

Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48367C0275E, dated September 26, 2008 this property does not lie within a 100 year flood hazard area.

Bearings correlated to GPS coordinates NAD 83 North Central Texas Zone.

Lot 2 has well and septic and electricity already established to the existing home.

1/2" irons set unless otherwise noted.

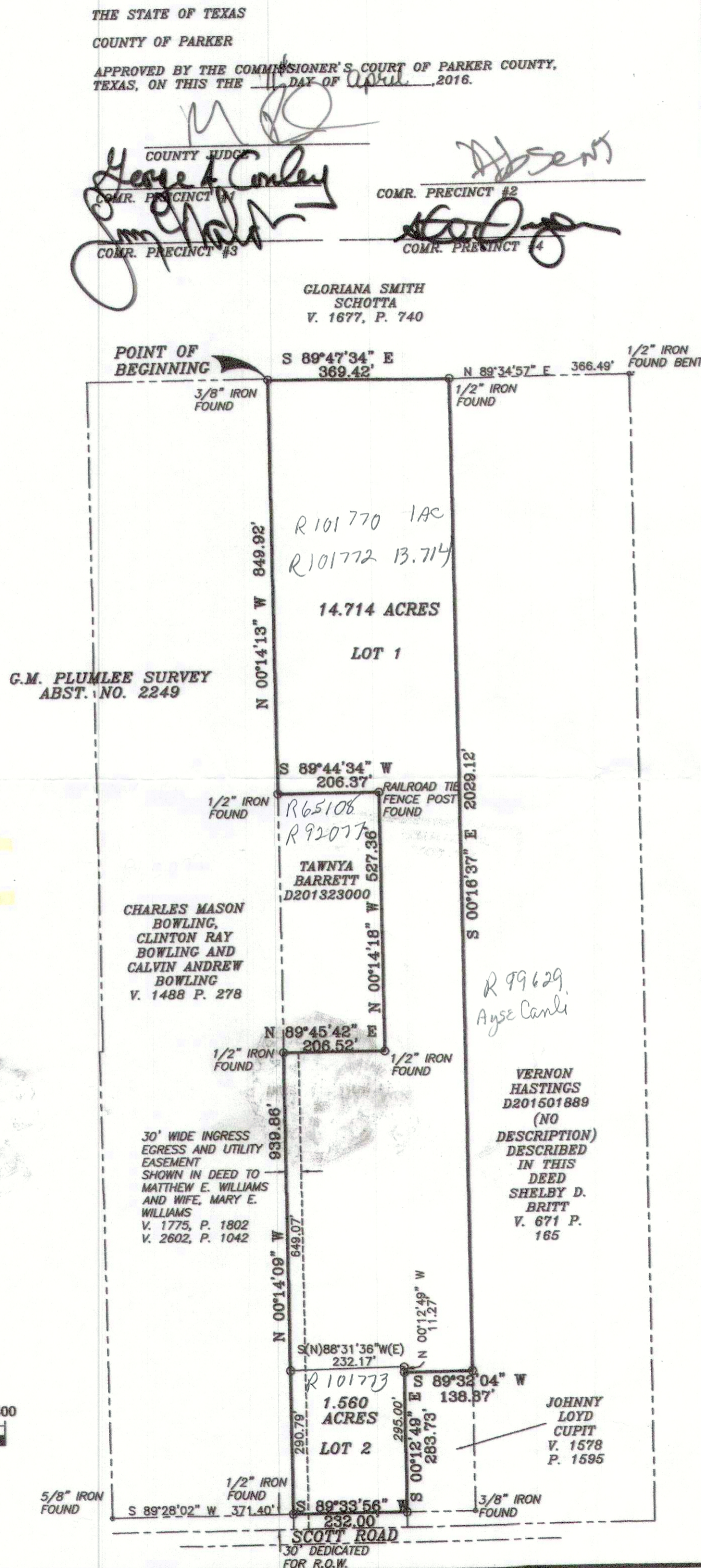
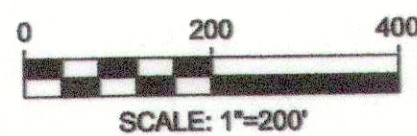
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY. A STUDY WILL BE DONE BEFORE FINAL PLAT.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES OR OTHER PENALTIES.

WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERIMETER BOUNDARY.

SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 8 DAY OF April, 2016.

COUNTY JUDGE
George A. Conley
COMR. PRECINCT #1
COMR. PRECINCT #3
COMR. PRECINCT #2
Absent
COMR. PRECINCT #4
COMR. PRECINCT #4

GLORIANA SMITH
SCHOTTA
V. 1677, P. 740

G.M. PLUMLEE SURVEY
ABST. NO. 2249

OWNERS:
LOT 1
VERNON HASTINGS
817-456-8127

LOT 2
ROBERT J. WILLIAMS
AND WIFE
GLORIA J. WILLIAMS
950 Scott Road
Weatherford, Texas

CHARLES MASON
BOWLING,
CLINTON RAY
BOWLING AND
CALVIN ANDREW
BOWLING
V. 1488 P. 278

30' WIDE INGRESS
EGRESS AND UTILITY
EASEMENT
SHOWN IN DEED TO
MATTHEW E. WILLIAMS
AND WIFE, MARY E.
WILLIAMS
V. 1775, P. 1802
V. 2602, P. 1042

VERNON
HASTINGS
D201501889
(NO
DESCRIPTION)
DESCRIBED
IN THIS
DEED
SHELBY D.
BRITT
V. 671 P.
165

JOHNNY
LOYD
CUPIT
V. 1578
P. 1595



SURVEYOR'S CERTIFICATE
This is to certify that I, Andrew E. Stevens, Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of courses are properly marked on the ground, and that this plat, correctly represents that survey made by me or under my direct supervision on Date: 4/11/2016
Andrew E. Stevens
Andrew E. Stevens, R.P.L.S. No. 6995

COUNTY CLERK
OFFICIAL PUBLIC RECORDS
FILED AND RECORDED
201607651
9/12/2016, 01:36 PM
Jane Brummon
Parker County, Texas

D-532 201607651 PLAT Total Pages: 1

Legal Description
16.274 acres situated in the G.M. PLUMLEE SURVEY, Abst. No. 2249, Parker County, Texas being a portion of that certain tract of land described in deed to Robert J. Williams and wife, Gloria J. Williams by deed recorded in Volume 1725, Page 6, Deed Records, Parker County, Texas. Said 16.274 acres being more particularly described, as follows:
Beginning at a 3/8" iron found in the south line of that certain tract of land described in deed to Gloriana Smith Schotta by deed recorded in Volume 1677, Page 740, Real Records, Parker County, Texas and the northeast corner of that certain tract of land described in deed to Charles Mason Bowling, Clinton Ray Bowling and Calvin Andrew Bowling by deed recorded in Volume 1488, Page 278, Real Records, Parker County, Texas and the northeast corner of said Williams tract and being per deed call North 89 degrees 46 minutes 00 seconds East, 741.62 feet from the called northeast corner of said PLUMLEE SURVEY;
THENCE South 89 degrees 47 minutes 34 seconds East, along the common line of said Williams and Schotta tracts, 369.42 feet to the northeast corner of said Williams tract and the northeast corner of that certain tract of land described in deed to Shelby D. Britt by deed recorded in Volume 671, Page 165, Deed Records, Parker County, Texas;
THENCE South 00 degrees 16 minutes 37 seconds East along the common line of said Williams and Britt tracts, 202.12 feet to a 1/2" iron set at the northeast corner of that certain tract of land described in deed to Johnny Loyd Cupit by deed recorded in Volume 1578, Page 1595, Real Records, Parker County, Texas;
THENCE South 89 degrees 32 minutes 04 seconds West, along the north line of said Cupit tract, 138.37 feet to a 1/2" iron found for the northwest corner of said Cupit tract;
THENCE South 00 degrees 12 minutes 49 seconds East, 283.73 feet to a 1/2" iron set in the north line of Scott Road;
THENCE South 89 degrees 33 minutes 59 seconds West, along the north line of said Scott Road, 232.00 feet to a 1/2" iron set in the common line of said Williams and Bowling tracts;
THENCE North 00 degrees 14 minutes 09 seconds West, along the common line of said Williams and Bowling tracts, 859.88 feet to a 1/2" iron found at the southwest corner of that certain tract of land described in deed to Tanya Barrett by deed recorded in D201323000, Official Public Records, Parker County, Texas;
THENCE Along the south, east and north line of said Barrett tract, as follows:
North 89 degrees 45 minutes 42 seconds East, 206.52 feet to a 1/2" iron found;
North 00 degrees 14 minutes 18 seconds West, 627.38 feet to a railroad tie fence post found;
South 89 degrees 44 minutes 34 seconds West, 206.37 feet to a 1/2" iron found in the common line of said Williams and Bowling tracts at the northwest corner of said Barrett tract;
THENCE North 00 degrees 14 minutes 13 seconds West, along the common line of said Williams and Bowling tracts, 849.52 feet to the POINT OF BEGINNING and containing 16.274 acres of land.

OWNER'S CERTIFICATE
That we the owners of the land shown hereon do hereby adopt this plan for platting the same according to the lines, lots shown, and designate said plat as Lots 1 & 2, Block 1, HASTINGS ACRES an addition to Parker County, Texas, being part of the G.M. Plummer Survey, Abst. No. 2249 Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THE THE 8 DAY OF April, 2016
BY: _____
BY: _____
STATE OF TEXAS
COUNTY OF PARKER

We Deedlors and Owners of the attached plat of said addition, do hereby certify that this addition is not within the jurisdiction of any incorporated City or Town.
Vernon Hastings
Robert J. Williams
STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) to (are) subscribed to the foregoing instrument, and acknowledged to me that he (she)(they) executed the same for the purposes and consideration therein expressed and in capacity stated.

GIVEN under my hand and seal of office this 8 day of April, 2016
Leslie Coufal
Notary Public
My Commission Expires On _____



LIEN HOLDER STATEMENT
_____, as lien holder of this property, does hereby consent to the platting of this property indicated hereon and for the purpose and consideration as stated.
(SIGNATURE) _____
(PRINTED) _____
(TITLE) _____

ACCT. NO.: 13155
SCH. DIST.: WE
CITY: _____
MAP NO.: I-10

FINAL PLAT
LOTS 1 & 2, BLOCK 1
HASTINGS ACRES
an Addition in Parker County, Texas
and being 16.274 Acres Situated in the
G.M. PLUMLEE Survey, Abst. No. 2249,
Parker County, Texas
APRIL, 2016

22249.004-000-00
22249.004-001-00