

LOCATION MAP
N.T.S.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

- NOTES:**
- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
 - 2) THE SOLE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS/TRACTS FROM THE ORIGINAL 5.2 ACRE TRACT OF LAND.
 - 3) I ALSO CERTIFY THE PROPERTY IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION ON ANY INCORPORATED CITY WITHIN PARKER COUNTY, TEXAS; TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATER ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES RELATING TO WATER SUPPLY.
 - 4) THIS PROPERTY HAS BEEN PLATTED WITHOUT THE BENEFIT OF A GROUNDWATER CERTIFICATION STUDY PER TEXAS LOCAL GOVERNMENT CODE SECTION 232.0031. FOR INFORMATION REGARDING GROUNDWATER AVAILABILITY PLEASE VISIT WWW.TWDB.TEXAS.GOV
 - 5) LOT 1 DOES NOT HAVE A WELL AND WILL BE SHARING A WELL WITH LOT 2.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF HOOD: LEGAL DESCRIPTION

WHEREAS, PAUL CAVE & KELLY SUE CAVE, ARE THE OWNERS OF A 5.2 ACRE TRACT OF LAND SITUATED OUT OF THE JAMES H. SEWELL SURVEY, ABSTRACT No. 1212, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO PAUL CAVE & KELLY SUE CAVE RECORDED IN VOLUME 1592, PAGE 1059, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 100D NAIL FOUND IN THE CENTERLINE OF ZION HILL LOOP AND BEING THE SOUTHEAST CORNER DEED TO PAUL CAVE & KELLY SUE CAVE RECORDED IN VOLUME 1592, PAGE 1059, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 89°12'20" WEST ALONG THE COMMON LINE OF SAID CAVE TRACT AND SAID CENTERLINE OF ZION HILL LOOP A DISTANCE OF 570.53 FEET TO A 100D NAIL FOUND IN SAID CENTERLINE OF ZION HILL LOOP AND BEING THE SOUTHWEST CORNER DEED TO SAID CAVE TRACT;

THENCE NORTH 01°37'57" EAST A DISTANCE OF 348.87 FEET TO A POINT FOR THE NORTHWEST CORNER FOR WHICH A FENCE CORNER POST BEARS NORTH 06°06'59" EAST A DISTANCE OF 1.81 FEET. SAID POINT BEING THE POINT FOR CORNER DEED KAMERON D. KALLEMEYN & DALY RAD KALLEMEYN RECORDED IN VOLUME 2674, PAGE 83, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 81°07'35" EAST ALONG THE COMMON LINE OF SAID CAVE TRACT AND SAID KALLEMEYN TRACT A DISTANCE OF 580.20 FEET TO A FENCE POST FOR THE NORTHEAST CORNER. SAID FENCE POST BEING A POINT FOR A POINT FOR CORNER DEED TO SAID KALLEMEYN TRACT AND BEING IN THE COMMON LINE DEED TO RONALD DALE WITT RECORDED IN VOLUME 185, PAGE 354, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 01°37'59" WEST ALONG THE COMMON LINE OF SAID CAVE TRACT AND SAID WITT TRACT A DISTANCE OF 446.32 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 226,816.05 SQUARE FEET OR 5.2 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PAUL CAVE & KELLY SUE CAVE, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, HUBBARD ACRES, an addition to Parker County, Texas.

WITNESS, my hand, this the 10 day of June, 2022.

By Paul Cave
Paul Cave, Owner
Kelly Sue Cave
Kelly Sue Cave, Owner

STATE OF Texas
COUNTY OF Parker

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared PAUL CAVE & KELLY SUE CAVE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

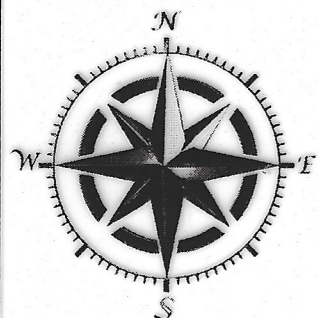
Given under my hand and seal of office this 10 day of June, 2022

NOTARY PUBLIC in and for the STATE OF Texas

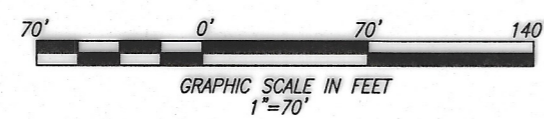


- * LEGEND ***
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.H.C.T. DEED RECORDS, HOOD COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS, HOOD COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE

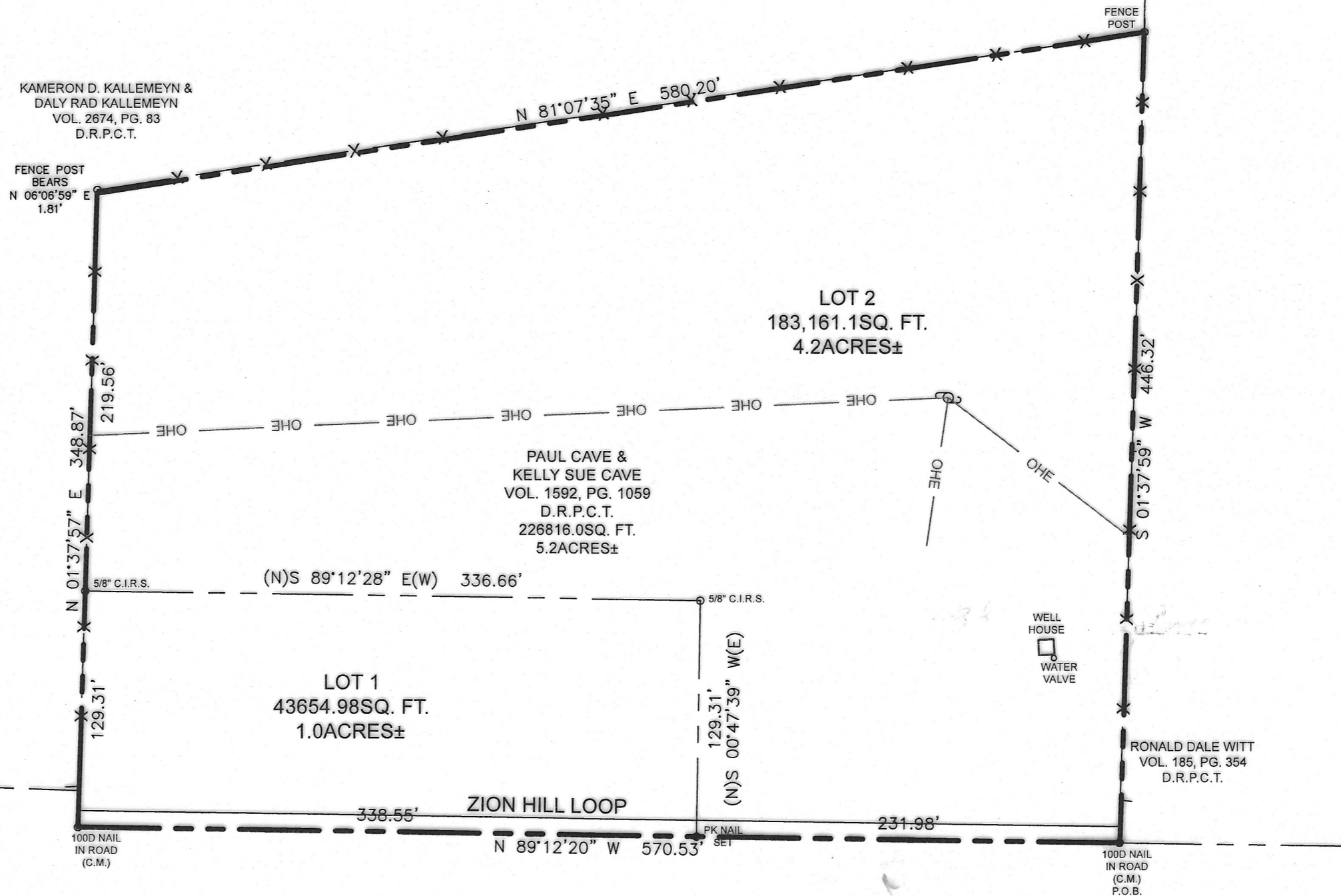
9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-899-7385 FIRM NO. 10194267



PROSPECT SURVEYING



DRAWN BY: VAF JOB NO: 22-793



21212.016.000.00

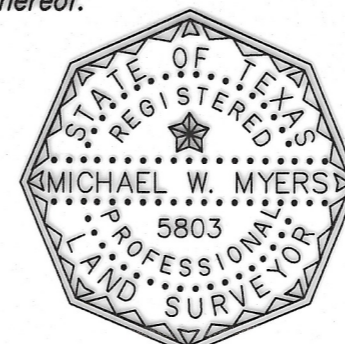
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202222494
06/13/2022 03:01 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers
Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 06/06/22



13741
PE
H-11

F263

DOCUMENT NO. _____ DATE _____

OWNERS:
PAUL CAVE & KELLY SUE CAVE
2852 ZION HILL LOOP
PARKER COUNTY, TEXAS 76086

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, property lies in the PARKER COUNTY UNINCORPORATED AREAS according to Panel No. 48367C0275E effective date September 26, 2008, by scale.

1. NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT PARKER COUNTY. SUCH SALE/CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
2. THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE, OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERKS OFFICE.

STATE OF TEXAS {
COUNTY OF PARKER {

APPROVED by the Commissioners Court of Parker County, Texas

on the 13 day of June, 2022

Pat Dean, County Judge
George Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

MINOR PLAT
OF
HUBBARD ACRES
LOTS 1 AND 2
5.2 ACRES
OUT OF THE
JAMES H. SEWELL SURVEY
ABSTRACT No. 1212
PARKER COUNTY, TEXAS
JUNE 2022