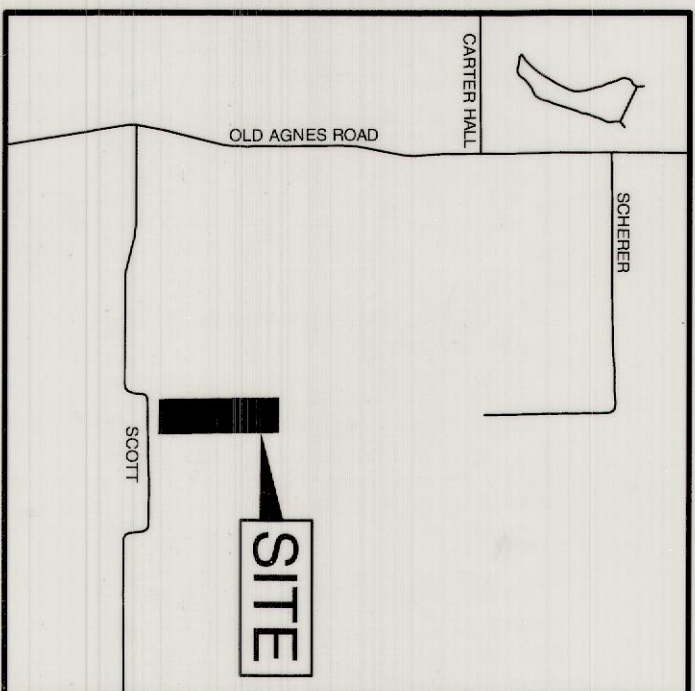
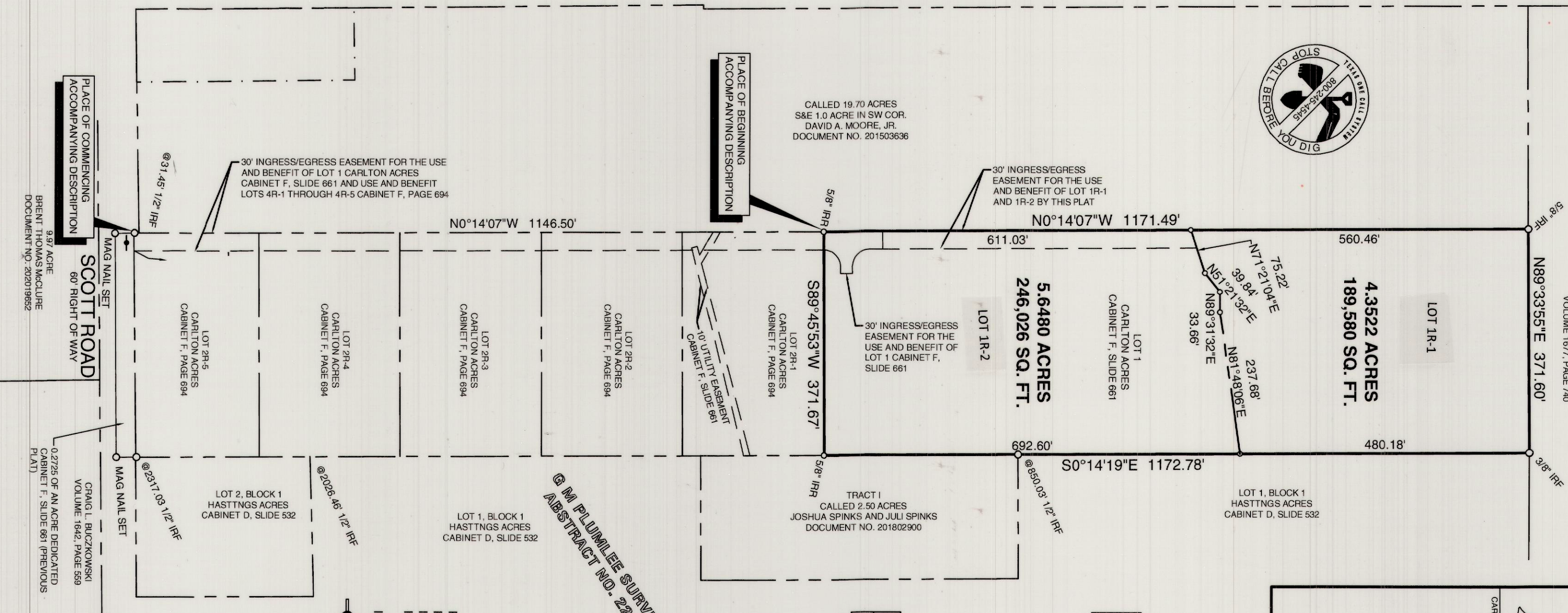




LINE TABLE		
NO.	BEARING	LENGTH

11009

WE
I-10

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CH.

11009.001.001.00

Waiver for the groundwater study was approved in Commissioners Court on March 11, 2024.

A 15" culvert is required at the Ingress/Egress easement and Scott Road.

LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IFS 5/8" IRON ROD SET
- MARKED "A-WARD"
- 5/8" IRON ROD RECOVERED
- IRR MARKED "A-WARD"
- 15"X25" CMP

BEARINGS OR DISTANCE SHOWN IN (") ARE PLAT OR DEED CALL

Utility Easements
Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

THE PURPOSE OF THE PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE PLATTED PROPERTY.

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS. SEPTIC PROVIDED BY ON-SITE SEWER FACILITIES.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS THE 10 DAY OF January 2025.

COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

STATE OF TEXAS
COUNTY OF PARKER
WHEREAS, NTH Unlimited, LLC acting by and through Dennis R. Neystiel, managing member, authorized to so act, and Douglas Cormier and Judith Cormier, owners of Lot 1 of CARLTON ACRES, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet F, Slide 661 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:
COMMENCING at a 1/2" iron rod found (whose Northing is 6999969.32 and whose Easting is 2192489.77) for the southwest corner of Lot 2 of said CARLTON ACRES, being in the north right-of-way line of Scott Road as dedicated in said Slide F, Page 661, and then run North 0°14'7" West, along the west line of said Lot 2, to and along the east line of a called 19.70 acre tract of land described in the deed to David A. Moore, Jr., as recorded in Document No. 201503636 of said Official Public Records, a distance of 1146.50 feet to a capped 5/8" iron rod recovered marked "AWARD SURV 5606" for southwest and BEGINNING corner of tract being described, also being the common west corner of said Lot 2 and Lot 1 in said CARLTON ACRES;
THENCE North 0°14'7" West, along the common line of said Lot 1, and said 19.70 acre tract, a distance of 1171.49 feet to a 5/8" iron rod found for the common north corner of said Lot 1 and said 19.70 acre tract, being in the south line of a tract of land described in the deed to Gloriana Smith Schotta as recorded in Volume 1677, Page 740 of said Deed Records;
THENCE North 89°33'55" East, along the common line of said Lot 1 and said Chotta tract, a distance of 371.60 feet to a 3/8" iron found for the common north corner of said Lot 1 and Lot 1 in Block 1 of HASTINGS ACRES, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet D, Slide 532 of said Plat Records;
THENCE South 00°14'19" East along the common line of said Lot 1 of CARLTON ACRES and said Block 1, to and along the west line of Tract 1, being a called 2.50 acre tract of land described in the deed to Joshua Spinks and Juli Spinks as recorded in Document No. 201802900 of said Official Public Records, a distance of 1172.78 feet to a capped 5/8" iron rod recovered marked "AWARD SURV 5606" for the common east corner of said Lot 1 of CARLTON ACRES and Lot 2R-1;
THENCE South 89°45'53" West, along the common line of last mentioned Lot 1 and said Lot 2R-1, a distance of 371.67 feet to the POINT OF BEGINNING and containing 10.0001 acres of land.
Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that NTH, Unlimited, LLC and Douglas Cormier and Judith Cormier do hereby adopt this plat designating the herein above described real property as

LOTS 1R-1 and 1R-2
CARLTON ACRES

and do hereby dedicate to the Public's use forever, the easements shown hereon.
Executed this the 15th day of January, 2025.

By: NTH Unlimited, LLC

Roy Holson
Ray Holson
Douglas Cormier
Judith Cormier

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jila Deale
202503398
02/10/2025 12:19 PM
Fee: 100.00
Lila Deale, County Clerk
Parker County, TX

BEFORE ME, the undersigned authority, on this day personally appeared Dennis R. Neystiel 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 15th day of January, 2025.



Notary Public State of Texas
STATES OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Douglas Cormier 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 15th day of January, 2025.

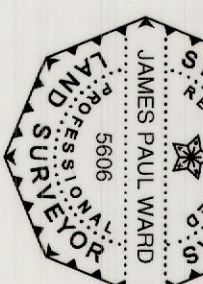


STATES OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Judith Cormier known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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 15th day of January, 2025.



James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



FINAL PLAT
LOTS 1R-1, 1R-2
CARLTON ACRES

being a replat of Lot 1 of CARLTON ACRES, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet F, Slide 661 of the Plat Records of Parker County, Texas

10.0001 acres
January, 2025

OWNER:
NTH, UNLIMITED, LLC AND
DOUGLAS CORMIER
JUDITH CORMIER
1750 NORTH MAIN STREET
WEATHERFORD TX 76086
WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-334-WARD (332-9273)
survey@e-wardsurveying.com TPLS Firm No. 10194435

ACCORDING TO MAP NO. 48367C0275E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 292.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

UNLESS NOTED ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SURV 5606"

GRAPHIC SCALE SCALE IN FEET 1" = 150'

A-WARD PROJECT NO. 2025-1005 SCOTT ROAD 5 ACRE LOT LAYOUT NO HANDED HEAD