

PROPERTY DESCRIPTION

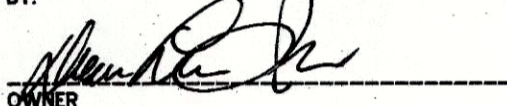
- NOTES:**
- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: ZONE "A" - AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE (100-YEAR) SPECIAL FLOOD HAZARD AREA - WITHOUT BASE FLOOD ELEVATION (BFE) OTHER AREAS OF FLOOD HAZARD, ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C01050E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - ALL CORNERS ARE POINTS ALONG THE APPROXIMATE CENTERLINE OF CREEK, UNLESS OTHERWISE NOTED. C.I.R.S. - SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC"
 - NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - WATER SERVICE FOR LOTS 2 & 3 TO BE PROVIDED BY PRIVATE ONSITE SERVICES.
 - SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
 - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 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, HOME OWNERS ASSOC., ETC.)
 - THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS AND A 10' UTILITY EASEMENT ADJACENT TO THE LIMITS OF THE ROAD, UNLESS OTHERWISE SHOWN.
 - 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONNA L. IVEY, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 3, BLOCK A, SPARKS CREEK ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 7th DAY OF August, 2020.

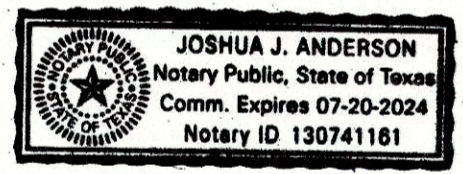
BY: 

OWNER
STATE OF TEXAS
COUNTY OF PARKER

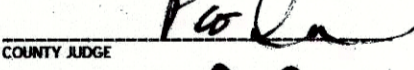
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Donna L. Ivey KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

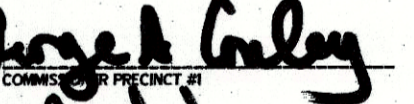
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF August, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

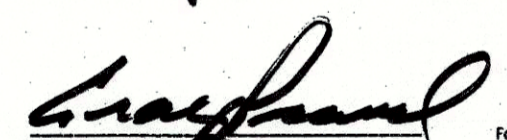


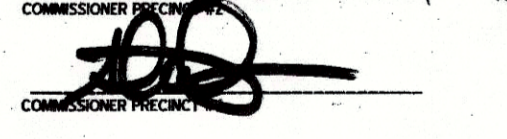
STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11 DAY OF August, 2020.

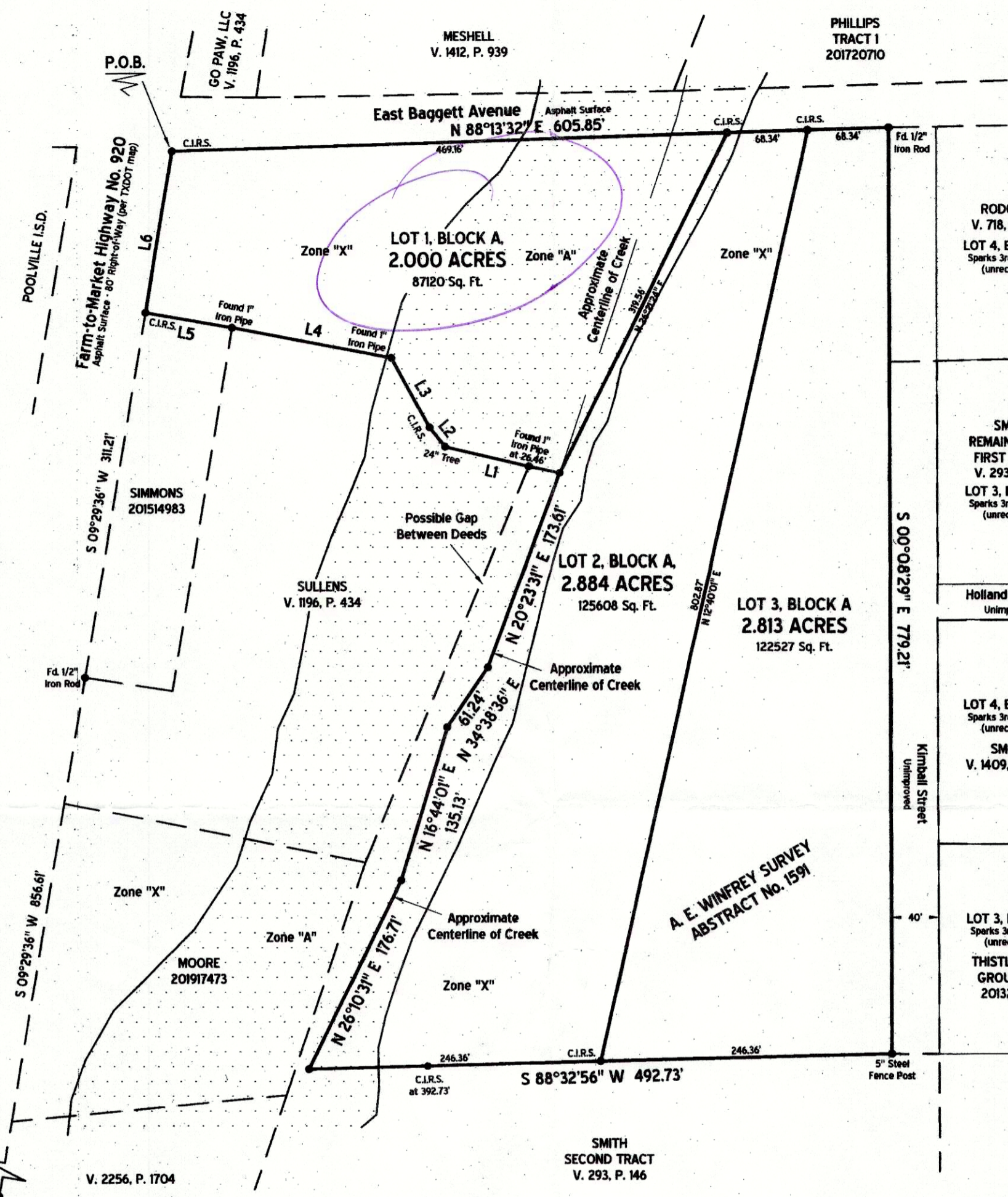
COUNTY JUDGE 

COMMISSIONER PRECINCT #1 

COMMISSIONER PRECINCT #3 

COMMISSIONER PRECINCT #1 

COMMISSIONER PRECINCT #3 



WHEREAS, DONNA L. IVEY, BEING THE SOLE OWNER OF A 7.696 ACRE TRACT OF LAND OUT OF THE A. E. WINFREY SURVEY, ABSTRACT NO. 1591, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CONVEYED TO IVEY AND DESCRIBED IN VOLUME 2304, PAGE 1404, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; 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):

BEGINNING AT A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") AT THE INTERSECTION OF THE EAST LINE OF FARM-TO-MARKET HIGHWAY NO. 920 (AN ASPHALT SURFACE) AND THE SOUTH LINE OF EAST BAGGETT AVENUE (AN ASPHALT SURFACE), BEING THE NORTHWEST CORNER OF SAID IVEY TRACT, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF SAID A. E. WINFREY SURVEY, ABSTRACT NO. 1591 IS CALCULATED TO BEAR S 32°58'27" E 2515.98 FEET.

THENCE N 88°13'32" E 605.85 FEET ALONG THE SOUTH LINE OF SAID EAST BAGGETT AVENUE TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN RODGERS TRACT DESCRIBED IN VOLUME 718, PAGE 280, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, BEING IN THE WEST LINE OF KIMBALL STREET (UNIMPROVED SURFACE), FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°08'29" E 779.21 FEET ALONG THE COMMON LINE OF SAID KIMBALL STREET AND SAID IVEY TRACT TO A 5" STEEL FENCE POST IN THE OCCUPIED NORTH LINE OF THAT CERTAIN "SECOND TRACT" CONVEYED TO SMITH AND DESCRIBED IN VOLUME 293, PAGE 146, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 88°32'56" W ALONG THE OCCUPIED NORTH LINE OF SAID "SECOND TRACT" AT 392.73 FEET PASS A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC"), FOR A TOTAL DISTANCE OF 492.73 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES:
N 26°10'31" E 176.71 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
N 16°44'01" E 135.13 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
N 34°38'36" E 61.24 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
N 20°23'31" E 173.61 FEET TO A POINT, FOR AN ELL CORNER OF THIS TRACT.

THENCE N 76°41'59" W AT 26.46 FEET PASS A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF THAT CERTAIN SULLENS TRACT DESCRIBED IN VOLUME 1196, PAGE 434, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 99.40 FEET TO A 24" TREE, FOR A CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID SULLENS AND IVEY TRACTS THE FOLLOWING COURSES AND DISTANCES:
N 39°04'54" W 20.81 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC"), FOR A CORNER OF THIS TRACT;
N 28°45'08" W 66.99 FEET TO A FOUND 1" IRON PIPE, FOR A CORNER OF THIS TRACT;
N 79°15'23" W 136.91 FEET TO A FOUND 1" IRON PIPE AT THE NORTHWEST CORNER OF SAID SULLENS TRACT, FOR A CORNER OF THIS TRACT.

THENCE N 80°07'59" W 74.30 FEET TO A SET 1/2" CAPPED IRON ROD (STAMPED "TEXAS SURVEYING INC") IN THE EAST LINE OF SAID FARM-TO-MARKET HIGHWAY NO. 920, FOR THE MOST WESTERLY CORNER OF THIS TRACT. WHENCE A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN SIMMONS TRACT DESCRIBED IN CLERK'S FILE NO. 201514983, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS BEARS S 09°29'36" W 311.21 FEET.

THENCE N 09°29'36" E 137.70 FEET ALONG THE EAST LINE OF SAID FARM-TO-MARKET HIGHWAY NO. 920 TO THE POINT OF BEGINNING.

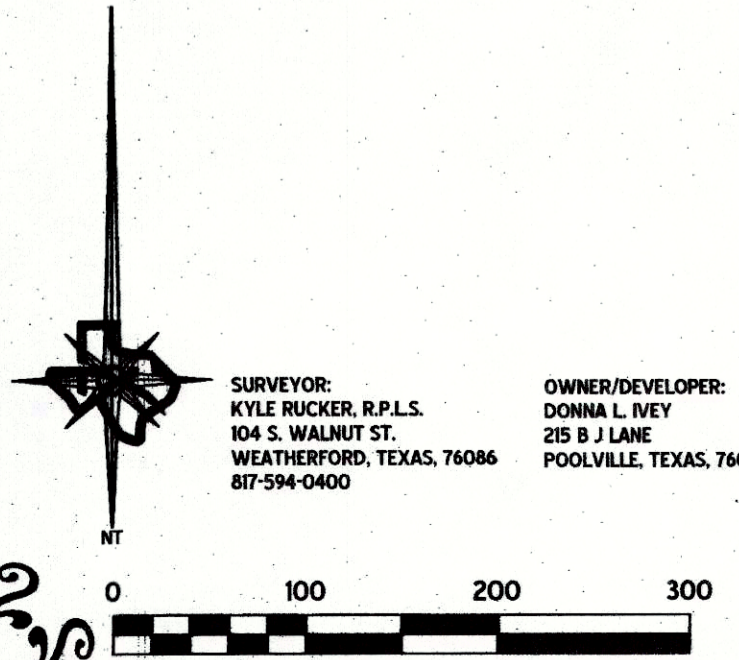
SURVEYORS CERTIFICATE

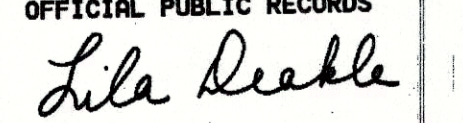
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

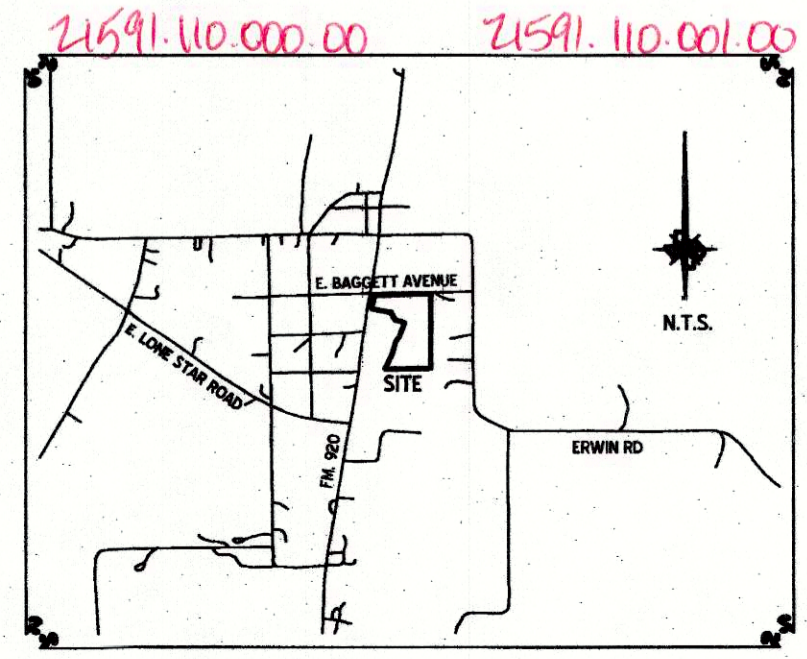

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM • 817-594-0400
JUNE 2020 • JN05022IP-FINAL

ACCT. NO.: 177016
SCH. DIST.: PO
CITY: _____
MAP NO.: F-4

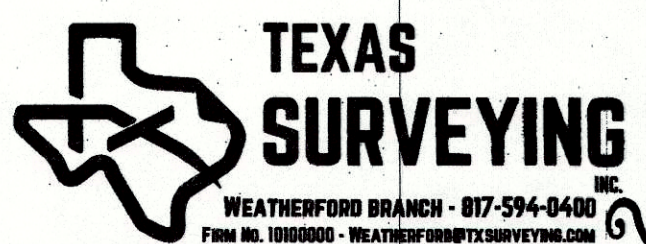


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

202024739
08/11/2020 02:00 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Label	Bearing & Distance
L1	N 76°41'59" W 99.40'
L2	N 39°04'54" W 20.81'
L3	N 28°45'08" W 66.99'
L4	N 79°15'23" W 136.91'
L5	N 80°07'59" W 74.30'
L6	N 09°29'36" E 137.70'



FINAL PLAT
OF LOTS 1-3, BLOCK A
SPARKS CREEK ADDITION
7.696 ACRE TRACT OF LAND OUT OF THE A.
E. WINFREY SURVEY, ABSTRACT NO. 1591,
PARKER COUNTY, TEXAS.
JULY 2020



PLAT CABINET E, SLIDE 568