

LEGEND

POSE PUBLIC OPEN SPACE EASEMENT
 IPF IRON PIPE FOUND
 IRS IRON ROD FOUND
 IRR MARKED "A-WARD"
 5/8" IRON ROD RECOVERED
 MARKED "A-WARD"
 15'X25' CMP
 BEARINGS OR DISTANCE SHOWN IN () ARE
 PLAT OR DEED CALL



LOCATION MAP

SCALE 1"=200'

Note:

The dedication of the streets and alleys shown here on show only cover and include the surface estate of such property, save and except 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 at any point they property transfer is made that results in the ground water rights 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.

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.

WHEREAS, NTH Unlimited, LLC acting by and through Dennis R. Neystel, managing member, authorized to do so, and Douglas Cormier and Judith Cormier, owners of Lot 2 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:

BEGINNING at a 1/2" iron rod found (whose Northing is 6999969.32 and whose Easting is 2192489.77) for the southwest corner of said Lot 2, being in the north right-of-way line of Scott Road as dedicated in said Slide F, Page 661;

THENCE 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 RPLS 5606" for the common west corner of said Lot 2 and Lot 1 in said CARLTON ACRES;

THENCE North 89°45'53" East, along the common line of said Lots 2 and 1, a distance of 371.67 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common east corner of said Lots 2 and 1 being in the westerly 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

THENCE South 0°14'19" East, along the common line of said Lot 2 and said 2.50 acre tract, to and along the west line of Lots 1 and 2 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, a distance of 1144.25 feet to a 3/4" iron rod found for the southeast corner of Lot 2 in said CARLTON ACRES, and being in said north right-of-way line of Scott Road;

THENCE South 89°25'4" West, along the common line of last mentioned Lot 2 and said Scott Road, a distance of 371.74 feet to the POINT OF BEGINNING and containing 9.7736 acres or 425,740 square feet 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 2R-1, 2R-2, 2R-3, 2R-4 AND 2R-5
 CARLTON ACRES

and do hereby dedicate to the Public's use forever, the easements shown hereon.
 Executed this the 10th day of MARCH, 2024.

By: NTH Unlimited, LLC

Dennis R. Neystel, managing member

Douglas Cormier

Judith 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 10th day of MARCH, 2024.

Notary Public State of Texas

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202408888

04/09/2024 10:30 AM

Fee: 180.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

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.

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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 232.0032. 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 RPLS 5606"

Utility Easements
 Any public utility that has the right to move and keep moved all part of any building, fence, tree, etc., or 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 FIVE PLATTED LOTS FROM ONE 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 10th DAY OF MARCH, 2024.

COUNTY JUDGE

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Commissioner Precinct #5

Commissioner Precinct #6

Commissioner Precinct #7

Commissioner Precinct #8

Commissioner Precinct #9

Commissioner Precinct #10

Commissioner Precinct #11

Commissioner Precinct #12

Commissioner Precinct #13

Commissioner Precinct #14

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

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

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