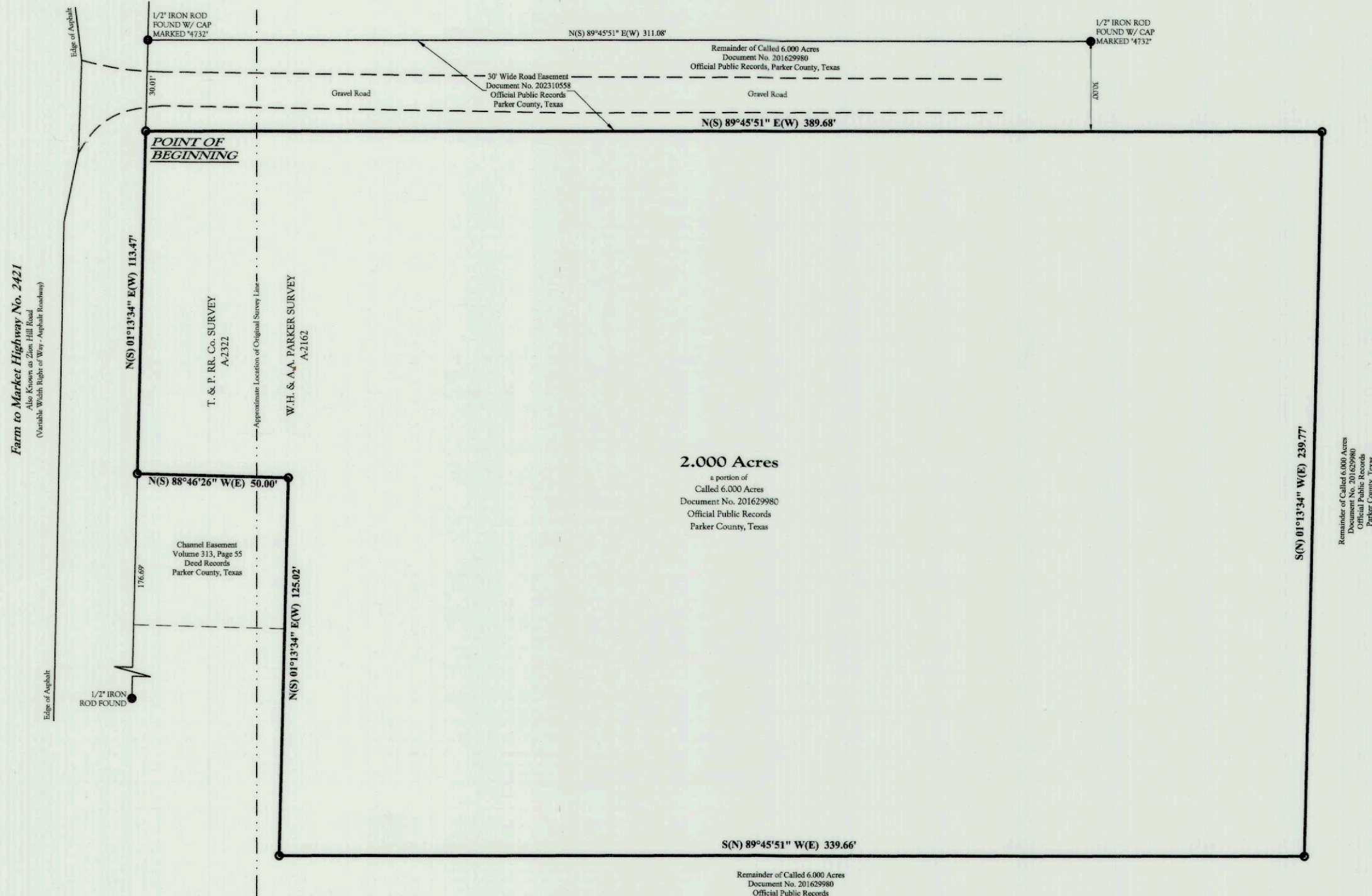




Job No. 202306016
Parkers Farm RV Park
Plot Date: 11/07/2023 12:15 pm

0' 20' 40'
Scale: 1" = 40'

Called 2.000 Acres
Document No. 201629980
Official Public Records
Parker County, Texas



202329484 PLAT Total Pages: 1

A FINAL PLAT OF

LOT 1, BLOCK 1, PARKERS FARM RV PARK

2.000 ACRES ALONG FARM TO MARKET HIGHWAY NO. 2421
IN PARKER COUNTY, TEXAS.
APPROXIMATELY 4.2 MILES NORTHWEST OF WEATHERFORD, TEXAS 76086

2.000 ACRES OF LAND LOCATED IN THE W.H. & A.A. PARKER SURVEY, A-2162, AND THE T. & P. R.R. Co. SURVEY, A-2322. BEING A PORTION OF A CALLED 6.000 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201629980 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY No. 2421, AND IN THE WEST LINE OF SAID CALLED 6.000 ACRES TRACT, AND BEING THE SOUTHWEST CORNER OF 30 FOOT WIDE ROAD EASEMENT AS DESCRIBED IN DOCUMENT No. 202310558 RECORDED IN SAID OFFICIAL PUBLIC RECORDS. WHENCE A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "4732" FOR THE NORTHWEST CORNER OF SAID CALLED 6.000 ACRES TRACT BEARS N 01°13'34" E - 30.01 FEET;

THENCE CROSSING SAID CALLED 6.000 ACRES TRACT THE FOLLOWING COURSES AND DISTANCES:

- N 89°45'51" E - 389.68 FEET ALONG THE SOUTH LINE OF SAID 30 FOOT WIDE ROAD EASEMENT TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959";
- S 01°13'34" W - 239.77 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959";
- S 89°45'51" W - 339.66 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959";
- N 01°13'34" E - 125.02 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID CHANNEL EASEMENT;
- N 88°46'26" W - 50.00 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY No. 2421, AND IN THE WEST LINE OF SAID CALLED 6.000 ACRES TRACT, AND BEING THE NORTHWEST CORNER OF SAID CHANNEL EASEMENT;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY No. 2421, N 01°13'34" E - 113.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

OWNERS CERTIFICATE:

WE, HERBERT L & LAURA L STEWART, THE SOLE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS:

LOT 1, BLOCK 1, PARKERS FARM RV PARK

2.000 ACRES OF LAND LOCATED IN THE W.H. & A.A. PARKER SURVEY, A-2162, AND THE T. & P. R.R. Co. SURVEY, A-2322. BEING A PORTION OF A CALLED 6.000 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201629980 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS

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. I DO HEREBY CERTIFY THAT THE SUBJECT PROPERTY IS WITHIN THE ETJ OF THE CITY OF WEATHERFORD. BASED ON COMMENTS AND APPROVAL FROM THE CITY OF WEATHERFORD, PLATTING OF THIS PROPERTY HAS BEEN RELEASED TO THE JURISDICTION OF PARKER COUNTY, TEXAS PLATTING DEPARTMENT.

Herbert L Stewart
OWNER - SIGNATURE

Herbert L Stewart
OWNER - PRINTED

Laura L Stewart
OWNER - SIGNATURE

Laura L Stewart
OWNER - PRINTED

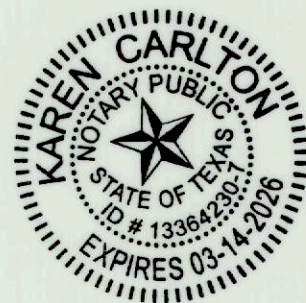
16063
PE
G-12

22162.003.000.50

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herbert L & Laura Stewart, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 7th DAY OF Nov., 2023

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



GENERAL NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 6) SUBJECT PROPERTY IS WITHIN THE ETJ OF THE CITY OF WEATHERFORD. BASED ON COMMENTS AND APPROVAL FROM THE CITY OF WEATHERFORD, PLATTING OF THIS PROPERTY HAS BEEN RELEASED TO THE JURISDICTION OF PARKER COUNTY, TEXAS PLATTING DEPARTMENT.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GIRD)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

LEGEND

- = 1/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959"

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 2, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

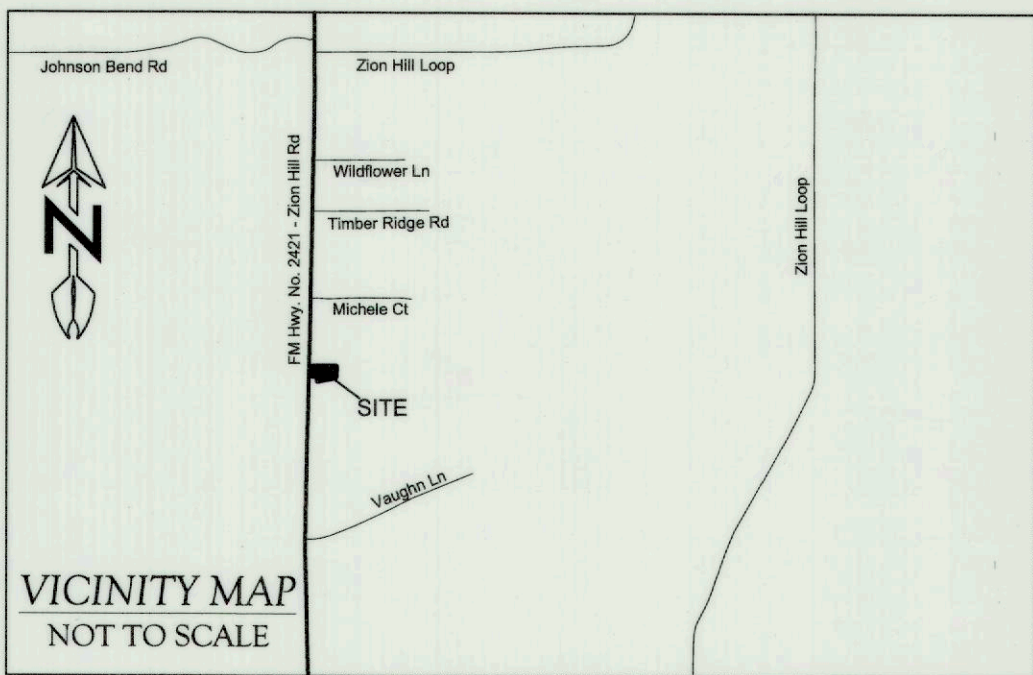
FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0275E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 2, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JUNE 22, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



OWNER/DEVELOPER
Herbert L & Laura L Stewart
3106 Zion Hill Rd.
Weatherford, TX 76088

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202329484
11/14/2023 08:52 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET **F**, SLIDE **603**