

ROBERT CARL BATEMAN
VOL. 2274, PG. 41
O.P.R.P.C.T.

1016.97'

LOT 1
2.569 ACRES

LOT 2
10.000 ACRES

POINT OF BEGINNING
3" STEEL POST FOUND

BEVERLY HOLLAND
VOL. 2200, PG. 44
O.P.R.P.C.T.

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 5 day of June 2020.

George A. Corby County Judge
Sammy Walden Commissioner Precinct #3
Thaddeus Commissioner Precinct #4

THE STATE OF TEXAS
COUNTY OF PARKER

I, Travis Bartlow, Nancy Bartlow, Steven Oakley and Anna Oakley, being the dedicatory and owners of the attached plat of said subdivision do hereby certify it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Travis Bartlow Travis Bartlow
Nancy Bartlow Nancy Bartlow
Steven Oakley Steven Oakley
Anna Oakley Anna Oakley

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Travis Bartlow, Nancy Bartlow, Steven Oakley and Anna Oakley, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 5 day of June 2020.

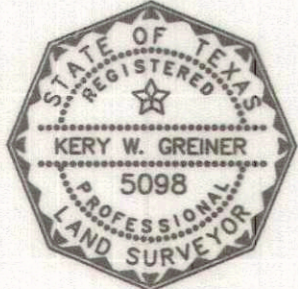
Lila Deakle
Notary Public in and for The State of Texas

- GENERAL NOTES:
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
 - THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
 - PROPERTY IS LOCATED IN PARKER COUNTY.
 - SITE IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 373, PAGE 144 AND VOLUME 541 PAGE 7.
 - ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 453 87C 0325 E EFFECTIVE SEPTEMBER 28, 2008 A PORTION OF THIS PROPERTY LIES WITHIN ZONE A, "SPECIAL FLOOD HAZARD AREAS (SFHA), SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", NO BASE FLOOD ELEVATIONS DETERMINED (SCALED AND SHADED FROM F.I.R.M.). THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (NOT SHADED)
 - BASIS OF BEARING: BEARINGS BASED ON TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE "4302" AS DETERMINED BY TRIMBLE R-8 GPS RECEIVER WITH STATIC OBSERVATIONS AND OPUS SOLUTIONS.
 - THERE ARE NO LIEN HOLDERS ON THIS PROPERTY
 - THIS PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY MUNICIPALITY.
- UTILITY EASEMENTS
- ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY OBSTRUCTS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM 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 TWO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE.
- GROUNDWATER CERTIFICATION
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUND WATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

SURVEYOR'S CERTIFICATE

I, KERY W. GREINER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5098, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED EASEMENT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION AND HAS BEEN RECORDED FROM PUBLIC RECORDS WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

Kery W. Greiner
KERY W. GREINER R.P.L.S. NO. 5098



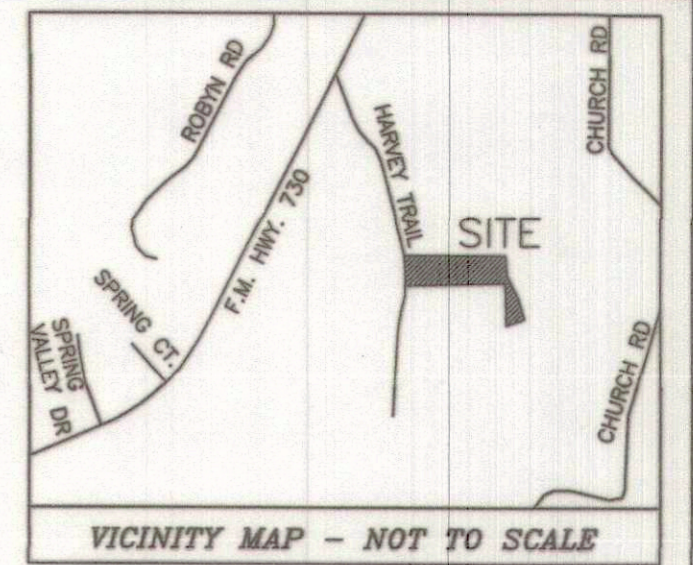
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202016381
06/09/2020 10:33 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SCALE:
1" = 100'



Legal Description

BEING 12.569 acres of land situated in the L.M. RODERMEL SURVEY, Abstract Number 1108 and the BENJAMIN J. WHITE SURVEY, Abstract Number 1647, Parker County, Texas, being all of that certain tract of land conveyed to Travis Bartlow, Nancy Bartlow, Steven Oakley and Anna Oakley by deed recorded in instrument No. 201818941, Official Public Records, Parker County, Texas, same being the south portion of Tract 7, HARVEY ESTATES, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 106, Parker County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 3" steel fence post found at the southwest corner of said Tract 7, the northwest corner of Tract 8, said Harvey Estates, at the east line of Harvey Trail, same being the northwest corner of that certain tract of land conveyed to Beverly Holland by deed recorded in Volume 2200, Page 44, Official Public Records, Parker County, Texas, from which an angle iron found in the west line of said Tract 8, at the southwest corner of said Holland Tract bears S 02°16'55"E, a distance of 236.61 feet;

THENCE along the west line of said Tract 7 and the east line of said Harvey Trail as follows:

N 02°49'56"W, distance of 117.55 feet to a 1/2" pipe found;
N 14°42'29"W, distance of 346.32 feet to a 3/8" iron found in the west line of said Tract 7, at the southwest corner of that certain tract of land conveyed to Robert Carl Bateman by deed recorded in Volume 2274, Page 41, Official Public Records, Parker County, Texas from which a 1/2" iron found at the northwest corner of said Tract 7 bears N 14°44'45"W, 419.54 feet;

THENCE N 89°52'15"E along the common line of said Bartlow/Oakley and Bateman Tracts a distance of 1016.97 feet to a capped "Harorow TX 4645" 1/2 inch iron found in the east line of said Tract 7, at the base of a cross tie fence corner post, in the west line of that certain tract of land conveyed to Arthur L. Penderly Jr. by deed recorded in Volume 419, Page 455, Deed Records, Parker County, Texas, from which a capped "Texas Surveying" 1/2" iron found at the occupied northeast corner of said Tract 8 bears N 00°22'50"W, a distance of 401.72 feet;

THENCE along the common line of said said Bartlow/Oakley and Penderly Tracts the following courses and distances:

S 00°22'50"E, a distance of 359.07 feet to a 1 1/4 inch tree stump found found;
S 40°26'42"E, a distance of 15.15 feet to a cross tie fence post found;
S 34°03'39"E, a distance of 83.51 feet to a cross tie fence post found;
S 12°46'28"E, a distance of 149.57 feet to a cross tie fence post found;
S 28°04'53"E, a distance of 178.55 feet to a cross tie fence post found;
S 27°05'47"E, a distance of 121.27 feet to a cross tie fence post found;
S 08°21'43"E, a distance of 121.64 feet to a cross tie fence post found;
S 16°20'01"E, a distance of 158.12 feet to a 1/2" iron found in the north line of that certain tract of land conveyed to Parker 1102 Holdings LTD., a Texas Limited Partnership by deed recorded in Volume 1877, Page 924, Deed Records, Parker County, Texas;

THENCE N 79°23'50"W, a distance of 289.08 feet to a 3/8" iron found in the east line of that certain tract of land conveyed to Ute Payne by deed recorded in instrument Number 201406090, Official Public Records, Parker County, Texas, same being the east line of said Tract 8, from which a 1/2" pipe found at the northeast corner of said Tract 8 bears S 00°00'32"E, a distance of 266.76 feet;

THENCE N 00°35'14"W, at 385.02 feet passing a angle iron found at the northeast corner of said Payne Tract, the southeast corner of said Holland Tract, in all a total distance of 623.24 feet to a 1/2" pipe found at the northeast corner of said Holland Tract, same being the southeast corner of said Tract 7 and the northeast corner of said Tract 8;

THENCE S 89°30'56"W, a distance of 926.23 feet to the POINT OF BEGINNING and containing 12.569 acres of land, more or less.

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Travis Bartlow Signature of Owner
Nancy Bartlow Signature of Owner
Steven Oakley Signature of Owner
Anna Oakley Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared *Travis Bartlow*, *Nancy Bartlow*, *Steven Oakley* and *Anna Oakley* known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 5 day of June 2020.

Lila Deakle
Notary Public in and for The State of Texas

Final Plat of Lots 1 and 2
OAKLEY - BARTLOW
ADDITION
12.569 acres of land situated in the L.M. RODERMEL SURVEY, Abstract Number 1108 and the BENJAMIN J. WHITE SURVEY, Abstract Number 1647, Parker County, Texas

ACCT. NO.: 15783
SCH. DIST.: #2
CITY: M-10
MAP NO.:

21108.001.000.00
13140.001.007.10
13140.001.007.15
E-528