

Whereas Justin Campbell, being the sole owner of that certain 6.804 acres tract of land out of the D. A. Young Survey, Abstract No. 2660, Parker County, Texas; being all of Lot 11, The Planter's Square, an addition in Parker County, Texas, being recorded in Cabinet B, Slide 83, Plat Records, Parker County, Texas; also being all of that same tract of land conveyed to Campbell in Volume 2909, Page 711, Official Public Records, Parker County, Texas (O.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc., and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" iron rod for the southeast and beginning corner of this tract; WHENCE the northwest corner of said D. A. Young Survey is called to bear N 70°39'11" W, 2383.81 feet:

THENCE N 89°15'57" W, 386.84 feet, along the north right-of-way of Isabella Lane to a found 1/2" iron rod at the southerly common corner of Lots 11 and 12 for the southwest corner of this tract:

THENCE N 01°30'31" E, 802.89 feet, to a found 1/2" iron rod at the northerly common corner of said Lots 11 and 12 and in the south line of a certain tract of land conveyed to Sisk in Volume 1132, Page 834, O.P.R.P.C.T., for the northwest corner of this tract:

THENCE N 89°45'55" E, 235.20 feet, to a found 1/2" capped iron rod in the south line of said Sisk tract for a corner of this tract:

THENCE S 88°49'42" E, 114.05 feet, to a found 5/8" iron rod in the south line of said Sisk tract and at the northerly common corner of Lots 11 and 10 for the northeast corner of this tract:

THENCE S 01°10'06" E, 806.37 feet, along the common boundary line of said Lots 11 and 10 to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN110507-RP (110507-GRID.CRD)
Field Date: June 10, 2024
Preparation Date: July 22, 2024



Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

B) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

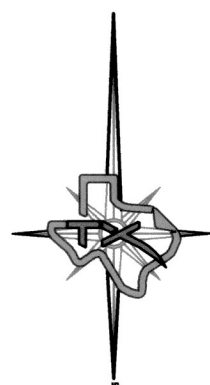
C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

F) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), unless otherwise noted.

G) All Utility Easements on the affected lots have been vacated and re-established as shown hereon, and are dedicated by this plat.



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 South Walnut Street
Weatherford, TX, 76086

Owner:
Justin Campbell
267 Isabella Lane
Springtown, TX 76082

1" = 100'



16284.001.011.00

ACCT. NO: 16284
SCH. DIST: SP
CITY:
MAP NO: K-6

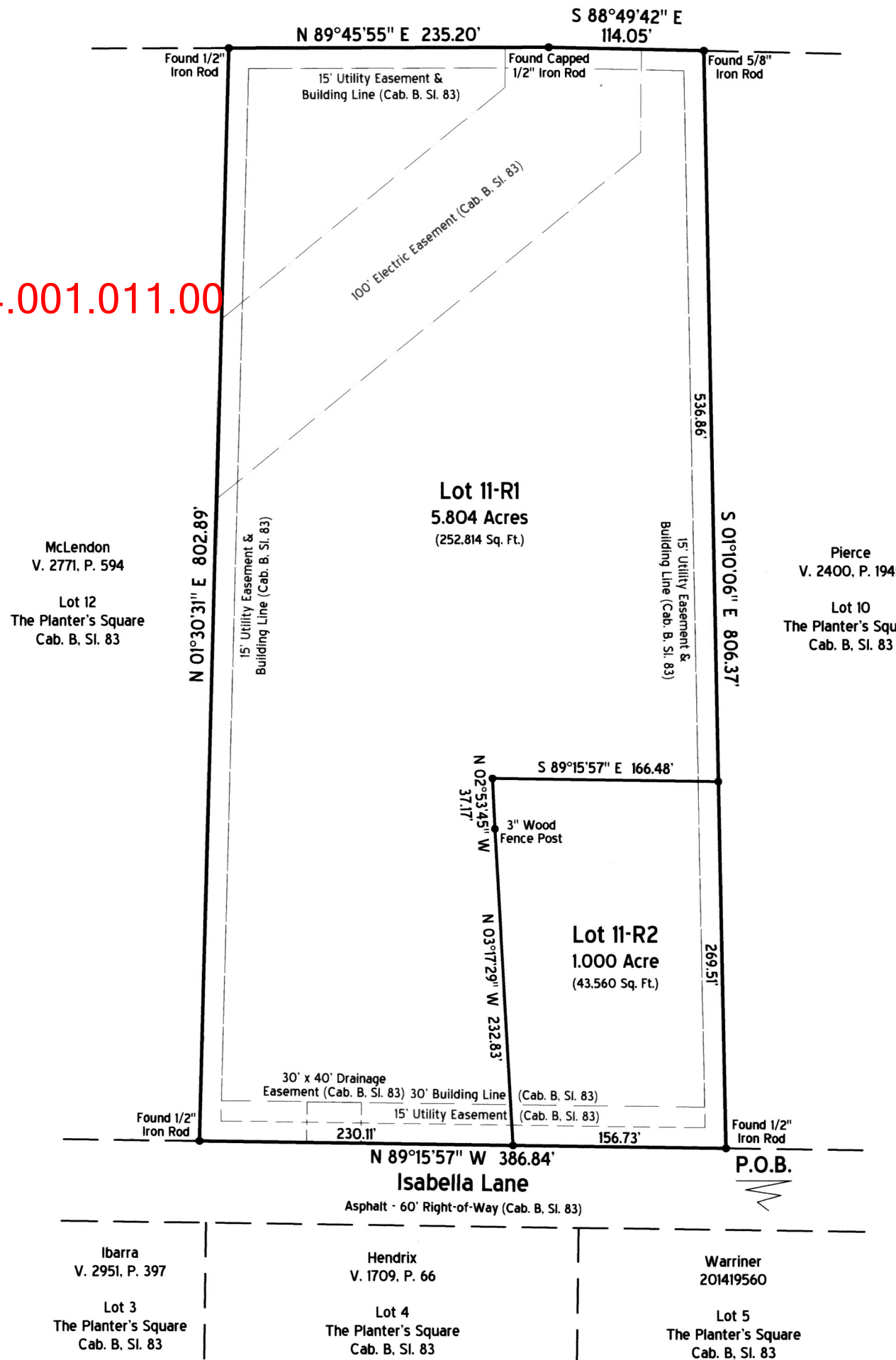
Plat Cabinet F Slide 746

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202420932
08/13/2024 09:05 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Sisk
V. 1132, P. 834



Now, Therefore, Know All Men By These Presents:

that Justin Campbell, do(es) hereby adopt this plat designating the herein above described property as Lots 11-R1 and 11-R2, The Planter's Square, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and other public improvements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 12th day of July, 2024.

By:

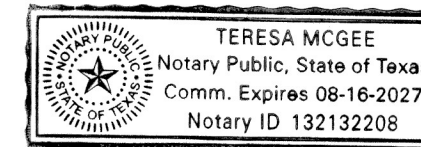
Justin Campbell
Justin Campbell (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Justin Campbell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12th day of July, 2024.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 12th day of August, 2024.

County Judge

George A. Conley
Commissioner Precinct #1

Sam Walden
Commissioner Precinct #3

Jack Lee
Commissioner Precinct #2

Jim Baker
Commissioner Precinct #4

Parker County Notes:

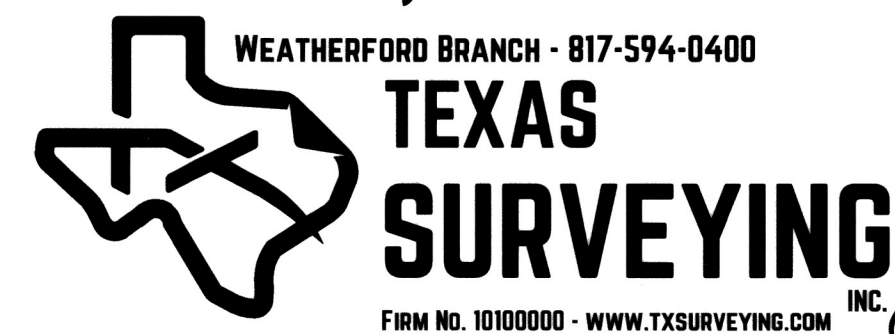
- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- 2) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 3) Sanitary sewer is to be provided by on-site septic facilities.
- 4) Water is to be provided by Walnut Creek Special Utility District.
- 5) The prima facie speed limit per Texas Transportation Code 545.352 in residential areas is 30 mph. At the time of this plat, Isabella Lane does not have a posted speed limit.
- 6) At the time of the plat Lot 11-R1 has a 10" corrugated metal culvert at the driveway entrance. Lot 11-R2 has two 10" corrugated metal culverts at the driveway entrance.
- 7) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.
- 8) 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 availability.

Revision of Plat
Lots 11-R1 and 11-R2
The Planter's Square
an addition in Parker County, Texas

Being a 6.804 acre replat of Lot 11, The Planter's Square,
according to the plat recorded in Cabinet B, Slide 83,
Plat Records, Parker County, Texas

August 2024

WEATHERFORD BRANCH - 817-594-0400



FIRM No. 10100000 - WWW.TXSURVEYING.COM

Vicinity Map (1" = 2,000')

