

RODNEY HINKLE, 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.

Rodney Hinkle
RODNEY HINKLE



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Juanita Hinkle Coffee, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the B.B.B. & C. R.R. CO. SURVEY, Abstract No. 141 and the LEVI SWALLOW SURVEY, ABSTRACT NO. 1232, Parker County, Texas and being a portion of those certain tracts of land described as Second Tract & Third Tract, described in deed to Leroy Hinkle and Juanita Hinkle, recorded in Volume 305, Page 212, Deed Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post at the Northeast corner of that certain tract of land described in deed to Rodney Hinkle, recorded in Volume 2007, Page 1065, Real Records, Parker County, Texas, said post being by deed call, South, 880.81 feet and West, 942.99 feet from the called inner corner of said LEVI SWALLOW SURVEY and the called occupied Northwest corner of the JOHN FRANCIS SURVEY, Abstract No. 473;

THENCE N 15°51'53" E, 1085.87 feet to a capped iron set for the POINT OF BEGINNING;

THENCE North, 233.03 feet to a mag nail set in Old Springtown Road;

THENCE with said Old Springtown Road, the following calls:

N 72°42'31" E, 70.35 feet;

N 76°11'51" E, 291.24 feet to a mag nail set;

THENCE South, 323.43 feet to a capped iron set;

THENCE West, 350.00 feet to the POINT OF BEGINNING and containing 2.249 acres of land.

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

Lot 1
HINKLE ESTATES,
Parker County, Texas

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

Executed this the 28th day of September, 2022.

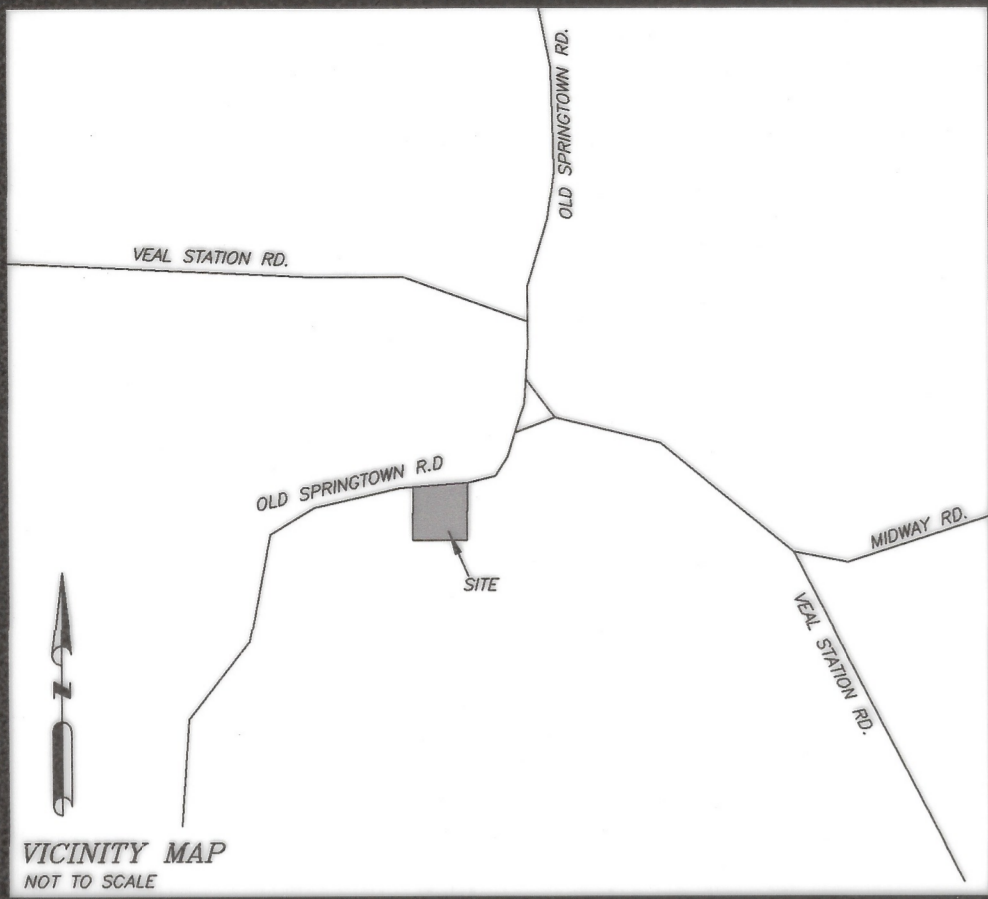
Rodney Hinkle
Rodney Hinkle

STATE OF TEXAS }
COUNTY OF PARKER }

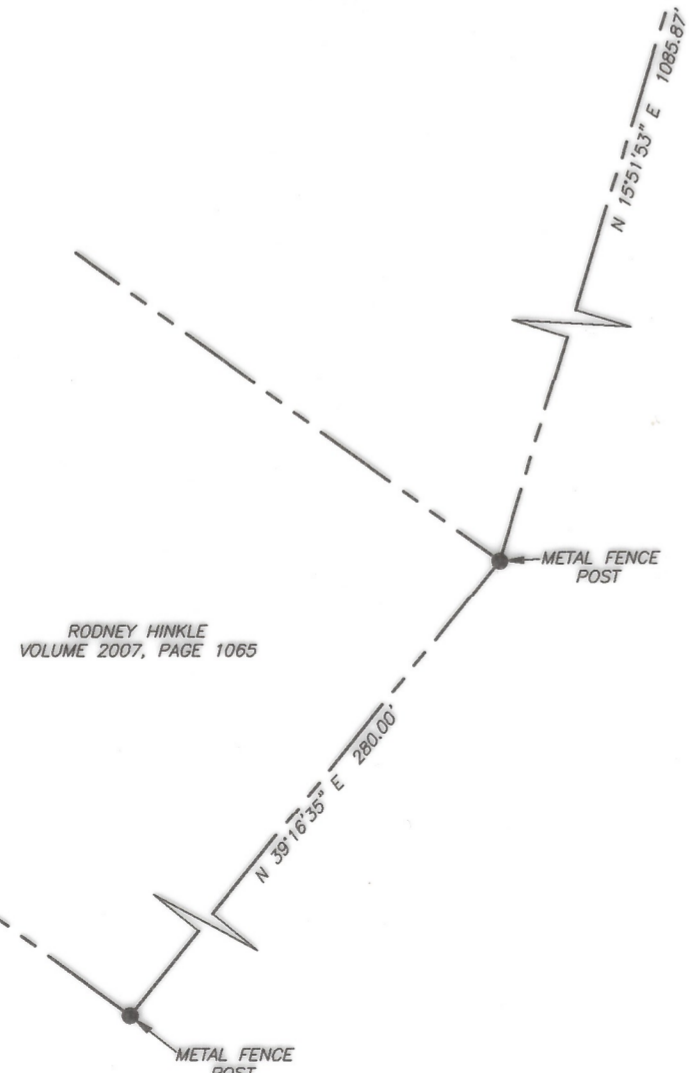
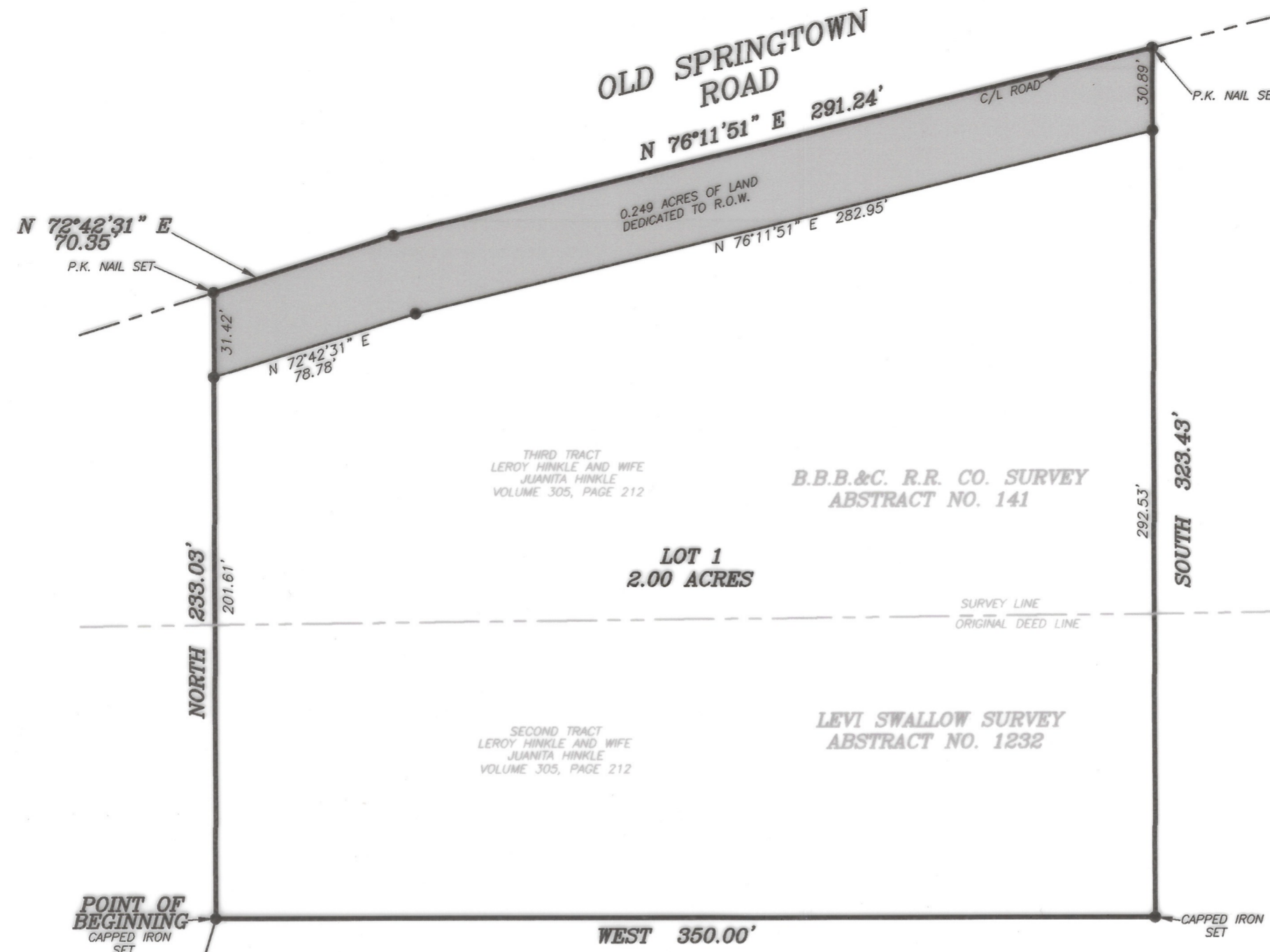
BEFORE ME, the undersigned authority, on this day personally appeared Rodney Hinkle, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of September, 2022.

Tanya Davis
Notary Public State of Texas



BASIS OF BEARING PER G.P.S. OBSERVATIONS.
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.
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-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.
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
WATER SUPPLIED BY PRIVATE WATER WELL.
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.



13579
SP
K-8

21232.001.002.00

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11th DAY OF October, 2022.

Tom Jan
COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Samy Walden
COMMISSIONER PRECINCT #3

Chris Powell
COMMISSIONER PRECINCT #2

Donna
COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202237008
10/11/2022 02:26 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Final Plat
Lot 1,
HINKLE ESTATES,
Being 2.00 acres of land situated in the
B.B.B.&C. R.R. CO. SURVEY, Abstract No. 141,
and the LEVI SWALLOW SURVEY, Abstract No.
1232, Parker County, Texas.

F348



SCALE 1" = 50'

HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



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
MAY 20, 2022

OWNER/DEVELOPER
JUANITA HINKLE COFFEE
7301 OLD SPRINGTOWN RD.
SPRINGTOWN, TEXAS 76082