

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Miles Clay Pitts and Brittany D. Pitts, being the owners of that certain 13.143 acre tract of land more particularly described as follows:

Description for a tract of land situated in the T. CULWELL SURVEY, ABSTRACT NO. 280, Parker County, Texas and being a portion of that certain tract of land described by deed to Miles Clay Pitts and Brittany D. Pitts, recorded in Clerks File No. 201905077, Real Records, Parker County, Texas, being described in Volume 163, Page 1, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of said Wren tract and being at the Southeast corner of that certain tract of land described by deed to Gatlin Family Trust, recorded in Volume 2399, Page 1346, Official Records, Parker County, Texas, said iron also being East, 836.24 feet from the Southwest corner of said T. CULWELL SURVEY;

THENCE N 01°46'30" W, along the common line of said Pitts tract and said Gatlin tract, 731.09 feet to a capped iron set;

THENCE N 01°58'00" E, along the common line of said Pitts tract and said Gatlin tract, 435.69 feet to a capped iron set in the South line of J.E. Woody Road;

THENCE N 74°05'29" E, along the South line of said J.E. Woody Road, 6.24 feet to a capped iron set;

THENCE N 76°38'00" E, along the South line of said J.E. Woody Road, 102.14 feet to a capped iron set;

THENCE N 80°00'00" E, along the South line of said J.E. Woody Road, 103.58 feet to a capped iron set;

THENCE N 81°54'00" E, along the South line of said J.E. Woody Road, 7.27 feet to a capped iron set, from which a pipe found at the Northeast corner of that certain tract of land described by deed to Kenneth Strickland and Tammy Strickland, recorded in Volume 1377, Page 5, Real Records, Parker County, Texas, bears N 81°54'00" E, 316.35 feet;

THENCE S 24°31'13" E, 312.44 feet to a capped iron set;

THENCE N 89°47'00" E, 184.77 feet to a capped iron set at the most Easterly Northeast corner of said Pitts tract and being in the West line of that certain tract of land described by deed to Clay Winstead and Ashton Winstead, recorded in Document No. 201714602, Official Records, Parker County, Texas;

THENCE S 00°13'00" E, along the common line of said Pitts tract and said Winstead tract, 926.38 feet to a 1/2" iron found;

THENCE S 89°56'12" W, along the South line of said Pitts tract, 524.82 feet to the POINT OF BEGINNING and containing 13.14 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Miles Clay Pitts and Brittany D. Pitts, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 & 2,
Pitts Layne Estates
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 9th day of July, 2019.

Miles Clay Pitts
Miles Clay Pitts
Brittany D. Pitts
Brittany D. Pitts

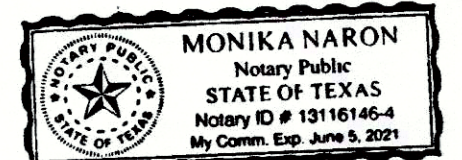
ACCT. NO.: 16247
SCH. DIST.: SP
CITY: J-6
MAP NO.:

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Miles Clay Pitts, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of July, 2019.

Monika Naron
Notary Public State of Texas

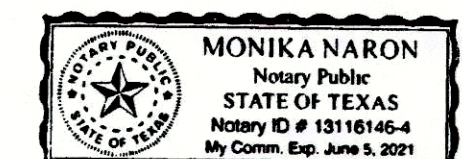


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Brittany D. Pitts, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of July, 2019.

Monika Naron
Notary Public State of Texas



Final Plat Showing
Lots 1 & 2,
PITTS LAYNE ESTATES,
an Addition to Parker County, Texas
and being 13.14 acres of land situated in the
T. CULWELL SURVEY, Abstract No. 280, Parker County, Texas.

I, MILES CLAY PITTS, BEING THE MEDIATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 9th DAY OF JULY, 2019.

George A. Conley
COMMISSIONER PRECINCT #1
Charles
COMMISSIONER PRECINCT #2
John
COMMISSIONER PRECINCT #3
Walter
COMMISSIONER PRECINCT #4

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY DW TITLE COMPANY IN TITLE COMMITMENT NO. 181-191700648, DATED JANUARY 21, 2019.

THE EASEMENTS RECORDED IN VOLUME 278, PAGE 283; VOLUME 616, PAGE 353; VOLUME 647, PAGE 151; VOLUME 717, PAGE 393, D.R.P.C.T. AND VOLUME 1010, PAGE 764, R.R.P.C.T. ARE BLANKET EASEMENTS CONTACT PIPELINE COMPANY FOR EXACT LOCATION.

THE EASEMENT RECORDED IN VOLUME 1395, PAGE 551, R.R.P.C.T. IS A BLANKET EASEMENT CONTACT WALNUT CREEK WATER FOR EXACT LOCATION.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4838700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

ALL CORNERS ARE "C" CAPPED 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 252.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201918291
07/22/2019 10:43 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

0' 100' 200' 300'
SCALE 1" = 100'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10188800

E-337



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JULY 05, 2019

OWNER/DEVELOPER
MILES CLAY PITTS &
BRITTANY D. PITTS
1421 J.E. WOODY ROAD
SPRINGTOWN, TEXAS 76082

20780.015.000.00 20780.015.000.50