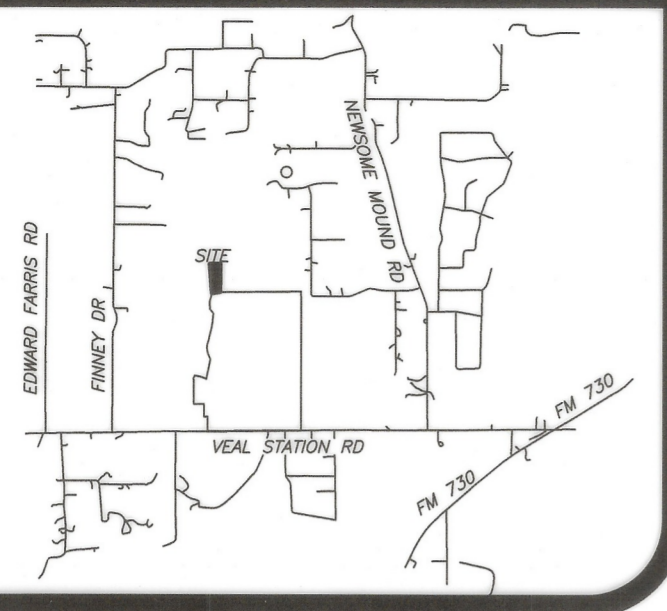


REPLAT OF
LOTS 29R & 30R, BLOCK 8, VINTAGE OAKS
 BEING A REPLAT OF LOTS 29, BLOCK 8, LOT "X", BLOCK 8, & LOT "X", BLOCK 7,
 VINTAGE OAKS PHASES 2 & 3
 AS RECORDED IN PLAT CABINET F, SLIDE 41, & PLAT CABINET F, SLIDE 477
 PLAT RECORDS, PARKER COUNTY, TEXAS



VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS }
 COUNTY OF PARKER }
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 28th DAY OF August, 2023.

COUNTY JUDGE
George A. Conley
 COMMISSIONER PRECINCT #1
 Absent
 COMMISSIONER PRECINCT #3

Jack Holt
 COMMISSIONER PRECINCT #2
Shirley
 COMMISSIONER PRECINCT #4

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.

Henry Lopez
 FINNEY ESTATES LP
 BY: HENRY LOPEZ

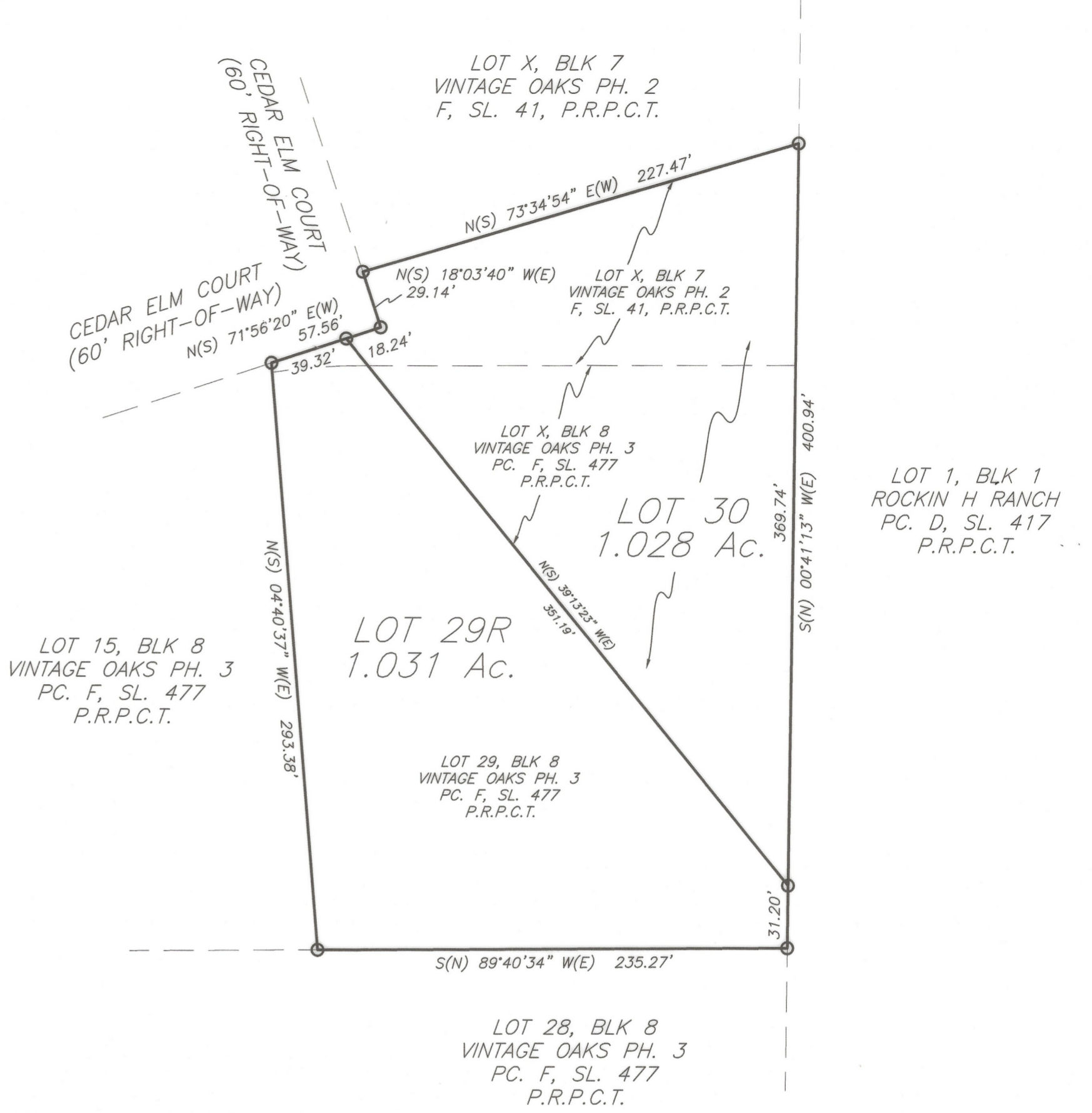
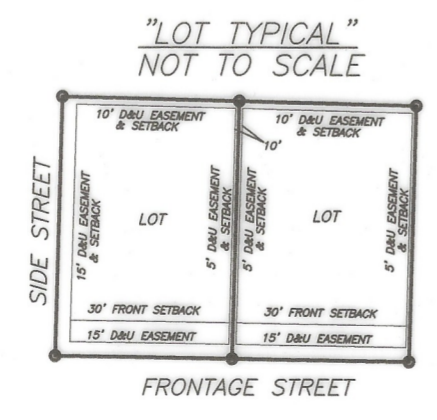
THE STATE OF TEXAS }
 COUNTY OF PARKER }
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED HENRY LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE
 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
 HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
 AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 28 DAY OF Aug, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-20-2024
 Notary ID 130741101

****SURVEYORS NOTES****
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE
 EXCAVATION. ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM,
 TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) 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.
 5) 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
 1217 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

18977.008.00X.10
 18977.008.029.00
 18977.007.00X.10



LEGAL DESCRIPTION

BEING ALL OF LOTS 29, BLOCK 8, LOT "X", BLOCK 8, & LOT "X", BLOCK 7, VINTAGE OAKS PHASES
 2 & 3, AS RECORDED IN PLAT CABINETS F, SLIDE 41, & PLAT CABINET F, SLIDE 477, PLAT
 RECORDS, PARKER COUNTY, TEXAS.

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 07/18/2023. 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
 20230623
 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



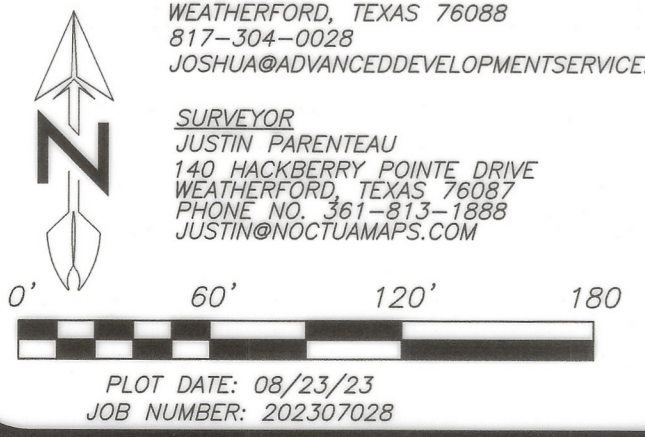
18977
 AZ
 M-9

- NOTES:**
- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0200E, DATED 09/28/2008.
 - CALL UTILITY PROVIDERS AND/OR #11 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES.
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES; UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS.
 - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
 - ALL LOTS SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER CURRENTLY PROVIDED BY WALNUT CREEK WATER SUPPLY.
 - NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY.
 - THIS TRACT OF LAND DOES NOT FALL WITHIN THE E.T.J. OF ANY CITY OR TOWN.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202322750
 08/29/2023 02:16 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

CABINET F, SLIDE 559



PLOT DATE: 08/23/23
 JOB NUMBER: 202307028