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20273.005.001.50

FINAL PLAT OF

LOTS 1 & 2, BLOCK 1, UMPHENOUR ADDITION
BEING 9.99 ACRES OUT OF THE THOMAS CASSIDY SURVEY, ABSTRACT
No. 273, PARKER COUNTY, TEXAS

9.99 ACRES OF LAND LOCATED IN THE THOMAS CASSIDY SURVEY, A-273. BEING ALL OF A CALLED 1.0 ACRES TRACT (TRACT I) AND ALL OF A CALLED 8.97 ACRES TRACT (TRACT II) CONVEYED TO DONALD M. UMPHENOUR AND JUDITH A. DAVIS UMPHENOUR AS DESCRIBED IN DOCUMENT No. 201523675 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF SANDLIN LANE, AND BEING THE NORTHWEST CORNER OF SAID CALLED 8.97 ACRES TRACT, AND THE SOUTHWEST CORNER OF LOT 21, JONES ESTATES, PLAT CABINET E, SLIDE 11 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID JONES ESTATES, S 89°47'00" E - 889.44 FEET TO A 2.5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF LOT 17 OF SAID JONES ESTATES AND BEING THE NORTH COMMON CORNER OF SAID CALLED 8.97 ACRES TRACT AND LOT 10, SPRINGTOWN HEIGHTS @ COLEMAN BEND, PLAT CABINET E, SLIDE 267 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG EAST LINE OF SAID SPRINGTOWN HEIGHTS @ COLEMAN BEND, S 03°19'14" W - 498.02 FEET TO A 2.5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 8 OF SAID SPRINGTOWN HEIGHTS @ COLEMAN BEND, AND BEING THE EAST COMMON CORNER OF SAID CALLED 8.97 ACRES TRACT AND A CALLED 5.410 ACRES TRACT CONVEYED TO TIMOTHY M. TUMULTY, JR. AS DESCRIBED IN DOCUMENT No. 202131155 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 5.410 ACRES TRACT, THE REMAINDER OF A CALLED 7.44 ACRES TRACT CONVEYED TO M. DIANNE EMORY AS DESCRIBED IN VOLUME 1290, PAGE 971 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE TRACT DESCRIBED HEREIN, N 89°35'07" W - 863.36 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF SANDLIN LANE AND BEING THE SOUTHWEST CORNER OF SAID CALLED 8.97 ACRES TRACT;

THENCE ALONG THE EAST LINE OF SANDLIN LANE THE FOLLOWING COURSES AND DISTANCES:

- N 00°01'39" E - 476.06 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED 'JRP 5959';
- N 07°53'08" E - 18.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.99 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER-SIGNATURE
Donald M. Umphenour
OWNER-PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Donald M. Umphenour, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF March, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

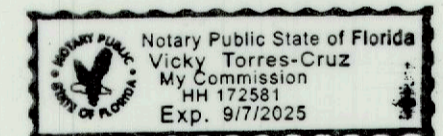


OWNER-SIGNATURE
Judith A. Davis Umphenour
OWNER-PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Judith A. Davis Umphenour, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 12th DAY OF Dec, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Florida



"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C015E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://tpels.texas.gov> Email: info@tpels.texas.gov Phone: 512-440-7723

WATER TO BE PROVIDED BY PRIVATE WATER WELLS.

Waiver for groundwater study
approved in Commissioners
Court March 11, 2024

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 11th DAY OF March, 2024

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

OWNER/DEVELOPER(S)
Donald M. Umphenour &
Judith A. Davis-Umpheour
351 Sandlin Lane
Springtown, Texas 76082

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

Plat Prepared By
Advanced Development Service

PO BOX 2557 * WEATHERFORD, TX 76086
TELEPHONE: (817) 304-0028 * E-MAIL: justin@advanceddevelopmentservice.com

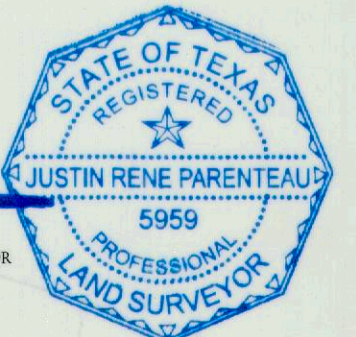
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202406099
03/11/2024 03:09 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 6, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



CABINET F, SLIDE 672