

EMF HOMES, LLC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF RENO, PARKER COUNTY, TEXAS, AND THAT THE CITY OF RENO, PARKER COUNTY, TEXAS HAS RELEASED THE E.T.J. TO PARKER COUNTY, TEXAS.

EDUARDO MUNOZ

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. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY.

SEWER PROVIDED BY PRIVATE OSS'S.

AGUA ESCONDIDA COURT= 414.35 LINEAR FEET.

Reflective house numbers are required for Landowners to display by their driveway that is visible and readable day and night from Public road

Driveway Culvert Table

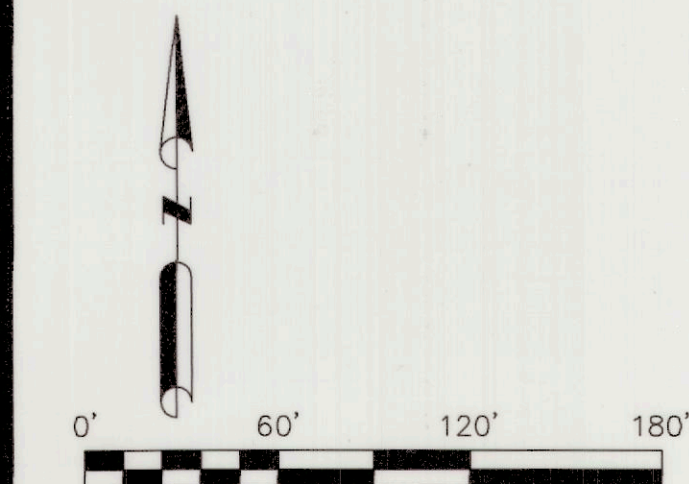
Lot 1-3 not required

Lot 4 18"

Lot 5 18"

Roadway Culvert 18"

OMER MORGAN
VOLUME 2941, PAGE 1934



SCALE 1"= 60'

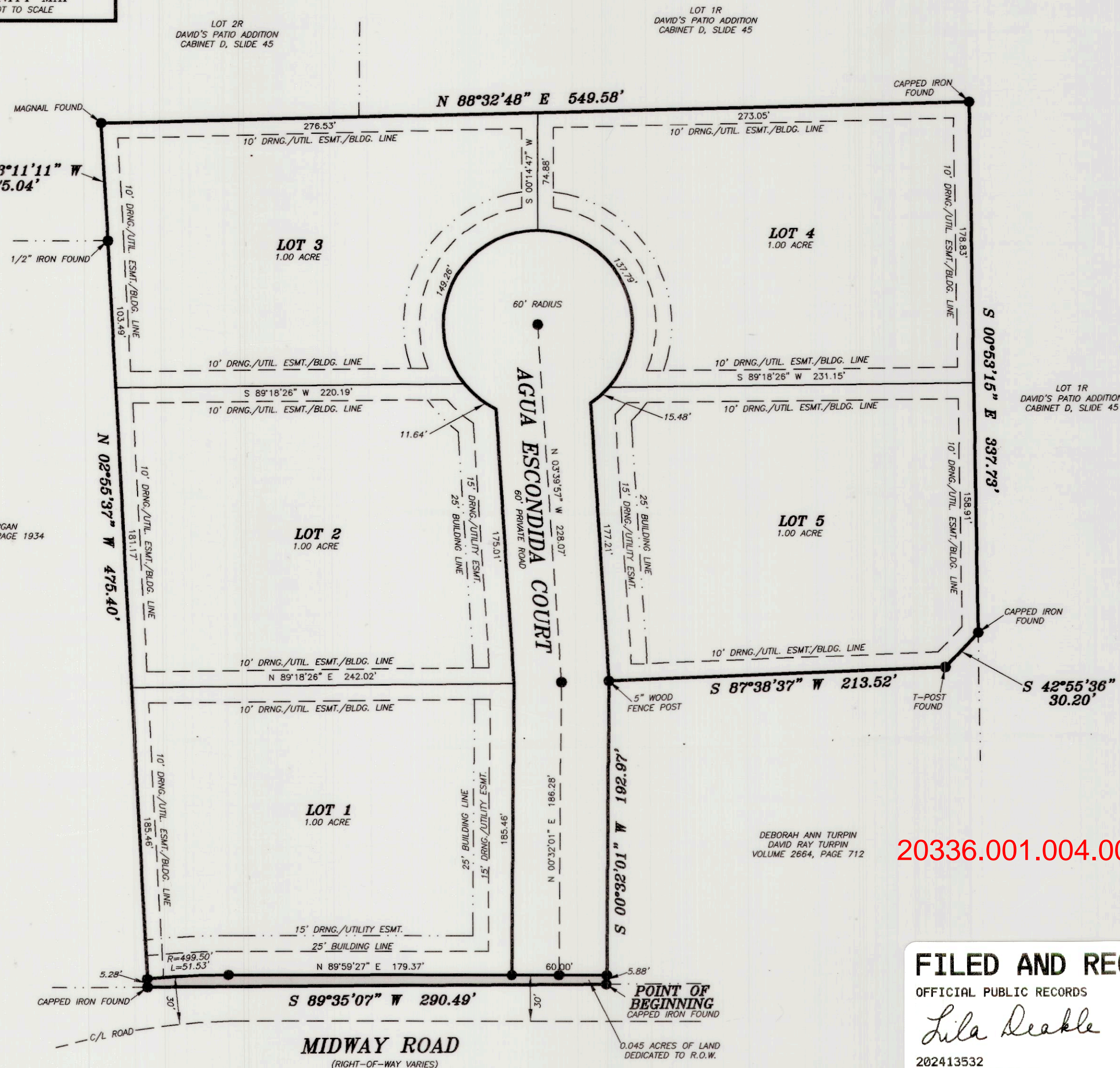
HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 06, 2024



DEBORAH ANN TURPIN
DAVID RAY TURPIN
VOLUME 2664, PAGE 712

20336.001.004.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202413532
05/28/2024 03:01 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLRT

OWNER/DEVELOPER

EMF HOMES, LLC
9121 OLD AGNES ROAD
SPRINGTOWN, TEXAS 76082

F 720

202413532 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS EMF HOMES, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the R.F. CREEKMORE SURVEY, Abstract No. 336, Parker County, Texas, said tract being the same tract of land described in deed to EMF Homes, LLC., recorded in Clerks File No. 202400986, Real Records, Parker County, Texas and being more particularly described as follows

BEGINNING at a capped iron found in the North line of Midway Road, said iron being for the most Southerly Southeast corner of said Clerks File No. 202400986, and whence by deed call the Western most Southeast corner of Lot 1R, David's Patio Addition, recorded in Cabinet D, Slide 45, Plat Records, Parker County, Texas, bears N 89°32'51" E, 224.35 feet;

thence S 89°35'07" W, with the North line of said Midway Road, a distance of 290.49 feet to a capped iron found at the Southwest corner of said Clerks File No. 202400986 and being for the Southeast corner of that certain tract of land described in deed to Omer Morgan, recorded in Volume 2941, Page 1934, Real Records, Parker County, Texas;

thence N 02°55'37" W, with the East line of said Volume 2941, Page 1934, a distance of 475.40' feet to a 1/2" iron found at the Northeast corner of said Volume 2941, Page 1934 and at the Southernmost Southeast corner of Lot 2R of said David's Patio Addition;

thence N 03°11'11" W, with the most Southerly East line of said Lot 2R a distance of 75.04 feet to a magnail found at the Northwest corner of said Clerks File No. 202400986 and at an ell corner of said Lot 2R;

thence N 88°32'48" E, with the North line of said Clerks File No. 202400986 and with the South line of said Lots 2R and 1R of said David's Patio Addition, a distance of 549.58 feet to a capped iron found at the Northeast corner of said Clerks File No. 202400986, and for an ell corner of said Lot 1R, David's Patio Addition;

thence S 00°53'15" E, with the East line of said Clerks File No. 202400986 and with the most Southerly West line of said Lot 1R, David's Patio Addition, a distance of 337.73 feet to a capped iron found;

thence S 42°55'36" W a distance of 30.20 feet to a t-post;

thence S 87°38'37" W a distance of 213.52 feet to a 5" wood fence post;

thence S 00°32'01" W a distance of 192.97 to the POINT OF BEGINNING and containing 5.798 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that EMF HOMES, LLC., acting by and thru its duly authorized agent does hereby adapt this plat designating the hereinabove described real property as.....

Lots 1 thru 5,
Roaring Springs Addition, Parker County, Texas

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

Executed this 16 day of May, 2024.

Eduardo Munoz
EMF HOMES, LLC.)

LOT 1R
DAVID'S PATIO ADDITION
CABINET D, SLIDE 45

ACCT. NO: 16821

SCH. DIST: SP

CITY:

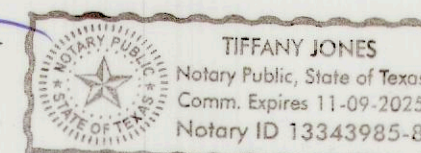
MAP NO: L-7

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Eduardo Munoz, 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 16th day of May, 2024.

Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28 DAY OF May, 2024.

COUNTY JUDGE

George J. Conley
COMMISSIONER PRECINCT #1

Jack Holt
COMMISSIONER PRECINCT #2

Absent
COMMISSIONER PRECINCT #3

Thiatha
COMMISSIONER PRECINCT #4

Final Plat Showing
Lots 1 thru 5,
ROARING SPRINGS ADDITION
an Addition to Parker County, Texas and being
5.798 acres of land situated in the
R.F. CREEKMORE SURVEY, Abstract No. 336,
Parker County, Texas.