

ACCORDING TO MAP NO. 48367C0175E DATED SEPTEMBER 26, 2008 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 X AND IS NOT WITHIN 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 ANY CITY.

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.

632.58' LINEAR FEET OF ROAD FRONTAGE.

LOT 56
WOODLAWN PHASE IV
CABINET B, SLIDE 160
CALLED 18.00 ACRES
CARROLL FINNEY
VOLUME 1647, PAGE 1235

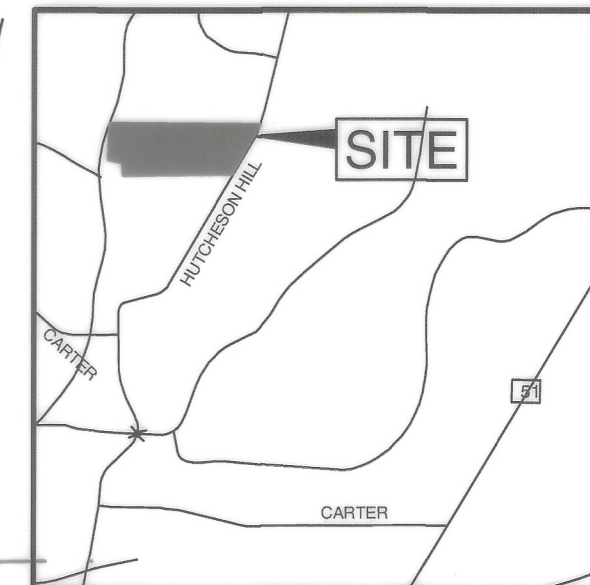
T&P RR CO SURVEY
ABSTRACT NO. 1518



W. PRICE
ABSTRACT NO. 2158

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 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.

LOT 54
WOODLAWN PHASE IV
CABINET B, SLIDE 160
LOT 55
WOODLAWN PHASE IV
CABINET B, SLIDE 160



LOCATION MAP
SCALE 1" = 2000'

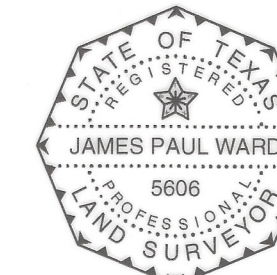
202217977 PLAT Total Pages: 1

21465.010.000.10
21588.009.001.20
21588.009.001.00
21465.010.000.50

13676
WE
J-8 I-8

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground June 4, 2022.

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5806



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 9th DAY OF May, 2022.

County Judge: George A. Conley
Commissioner Precinct #1: James Paul Ward
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: [Signature]
Commissioner Precinct #4: [Signature]

STATE OF TEXAS
COUNTY OF PARKER
WHEREAS, James C. Campbell and Susan Campbell are the owners of a tract of land being a part of the H.C. VARDY SURVEY, Abstract No. 1588 and the T&P RR COMPANY SURVEY, Abstract No. 1465 and being about 11.6 miles North 21° East of the courthouse in Weatherford, the county seat for Parker County, Texas and embracing all of the called 8.1 acre tract of land described in the deed to Susan Campbell and James C. Campbell as recorded in Volume 2190, Page 424 of the Deed Records of Parker County, Texas, the called 2.3 acre tract of land described in the deed to Susan Campbell and James C. Campbell as recorded in Document No. 201702662 of the Official Public Records of Parker County, Texas, the called 6.00 acre tract of land described in the deed to Susan Campbell and James C. Campbell as recorded in Volume 2434, Page 721 of said Deed Records and the called 2.00 acre tract of land described in the deed to 2926, Page 76 of said Deed Records and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found (whose Northing is 7015693.68 and whose Easting is 2203673.42) for the northeast corner of said 8.1 acre tract and the southeast corner of Lot 56 of WOODLAWN, PHASE IV, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet B, Slide 160 of the Plat Records of Parker County, Texas and being in the ostensible westerly right-of-way line of Hutcheson Hill Road;
THENCE South 29°29'24" West, along the east line of said 8.1 acre tract and said westerly line of Hutcheson Hill Road, to and along the easterly line of said 2.3 acre tract, a distance of 639.18 feet to a fence post for the southeast corner of said 2.3 acre tract and the northeast corner of a called 18.33 acre tract of land described in the deed to Pamela A. Stump and David G. Stump as recorded in Volume 2526, Page 1343 of said Deed Records;

South 89°17'59" West, a distance of 168.33 feet to a 3/8" iron rod found for a southwesterly corner of said 6.00 acre tract;
THENCE North 8°44'58" West, along a westerly line of said 6.00 acre tract, a distance of 134.60 feet to a 1/2" iron rod found;
THENCE North 5°45'21" East, along a westerly line of said 6.00 acre tract, a distance of 263.39 feet to a 1/2" iron rod found for the northwest corner of said 6.00 acre tract and being the south line of a called 18.00 acre tract of land described in the deed to Carol L. Finney as recorded in Volume 1647, Page 1235 of said Deed Records;
THENCE North 89°24'32" East, along the north line of said 6.00 acre tract, the south line of said 18.00 acre tract, to and along the north line of said 2.00 acre tract and the south line of said Lot 56, a distance of 1641.47 feet to the POINT OF BEGINNING and containing 18.3703 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 James C. Campbell and Susan Campbell do hereby adopt this plat designating the hereinabove described real property as

**LOTS 1 and 2
HORSE HAVEN**

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 2nd day of May, 2022.
James C. Campbell
Susan Campbell

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202217977
05/10/2022 09:21 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATES OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared James C. Campbell, 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of May, 2022.
Notary Public State of Texas
CHRISTY DAUENHAUER
Notary Public, State of Texas
Comm. Expires 12-04-2025
Notary ID 1105624-2

STATES OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Susan Campbell, 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 2nd day of May, 2022.
Notary Public State of Texas
CHRISTY DAUENHAUER
Notary Public, State of Texas
Comm. Expires 12-04-2025
Notary ID 1105624-2

**FINAL PLAT
LOTS 1 AND 2
HORSE HAVEN**
an addition to Parker County, Texas being a part of the H.C. VARDY SURVEY, Abstract No. 1588 and the T&P RR COMPANY SURVEY, Abstract No. 1465 and being about 11.6 miles North 21° East of the courthouse in Weatherford, the county seat for Parker County, Texas.
18.3703 acres

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPCLS Firm No. 10194435

F 234

GRAPHIC SCALE SCALE IN FEET 1"=100'
A-WARD PROJECT NO: 2022-1305 HUTCHESON HILL