

ACCORDING TO MAP NO. 48367C0500F DATED April 5, 2019 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF

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

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606" UNLESS NOTED OTHERWISE.

STATE OF TEXAS **COUNTY OF PARKER**

WHEREAS, Stephanie Fisher & John Fisher are the owner of a tract of land being a portion of Lot 67 in Block 26 of HORSESHOE BEND, an addition to Parker County, Texas according to the plat thereof recorded in Volume 360-A, Page 66 of the Plat Records of Parker County, Texas, being and being about 13.4 miles South 32° West of the courthouse in Weatherford, the county seat for Parker County, Texas portion of said Lot 67 referenced in the deed to Stephanie & John Fisher as recorded in Document No. 201701192 of the of the Official Public Records of Parker County, Texas and Volume 2214, Page 1549 of the of the Deed Records of Parker County, Texas and being described in Volume 2214, Page 1549 of said Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found (whose Northing is 6894472.14 and whose Easting is 2152003.34) for the common north corner of said Lot 67 and Lot 66 in said Block 26 and being in the south right-of-way line of Horseshoe Ben Trail, having a 60' right-of-way as dedicated in said Volume 360-A, Page 66;

THENCE South 10°40'51" East, along the common line of said Lots 67 and 66, a distance of 330.62 feet to a 5/8" iron rod found for the common east corner of said Lot 67, and Lot 68 in said Block 67:

THENCE South 79°24'12" West, along the common line of said Lots 67 and 68, a distance of 593.75 feet to a capped iron rod found for the common west corner of said Lot 67 and 68 and being in the easterly right-of-way line of said Horseshoe

THENCE North 10°24'04" West, along the common line of said Lot 67 and said Horseshoe Bend Trail, a distance of 119.87 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said Volume 201519754 and the southwest corner of a called 0.579 of an acre tract of land described in the deed to Theresa Standford as recorded in Volume 1426, Page 719 of said Deed Records:

THENCE North 79°30'08" East along the common line of Document No. 201519754 and said 0.579 of an acre tract, a distance of 192.17 feet to a 5/8" iron rod found for the common east corner of said Document No. 201519754 and said 0.579 acre tract and being in the west line of said Document No. 201701192;

North 1°0'29" West, along the west line of said Document No. 201701192 and the east line of said 0.579 of an acre tract, to and along the east line of a tract of land described in the deed to I.M. and wife, Opal Lambert as recorded in Volume 1520, Page 262 of said Deed Records, a distance of 274.86 feet to a 5/8" iron rod found for the common north corner of said Document No. 201701192 and said Volume 1520, Page 262 and being in the north line of said Lot 67 and the south right-of-way line of Horseshoe Bend Trail;

THENCE North 89°0'36" East, along the common line of said Lot 67 and said Horseshoe Bend Trail, a distance of 359.95 feet to the POINT OF BEGINNING and containing and 3.7376 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Stephanie Fisher & John Fisher do hereby adopt this plat designating the herein above described real

LOTS 67R-1 and 67R-21 BLOCK 26 **HORSESHOE BEND**

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

day of December, 2023. John Fisher STATES OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the December 2023.

Notary Public State of Texas

COUNTY OF PARKER

STATES OF TEXAS COUNTY OF PARKER

SAMANTHA LYN BODIFORD Notary Public, State of Texas Comm. Expires 10-20-2025 Notary ID 133403716

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of December, 2023.

Notary Public State of Texas

SAMANTHA LYN BODIFORD Notary Public, State of Texas Comm. Expires 10-20-2025 Notary ID 133403716

WATER SOURCE IS ***

STUTHWESTERN UTILITY MAGESTMENT

> 202331589 PLAT Total Pages: 1

FILED AND RECORDED

Lila Deakle

202331589 12/11/2023 11:31 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT

FINAL PLAT LOTS 67R-1 and 67R-2, BLOCK 26

HORSESHOE BEND

an addition to Parker County, Texas being all of Lot 67 of HORSESHOE BEND, an addition to Parker County, Texas as recorded in Volume 360-A, page 66 of the Plat Records of Parker County, Texas and being about 13.4 miles South 32° West of the courthouse in Weatherford, the county seat for Parker County, Texas.

> 3.7376 ACRES December, 2023

WEATHERFORD, TX 76087

OWNER: STEPHANIE FISHER AND JOHN FISHER 353 IROQUOIS TRAIL

ARD SURVEYING COMPANY

252 WEST MAIN STREET, SUITE F, AZLE TX 76020 817-33A-WARD (332-9273) survey@a-wardsurveying.com TBPELS Firm No. 10194435