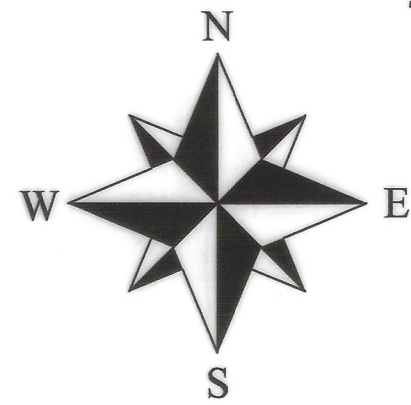


40 0 20 40 80 160

SCALE: 1"=40'

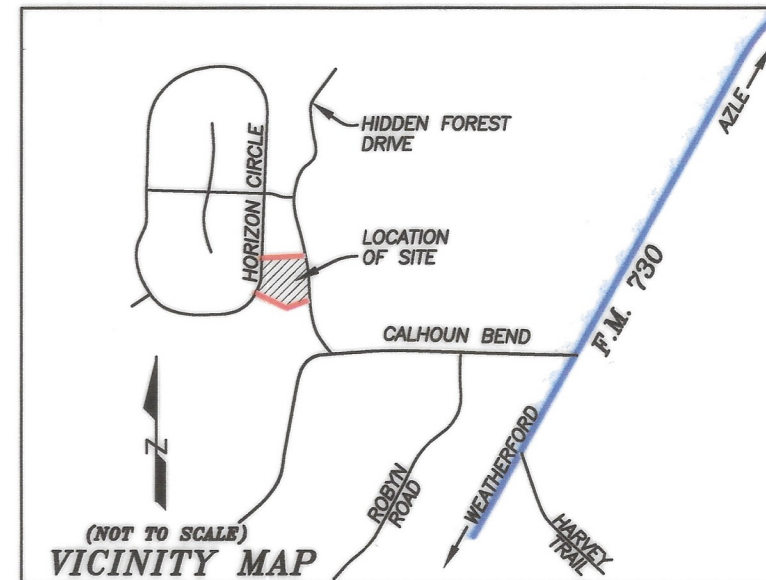


202241582 PLAT Total Pages: 1

LIENHOLDER

THERE IS/IS NOT A LIEN ON THIS PROPERTY.

N/A



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 28 DAY OF November 2022

Absent

COUNTY JUDGE Pat Deen

George A. Carley PRECINCT #1 COMMISSIONER

Craig Peacock PRECINCT #2 COMMISSIONER

Larry Walden PRECINCT #3 COMMISSIONER

Steve Dugan PRECINCT #4 COMMISSIONER

NOTES:

1) According to the Flood Insurance Rate Map for Parker County Unincorporated, FIRM Panel Number 48367 0325 E, Dated September 26, 2008, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, which is not in the 1% annual chance flood.

2) Source of water supply is a private water well.

3) Sewage are to be On Site Sewage Facilities (septic systems).

4) 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/Developer: Lester Farris 113 Horizon Circle Azle, TX 76020

THE STATE OF TEXAS COUNTY OF PARKER I, LESTER FARRIS being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that this tract is not within the Extra-Territorial Jurisdiction of any incorporated city or town. Signature of Owner: Lester Farris

Before me, the undersigned authority on this day personally appeared Lester Farris known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 22nd day of November 2022. Karen Carlton Notary Public in and for State of Texas

TRI COUNTIES SURVEYING CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND. Expires 03-14-2026

Jonnie Reed LONNIE REED R.P.L.S. No. 4277 09-29-2022



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS Lila Deakle 202241582 11/28/2022 03:55 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

13261 AZ M-10

AN ADDITION IN PARKER COUNTY, TEXAS, BEING A RE-PLAT OF LOT 40R, BLOCK 3, HIDDEN FOREST, PHASE I, RECORDED IN CABINET D, SLIDE 107, PLAT RECORDS, PARKER COUNTY, TEXAS, AND CONTAINING 3.582 ACRES OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 385 DATE 11/28/22

STATE OF TEXAS COUNTY OF PARKER Whereas I, Lester Farris, being the owner of Lot 40R, Block 3, Hidden Forest, Phase I, an addition to Parker County, Texas, according to the re-plat recorded in Cabinet D, Slide 107, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" rebar rod found in the west line of Hidden Forest Drive, an existing 60' wide right of way, for the northeast corner of Lot 40R, same being the southeast corner of Lot 42; THENCE S14°09'42"E, 152.44 feet along the west line of Hidden Forest Drive to a 1/2" capped "HARLAN 2074" rebar rod found; THENCE along a curve to the right, with a radius of 270.00 feet, and whose chord is S07°40'40"E, 58.60 feet, an arc distance of 58.71 feet continuing along the west line of Hidden Forest Drive to a 1/2" capped "RPLS 4277" rebar rod found; THENCE S01°44'51"E, 10.72 feet continuing along the west line of Hidden Forest Drive to a 1/2" capped "HARLAN 2074" rebar rod found (Control Monument) for the original common corner of Lot 41 and Lot 40; THENCE S01°41'52"E, 185.59 feet continuing along the west line of Hidden Forest Drive to a 1/2" capped "HARLAN 2074" rebar rod found; THENCE along a curve to the left, with a radius of 300.00 feet, and whose chord is S07°26'10"E, 60.48 feet, an arc distance of 60.58 feet continuing along the west line of Hidden Forest Drive to a 1/2" capped "HARLAN 2074" rebar rod found for the southeast corner of Lot 40R, same being the northeast corner of Lot 44; THENCE S82°55'28"W, 129.67 feet along the common line of Lot 40R and Lot 44 to a 1/2" capped "RPLS 4277" rebar rod found for the northwest corner of Lot 44, same being the northeast corner of Lot 39; THENCE N63°04'34"W, 323.19 feet along the common line of Lot 40R and Lot 39 to a 1/2" capped "RPLS 4277" rebar rod found in the southeast line of Horizon Circle, an existing 60' wide right of way; THENCE along a curve to the left, with a radius of 400.00 feet, and whose chord is N18°21'55"E, 124.02 feet, an arc distance of 124.52 feet along the east line of Horizon Circle to a 1/2" capped "HARLAN 2074" rebar rod found (Control Monument) for the original common corner of Lot 40 and Lot 41; THENCE along a curve to the left, with a radius of 400.00 feet, and whose chord is N04°52'04"E, 63.26 feet, an arc distance of 63.33 feet continuing along the east line of Horizon Circle to a 1/2" capped "RPLS 4277" rebar rod found; THENCE N00°23'47"E, 153.16 feet continuing along the east line of Horizon Circle to a 1/2" capped "HARLAN 2074" rebar rod found for the northwest corner of Lot 40R, same being the southwest corner of Lot 42, and from which a 1/2" capped "HARLAN 2074" rebar rod found bears N00°23'47"E, 517.71 feet; Thence S89°35'57"E, 312.57 feet along the common line of Lot 40R and Lot 42 to the POINT OF BEGINNING and containing 3.582 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Lester Farris, do hereby adopt this plat designating the herein described real property as Lots 40 and 41, Block 3, Hidden Forest, Phase I, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon. Witness my hand in PARKER County, Texas, the 22 day of NOVEMBER, 2022. Lester Farris Notary Public Karen Carlton My Commission Expires 3-14-2026

