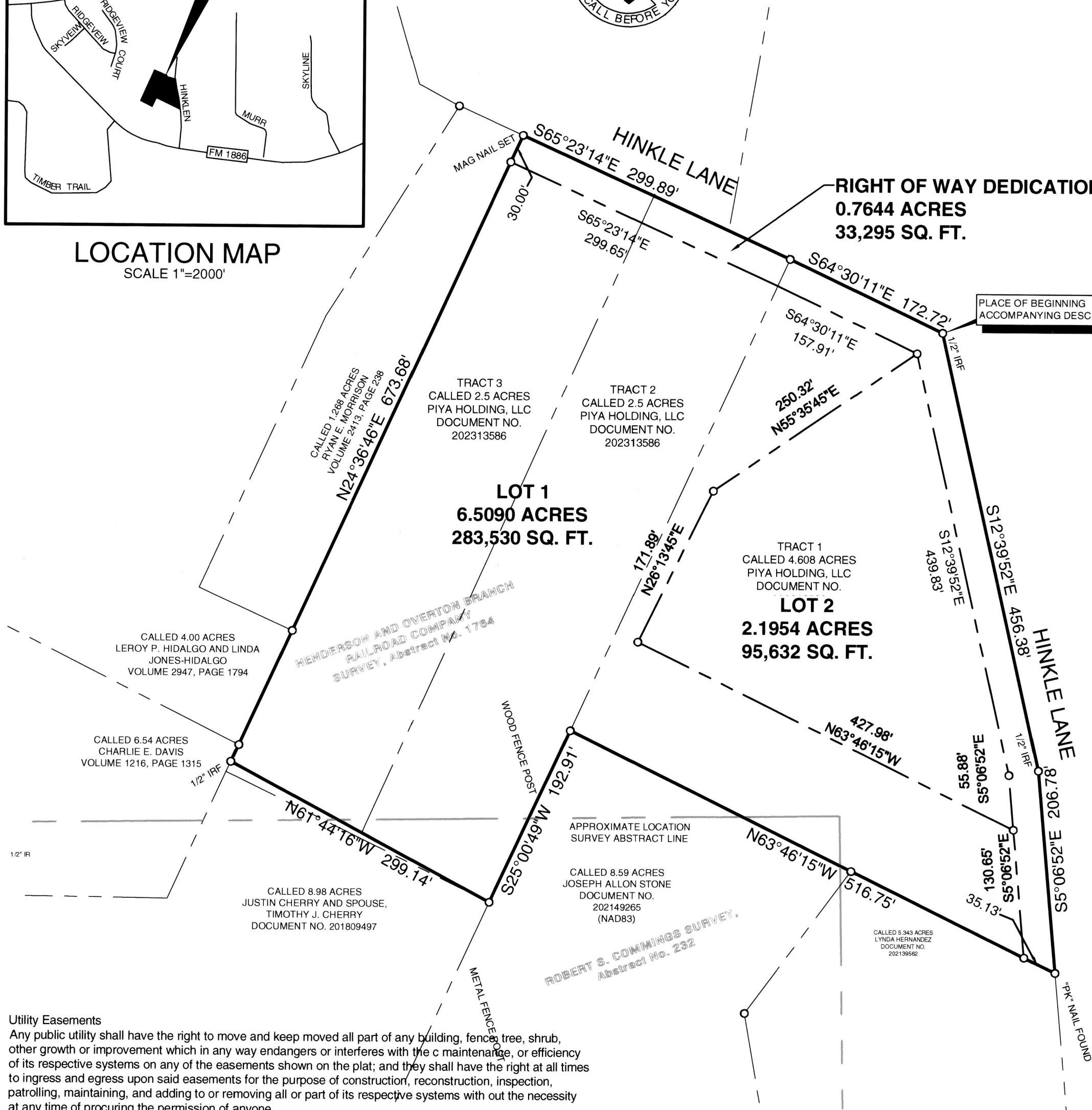


LOCATION MAP  
SCALE 1"=2000'



202330558 PLAT Total Pages: 1  
202330558 PLAT Total Pages: 1



Utility Easements  
Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems 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 to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

ACCORDING TO MAP NO. 48367C0300E DATED SEPTEMBER 25, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

THE PURPOSE OF THE PLAT IS TO CREATE TWO PLATTED LOTS FROM UN-PLATTED PROPERTY.

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS.

GRAPHIC SCALE SCALE IN FEET 1"= 60'

A-WARD PROJECT NO: 2023-1372 HINKLE COURT PLAT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202330558  
11/28/2023 01:34 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Piya Holdings, LLC, acting by and through John Ledford, managing partner, authorized to so act are the owner of a tract of land out of the HENDERSON AND OVERTON BRANCH RAILROAD COMPANY SURVEY, Abstract No. 1764 and the ROBERT S. CUMMINGS SURVEY, Abstract No. 232 situated about 10.9 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of the Tract 1, being a called 4.608 ac tract, Tract 2, being a called 2.5 acre tract and Tract 3, being a called 2.5 acre tract, as described in the deed to Piya Holding, LLC as recorded in Document No. 202313586 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Tract 1, at the approximate centerline intersection of the Hinkle Lane and Hinkle Court (whose Northing is 6987153.44 and whose Easting is 2235978.70);

THENCE along the east line of said Tract 1 and said center line of Kinkle Lane the following:

South 12°39'52" East, a distance of 456.38 feet to a 1/2" iron rod found;  
South 5°6'52" East, a distance of 206.78 feet to a 1/2" iron rod found for the southeast corner of said Tract 1 and the northeast corner of a called 5.343 acre tract of land described in the deed to Lynda Hernandez as recorded in Document No. 202139562 of said Official Public Records;

THENCE North 63°46'15" West, along the common line of said Tract 1 and said 5.343 acre tract to and along the northerly line of a called 8.59 acre tract of land described in the deed to Joseph Allon Stone as recorded in Document No. 202149265 of said Official Public Records, a distance of 551.87 feet to a wood fence post for the southwest corner of said Tract 1 and being in the easterly line of said Tract 2, and northwest corner of said 8.59 acre tract;

THENCE South 25°0'49" West, along the common line of said Tract 2 and said 8.59 acre tract, a distance of 192.91 feet to a metal fence post for the southeast corner of said Tract 2 and the northeast corner of a called 8.98 acre tract of land described in the deed to Justin Cherry and spouse Timothy J. Cherry as recorded in Document No. 201809497 of said Official Public Records;

THENCE North 61°44'16" West, along the north line of said 8.98 acre tract for the south line of said Tract 2, to and along the south line of said Tract 3, a distance of 299.14 feet to a 1/2" iron rod found for the northwest corner of said 8.98 acre tract, and the southwest corner of said Tract 3 and being in the east line of a called 6.54 acre tract of land described in the deed to Charlie E. Davis as recorded in Volume 1216, Page 1315 of said Deed Records;

THENCE North 24°36'46" East, along the common line of said Tract 3 and said 6.54 acre tract, to and along the east line of a called 4.00 acre tract of land described in the deed to Leroy P. Hidalgo and Linda Jones-Hidalgo as recorded in Volume 2947, Page 1794 of said Deed Records, to and along the east line of a called 1.268 acre tract of land described in the deed to Ryan E. Morrison as recorded in Volume 2413, Page 238 of said Deed Records, a distance of 703.68 feet to a mag nail set for the common north corner of said Tract 3 and said 1.268 acre tract, being in the approximate center of Hinkle Court;

THENCE South 65°23'14" East, along the north line of said Tract 3, to and along the north line of said Tract 2, and said Hinkle Court, a distance of 299.89 feet to a mag nail set for the northeast corner of said Tract 2 and the northwest corner of said Tract 1;

THENCE South 63°30'11" East, along the north line of said Tract 1 and said Hinkle Court, a distance of 172.72 feet to the POINT OF BEGINNING and containing 9.4687 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that PIYA Holdings, LLC do hereby adopt this plat designating the herein above described real property as

LOTS 1 and 2

PIYA HILL

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

Executed this the 11th day of November, 2023.

By:

Piya Holdings, LLC,

John Ledford

20232.006.000.00  
21764.020.000.00

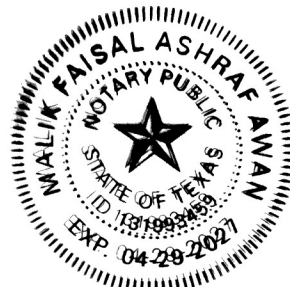
FL21

STATES OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared John Ledford 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of November, 2023.

Notary Public State of Texas



16601  
AZ  
L-12

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 20, 2022.

James Paul Ward  
Registered Professional Land Surveyor  
Texas Registration No. 5606



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 13th DAY OF November, 2023.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

FINAL PLAT  
LOTS 1 and 2  
REUNION RIDGE

being a part of the HENDERSON AND OVERTON BRANCH RAILROAD COMPANY SURVEY, Abstract No. 1764 and the ROBERT S. CUMMINGS SURVEY, Abstract No. 232 situated about 10.9 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas  
9.4687 acres

November, 2023

WARD SURVEYING COMPANY  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273) 877-982-9273  
survey@a-wardsurveying.com TBPELS Firm No. 10194435

OWNER:  
PIYA HOLDINGS, LLC  
JOHN LEDFORD  
4175 AMAROSA WAY  
SAN ANTONIO TX 78261