas, said iron being by deed call, 94.26 varas West of the Southeast corner of said T&P R.R. CO. SURVEY, Abstract No. 1421;

THENCE West, with the common line of said Clerks File No. 201930081 and said Volume 2657, Page 19, 321.40 feet to a capped iron found at the Southwest corner of said Clerks File No. 201930081 and being in the East line of LIVE OAK PARK, an Addition to Parker County, Texas, according to the plat recorded in Volume 246, Page 641, Deed Records, Parker County, Texas;

THENCE N 00°02'21" E, with the common line of said Clerks File No. 201930081 and said LIVE OAK PARK, 707.19 feet to a capped iron found, said iron being for the Southwest corner of that certain tract of land described in deed to Mary Jo Chapman, recorded in Volume 2453, Page 1133, Real Records, Parker County, Texas;

THENCE S 69°36'33" E, with the South line of said Volume 2453, Page 1133, 100.00 feet to a capped iron set at the Southeast corner of said Volume 2453, Page 1133;

THENCE N 00°02'21" E, with the East line of said Volume 2453, Page 1133, 435.00 feet to a capped iron found in the South line of Northwest Parkway (State Highway 199), said iron being for the beginning of a curve to the left whose radius is 2915.00 feet;

THENCE with the South line of said Northwest Parkway (State Highway 199) and with said curve to the left whose chord bears S 70°55'08" E, 33.25 feet and being an arc length of 33.25 feet to a TXDOT Monument found;

THENCE S 71°14'44" E, with the South line of said Northwest Parkway (State Highway 199), 206.42 feet to a metal fence post at the Northeast corner of said Clerks File No. 201816351 and for the Northwest corner of that certain tract of land described in deed to James M. Self, recorded in Clerks File No. 201816351, Real Records, Parker County, Texas;

THENCE South, with the East line of said Clerks File No. 201930081 and with the West line of Clerks File No. 201816351, passing the Southwest corner of said Clerks File No. 201816351 and the Northwest corner of that certain tract of land described in deed to Cory Hoyt and Kelly Hoyt, recorded in Clerks File No. 201917932, Real Records, Parker County, Texas, continuing with the East line of said Clerks File No. 201930081, at 530.94 feet passing a 1/2" iron found at the Southwest corner of said Clerks File No. 201917932 and the Northwest corner of that certain tract of land described in deed to James M. Self, recorded in Clerks File No. 201715134, Real Records, Parker County, Texas, continuing with the West line of said Clerks File No. 201715134, passing the Southwest corner of said Clerks File No. 201715134 and the Northwest corner of that certain tract of land described in deed to Thomas A. Brooks and Patricia Dianne Brooks, recorded in Volume 2518, Page 1573, Real Records, Parker County, Texas, continuing with the West line of said Volume 2518, Page 1573, passing the Southwest corner of said Volume 2518, Page 1573 and the Northwest corner of said Volume 2745, Page 578, and continuing in all, 1030.11 feet to the POINT OF BEGINNING and containing 7.06 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Happy Acres RV Park, LLC, does hereby adopt this plat designating the hereinabove described property as.....

Lots 1 & 2, Block 1
 HAPPY ACRES
 Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 19 day of April, 2022.

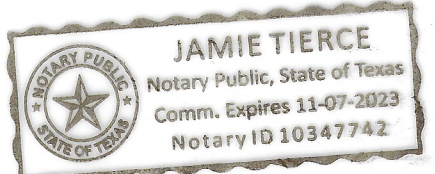
James M. Self
 James M. Self

NOTARY PUBLIC
 STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James M. Self, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of April, 2022.

Jamie Tierce
 Notary Public in and for the State of Texas



THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25th DAY OF April, 2022.

County Judge: [Signature]
 Commissioner Precinct #1: [Signature]
 Commissioner Precinct #2: [Signature]
 Commissioner Precinct #3: [Signature]
 Commissioner Precinct #4: [Signature]

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 AZ
 M-8

F 216

Final Plat Showing
 Lots 1 & 2, Block 1
 HAPPY ACRES
 PARKER COUNTY, TEXAS.
 AND BEING 7.06 acres of land situated in the
 T&P R.R. CO. SURVEY NO. 21, Abstract 1421,
 Parker County, Texas.

THIS PLAT FILED IN CABINET SLIDE