

Drafter: SGT
 Revision:
 Revision:
 Revision:

LEGEND OF SYMBOLS
 --- storm water pipe

202106922 PLAT Total Pages: 1

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ● Mag nail & washer stamped "JPH Land Surveying" set
 TBM ⊙ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt./TxCS, '83, NCZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS, '83, NCZ)

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.P.C.T. Plat Records of Parker County, Texas
 O.P.R.P.C.T. Official Public Records of Parker County, Texas
 D.R.P.C.T. Deed Records of Parker County, Texas
 VOL/PG/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 R.O.W./A.K.A. Right of Way/Also Known As
 RCP Reinforced Concrete Pipe

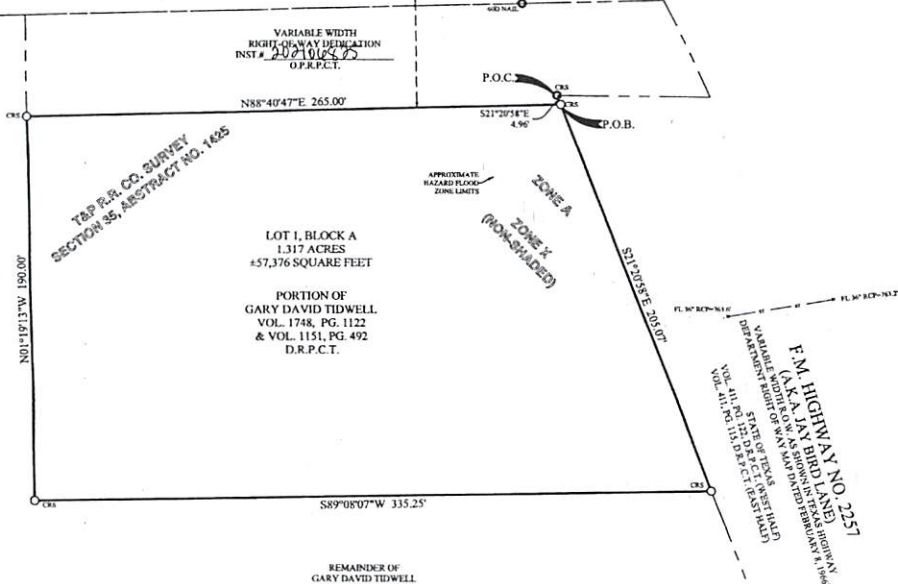
JERRI I. WANSEER
 INST # 20161131, O.P.R.P.C.T.

MAUREEN CISAR AND HUSBAND, PAUL J. CISAR
 VOL. 246, PG. 111, D.R.P.C.T.

F.M. HIGHWAY NO. 2257
 (A.K.A. KNOB HILL ROAD)
 NO DEDICATING DOCUMENT FOUND

KNOB ROAD
 VOL. 350, PG. 127, D.R.P.C.T.

VARIABLE WIDTH
 RIGHT-OF-WAY DEDICATION
 INST # 20211025, O.P.R.P.C.T.

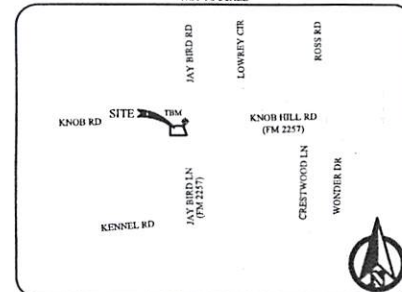


REMAINDER OF
 GARY DAVID TIDWELL
 VOL. 1748, PG. 1122
 & VOL. 1151, PG. 492
 D.R.P.C.T.
 (OVER 10 ACRES)

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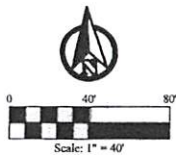
ACCT. NO.: 18431
 SCH. DIST.: SP
 CITY: _____
 MAP NO.: L-5

VICINITY MAP
 NOT TO SCALE



FINAL PLAT
LOT 1, BLOCK A
TIDWELL ADDITION

A SUBDIVISION OF 1.317 ACRES
 SITUATED IN THE
 T&P R.R. CO. SURVEY, SECTION 35, ABSTRACT NO.1425
 PARKER COUNTY, TEXAS
 PREPARED: OCTOBER 2020 - FEBRUARY 2021
 SHEET 1 OF 2



JPH Job/Drawing No. (see below)
 2020.022.034 SWC Jay Bird Ln. And Knob Rd., Parker Co., Tx - FP.dwg
 © 2021 JPH Land Surveying, Inc. - All Rights Reserved
 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPCLS Firm #10019500 #10194073 #10193867
 DFW | Central Texas | West Texas

SURVEYOR:
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail
 Hurst, Texas 76054
 Telephone (817) 431-4971

DEVELOPER:
 Vaquero Ventures, LLC
 2900 Wingate Street, Suite 200
 Fort Worth, TX 76107
 D: 512.983.1793 F: 817.984.8373
 kagnor@vaqueroventures.com

OWNER:
 Gary David Tidwell
 PO Box 395
 Springtown, TX 76082-0395

21425-019-000-50

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Gary David Tidwell, is the owners of that certain tract situated in the T & P R R Co. Survey, Section 35, Abstract Number 1425, Parker County, Texas, said tract being a portion of the tract described in the deeds to Gary David Tidwell, recorded in Volume 1748, Page 1122, Deed Records, Parker County, Texas (D.R.P.C.T.), and Volume 1151, Page 492, D.R.P.C.T.; the subject tract is more particularly described as follows:

COMMENCING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest right-of-way corner of a tract described in the deed to The State of Texas, recorded in Volume 411, Page 122, D.R.P.C.T., being a portion of the right of way of F.M. Highway No. 2257, also known as Jay Bird Lane, being a variable width right-of-way, located approximately 175 feet southwesterly from the northeast corner of said T & P R R Co. Survey, said point of commencing being an ell corner of a Right-of-Way Dedication, recorded under Instrument Number 2021016815 Official Public Records, Parker County, Texas, being a portion of Knob Road; THENCE, SOUTH 21° 20' 58" EAST, with the west right-of-way line of said State of Texas tract, a distance of 4.96 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the POINT OF BEGINNING of the tract described herein;

THENCE SOUTH 21° 20' 58" EAST, continuing with the said west right-of-way line, a distance of 205.07 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said west right-of-way line, through the interior of the said Tidwell tract, the following courses and distances:

1. SOUTH 89° 08' 07" WEST, a distance of 335.25 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 01° 19' 13" WEST, a distance of 190.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the southwest right-of-way corner of the aforementioned Right-of-Way Dedication for Knob Road;

THENCE NORTH 88° 40' 47" EAST, with the south right-of-way line of the said Right-of-Way Dedication for Knob Road, a distance of 265.00 feet returning to the POINT OF BEGINNING and enclosing 1.317 acres (±57,376 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gary David Tidwell, does hereby adopt this plat designating the hereinabove described property as TIDWELL ADDITION, an addition in Parker County, Texas, being a 1.317 acres situated in and being a portion of the T & P R R Co. Survey, Section 35, Abstract Number 1425, Parker County, Texas and does hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand this 10th day of February, 2021.

Gary David Tidwell
Gary David Tidwell

STATE OF TEXAS §
COUNTY OF Tarrant

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Gary David Tidwell, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 10th day of February, 2021.

Tyler Michael Moore
Notary Public, State of Texas



The lien holder or mortgagee consents with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: First Bank & Trust of Springtown, Texas

By: *MA* 18431
ACCT. NO.: _____
SCH. DIST.: SP
CITY: _____
MAP NO.: L-5

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, 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 in accordance with the Subdivision Ordinance of the Parker County, Texas.

Jose B. Najarro III

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
February 9, 2021



GENERAL PLAT NOTES:

1. Subject parent tract missing calls, therefore property's record description error of closure could not be calculated.
2. This property lies within ZONE(S) X (Non-Shaded) & A (No Base Flood Elevations Determined) of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0200E, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
3. Subject property is not contained within the limits of any City Limits or City Extraterritorial Jurisdiction Limits (ETJ).
4. It is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.
5. Site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete headwall on the north side of F.M. Highway No. 2257 (a.k.a. Knob Hill Road), approximately 189 feet easterly from a 600 Nail found on the north line of the surveyed property, approximately located 85 feet northeast from the centerline intersection of Jay Bird Lane & F. M. Highway No. 2257 (a.k.a. Knob Hill Road). Benchmark Elevation = 768.12' (NAVD88).

STATE OF TEXAS §
COUNTY OF PARKER §

APPROVED BY the Commissioners Court of Parker County, Texas, this the 20th day of February, 2021.

Proctor
County Judge

George A. Calkley
Commissioner Precinct 1

Wagha
Commissioner Precinct 2

Gary Walden
Commissioner Precinct 3

Absent
Commissioner Precinct 4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202106822
02/23/2021 04:10 PM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Telephone (817) 431-4971

DEVELOPER:
Vaquero Ventures, LLC
2900 Wingate Street, Suite 200
Fort Worth, TX 76107
D:512.983.1793 F:817.984.8373
kagnor@vaqueroventures.com

OWNER:
Gary David Tidwell
PO Box 395
Springtown, TX 76082-0395



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VOLUME OR CABINET E PAGE OR SLIDE 673