

I, BARBARA JOANNE HUKILL, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Barbara Joanne Hukill
BARBARA JOANNE HUKILL

RACHEAL ANNE ARREGUIN
Notary Public, State of Texas
Comm. Expires 05-17-2020
Notary ID 130664618

LIENHOLDER
WARD FALKNER

Ward Falkner
Signature of Lienholder
This the 16 day of December, 2016.

Racheal Anne Arreguin
Notary Public, State of Texas

D-657

201629412 PLRT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Barbara Joanne Hukill, being the owner of all of that certain tract of land more particularly described as follows:

Description for a 2.82 acre tract of land, said tract being all of Lot 11, Block 1, SUMMERFIELDS ESTATES, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 158, Plat Records, Parker County, Texas, said tract also being described in deed to Barbara Joanne Hukill, recorded in Volume 2885, Page 1137, Real Records, Parker County, Texas and being more particularly described as follows:

BASIS OF BEARING PER PLAT.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

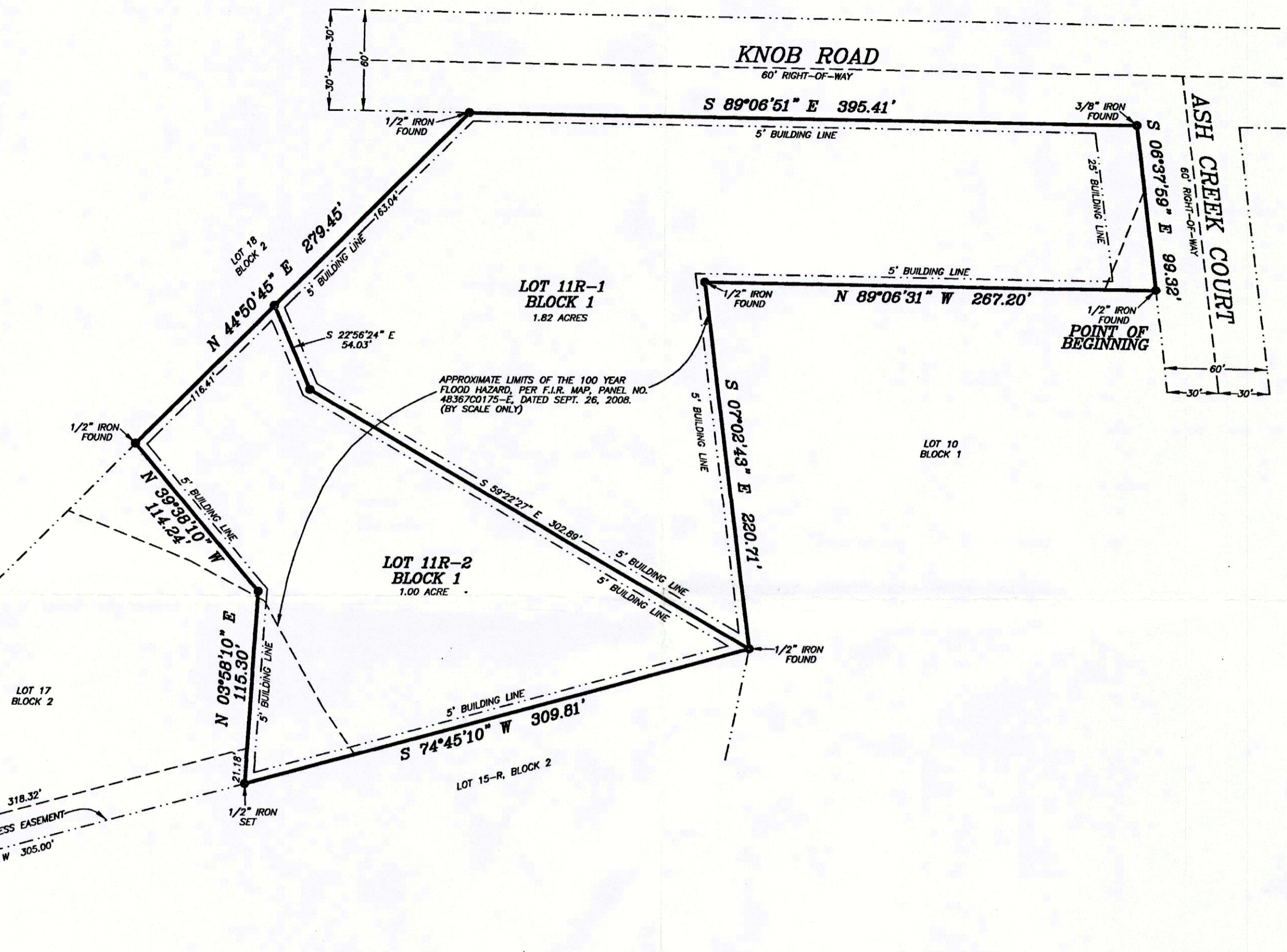
THE EASEMENT RECORDED IN VOLUME 243, PAGE 392, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, A PORTION OF SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

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.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CORP.
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.



BEGINNING at a 1/2" iron found in the West line of Ash Creek Court, said iron being for the most Easterly Southeast corner of said Lot 11, Block 1 and for the Northeast corner of Lot 10, Block 1;

THENCE N 89°06'31" W, with the common line of said Lot 10 and said Lot 11, Block 1, 267.20 feet to a 1/2" iron found at an ell corner of said Lot 11, Block 1 and the Northwest corner of said Lot 10, Block 1;

THENCE S 07°02'43" E, with the common line of said Lot 10 and said Lot 11, Block 1, 220.71 feet to a 1/2" iron found at the most Southerly Southeast corner of said Lot 11, Block 1 and the Northwest corner of said Lot 10, Block 1 and being for the Northeast corner of Lot 15-R, Block 2;

THENCE S 74°45'10" W, with the common line of said Lot 11, Block 1 and said Lot 15-R, Block 2, 309.81 feet to a 1/2" iron set at the Southwest corner of said Lot 11, Block 1 and the Southeast corner of Lot 17, Block 2;

THENCE N 03°58'10" E, with the common line of said Lot 11, Block 1 and said Lot 17, Block 2, 115.30 feet;

THENCE N 39°38'10" W, with the common line of said Lot 11, Block 1 and said Lot 17, Block 2, 114.24 feet to a 1/2" iron found at most Westerly Northwest corner of said Lot 11, Block 1 and the Northeast corner of said Lot 17, Block 2 and being in the Southeastery line of Lot 18, Block 2;

THENCE N 44°50'45" E, with the common line of said Lot 11, Block 1 and said Lot 18, Block 2, 279.45 feet to a 1/2" iron found in the South line of Knob Road, said iron being for a Northerly corner of said Lot 11, Block 1 and for the Northeast corner of said Lot 18, Block 2;

THENCE S 89°06'51" E, with the South line of said Knob Road, 395.41 feet to a 3/8" iron found at the Northeast corner of said Lot 11, Block 1 and being at the intersection of the South line of said Knob Road and the West line of said Ash Creek Court;

THENCE S 06°37'59" E, with the West line of said Ash Creek Court, 99.32 feet to the POINT OF BEGINNING and containing 2.82 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Barbara Joanne Hukill, acting by and thru their duly authorized agents does hereby adopt this plat designating the hereinabove described real property as.....

Lots 11R-1 & 11R-2, Block 1
SUMMERFIELDS ESTATES
Parker County, Texas

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

Executed this the 20th day of December, 2016.

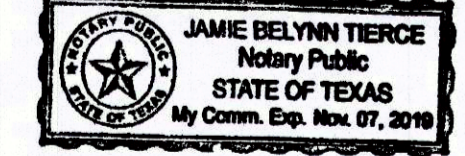
Barbara Joanne Hukill
Barbara Joanne Hukill

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Joanne Hukill, 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 20th day of December, 2016.

Jamie Belynn Tierce
Notary Public, State of Texas



ACCT. NO.: 18019
SCH. DIST.: SP
CITY: K-5
MAP NO.:

NORTH
SPRINGFIELD
COURT

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201629412
12/27/2016 09:34 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20th DAY OF December, 2016.

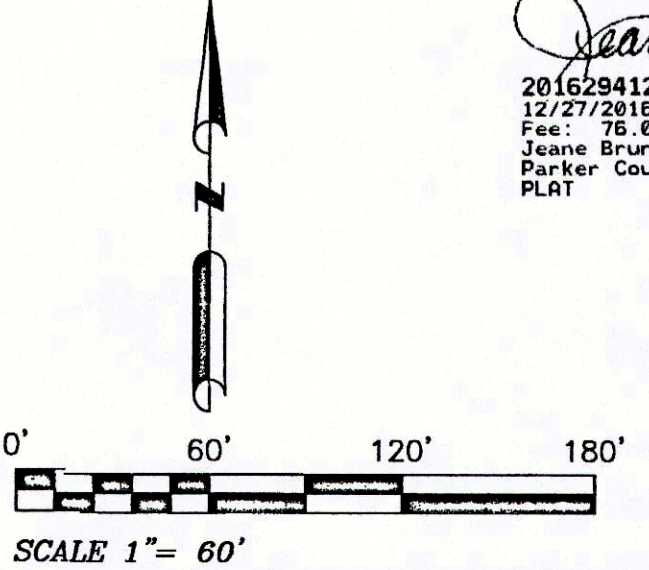
George C. Belynn Tierce
COMMISSIONER PRECINCT #1

James D. Brunson
COMMISSIONER PRECINCT #2

John D. Brunson
COMMISSIONER PRECINCT #3

John D. Brunson
COMMISSIONER PRECINCT #4

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186900



THIS 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
OCTOBER 24, 2019

OWNER/DEVELOPER

BARBARA JOANNE HUKILL
100 ASH CREEK COURT
SPRINGTOWN, TEXAS 76082

Re-Plat Showing
Lots 11R-1 & 11R-2, Block 1
SUMMERFIELDS ESTATES,
an Addition to Parker County, Texas and being a re-plat of Lot 11, Block 1, Summerfields Estates, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 158, Plat Records, Parker County, Texas.

18019.001-011-00