



PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

11009
WE
I-10

22249.001,000.00

LOT 1
10,001 ACRES
435,606 SQ. FT.

CALLED 19.70 ACRES
S&E 1.0 ACRE IN SW COR.
DAVID A. MOORE, JR.
DOCUMENT NO. 201503636

CALLLED 20.046 ACRES
NTH UNLIMITED LLC
DOCUMENT NO.
2002327900

TRACT I
CALLED 2.50 ACRES
JOSHUA SPINKS AND JULI SPINKS
DOCUMENT NO. 201802900

CURVE TABLE				
NO.	DELTA	RADIUS	CHORD BEARING	CHORD
C1	90°00'00"	28.00'	N44°45'53"E	39.60'
C2	90°00'00"	28.00'	N45°14'07"W	39.60'

LINE TABLE			
NO.	BEARING	LENGTH	
L1	N89°25'04"E	30.00'	
L2	N00°14'07"W	1146.32'	
L4	N89°45'53"E	12.00'	
L5	N00°14'07"W	20.00'	
L6	S89°45'53"W	12.00'	
L8	N00°14'07"W	22.00'	
L9	S89°45'53"W	30.00'	
L10	S00°14'07"E	98.00'	
L20	N00°14'07"W	11.62'	
L21	S89°38'29"E	60.57'	
L22	N75°50'18"E	329.21'	
L23	S00°14'19"E	10.30'	
L24	S75°50'18"W	355.92'	
L25	N14°09'42"W	10.00'	
L26	N75°50'18"E	14.93'	
L27	N69°38'29"W	44.49'	
L28	S00°14'07"E	171.93'	
L29	N00°14'19"W	123.52'	

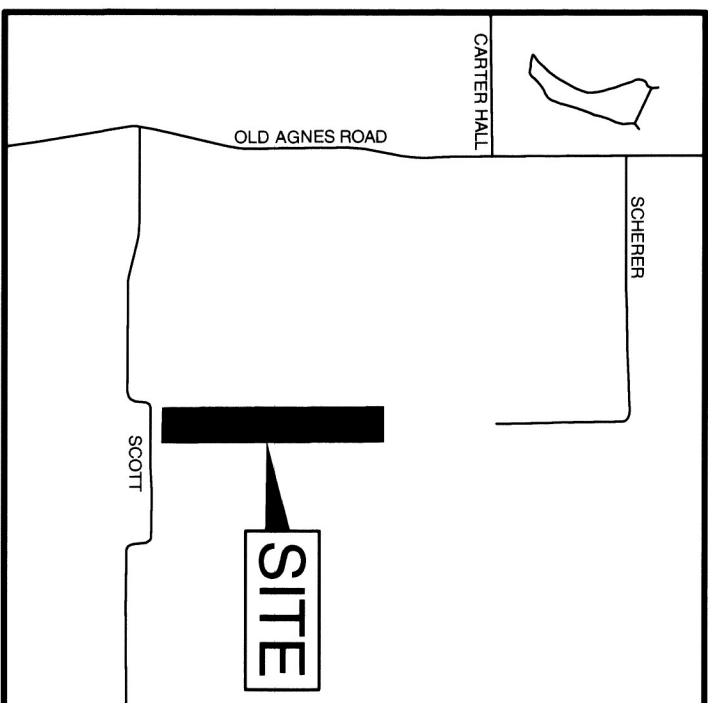
ROW DEDICATION
0.2725 ACRES
11,869 SQ. FT.

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 c 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 FOUR PLATTED LOTS FROM UN-PLATTED PROPERTY.
WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS, SEPTIC PROVIDED BY ONSITE SEWER FACILITIES.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS THE
12th DAY OF February 2024.

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



LOCATION MAP

SCALE 1"=2000'

Note:

The dedication of the streets and alleys shown here on show only cover and include the surface estate of such property, save and accept all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to, and retained by the adjoining lot. It is a purpose and intent of this reservation that each lot have, and maintain no less than 2.0 acres of ground water rights in compliance with the rules and regulations of the Upper Trinity Ground Water Conservation District. Any sale, conveyance, lease or other property transfer of a lot shall include such groundwater rights to the adjoining street or Alley, if any such property transfer of a lot is made in such a way that the lot no longer retains, at a minimum 2.0 acres of ground water rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regards to a lot on which a well has already been drilled, if it any point they property transfer is made that results in the ground water rides associated with the lot failing to meet the district minimum track size requirements of 2.0 acres, well shall be plugged within 90 days of such transfer.

STATE OF TEXAS \$ 202403498 PLAT Total Pages: 1

COUNTY OF PARKER \$

WHEREAS, NTH Unlimited, LLC acting by and through Dennis R. Neystel, managing member, authorized to so act, and Douglas Cormier and Judith Cormier, owners of a part of the GEORGE M. PLUMLEE SURVEY, Abstract No. 2249 situated about 7.8 miles North 11° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of the called 20.046 acre tract of land described in the deed to NTH Unlimited, LLC, Douglas Cormier and Judith Cormier as recorded in Document No. 2002327900 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (whose Northing is 7003025.07 and whose Easting is 2188316.29) for the northwest corner of said 20.046 acre tract, the northeast corner 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 and 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 the of the Deed Records of Parker County, Texas;

THENCE North 89°34'3" East, along the common line of said 20.046 acre tract and said Schotta tract, a distance of 371.60 feet to a 3/8" iron rod found for the northeast corner of said 20.046 acre tract and the northwest corner of a 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 the Plat Records of Parker County, Texas;

THENCE South 07°14'11" East, along the common line of said 20.046 acre tract and said Lot 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, to along the west line of said Lot 1, to and along the west line of Lot 2 in said Block 1, pass at a distance of 2316.90 feet a 1/2" iron rod found, continuing in all a distance of 2349.44 feet point in Scott Road,

THENCE South 89°34'3" West, along the south line of said 20.046 acre tract, and said Scott Road, a distance of 371.74 feet to a point for the southwest corner of said 20.046 acre tract,

THENCE North 07°13'59" West, along the west line of said 20.046 acre tract to and along the east line of said 19.70 acre tract, pass at a distance of 31.49 feet a 1/2" iron rod found, continuing in all a distance of 2349.44 feet to the POINT OF BEGINNING and containing 20.0463 of an acre 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 1 and 2
CARLTON ACRES

and do hereby dedicate to the Public use forever, the streets and easements shown hereon.
Executed this the 9th day of February, 2024.

By: NTH Unlimited, LLC

Dennis R. Neystel, managing member

Douglas Cormier

Judith Cormier

STATES OF TEXAS \$

COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Dennis R. Neystel 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of February, 2024.



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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of February, 2024.



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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of February, 2024.



The undersigned hereby states that this plat is in compliance with all requirements and all covenants marked as shown, shows all visible and apparent easements, encroachments and provisions. Surveyed on the ground December 18, 2023.

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



FINAL PLAT
LOTS 1 and 2
CARLTON ACRES

being a part of GEORGE M. PLUMLEE SURVEY,
Abstract No. 2249 situated about 7.8 miles North 11° East
of the courthouse in Weatherford, the county seat for
Parker County, Texas
20.046 acres

February, 2024

OWNER:
NTH UNLIMITED, LLC AND
DOUGLAS CORMIER
JUDITH CORMIER
1750 NORTH MAIN STREET
WEATHERFORD TX 76085

WARD SURVEYING COMPANY
2652 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-334-WARD (332-9273)
survey@a-wardsurveying.com TBP L5 Firm No. 10194435

GRAPHIC SCALE SCALE IN FEET 1" = 150'
A-WARD PROJECT NO.: 2023-2058 SCOTT ROAD

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED *AWARD SUR
PLS 5606*

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 STATEMENTS
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 232.0032. BUYER IS ADVISED TO QUESTION
THE SELLER AS TO THE GROUNDWATER AVAILABILITY