

FINAL
A PRELIMINARY PLAT OF
DAVIDSON GARDENS
LOT 1, BLOCK 1
AN ADDITION TO PARKER COUNTY, TEXAS

2.36 ACRES OF LAND LOCATED IN THE WILLIAM LONG SURVEY, A-835 AND THE I. & G. N. RR. CO. SURVEY, A-1804, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 2.217 ACRES TRACT CONVEYED TO CYNTHIA LYNN DAVIDSON AS DESCRIBED IN VOLUME 2372, PAGE 501 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 WITH PLASTIC CAP MARKED "HARLAN" IN THE EAST LINE OF HIGHWAY No. 1884 (a.k.a. BETHEL ROAD), AT THE NORTHWEST CORNER OF A CALLED 2.217 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 201718840 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS AND IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1869.68 FEET AND A CHORD WHICH BEARS N 08°37'59" E - 33.44 FEET FOR THE SOUTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID BETHEL ROAD AND NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 33.44 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID VOLUME 2372, PAGE 501 AND THE HEREIN DESCRIBED TRACT OF LAND, S 85°58'34" E - 152.33 FEET TO A 6" INCH CEDAR POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

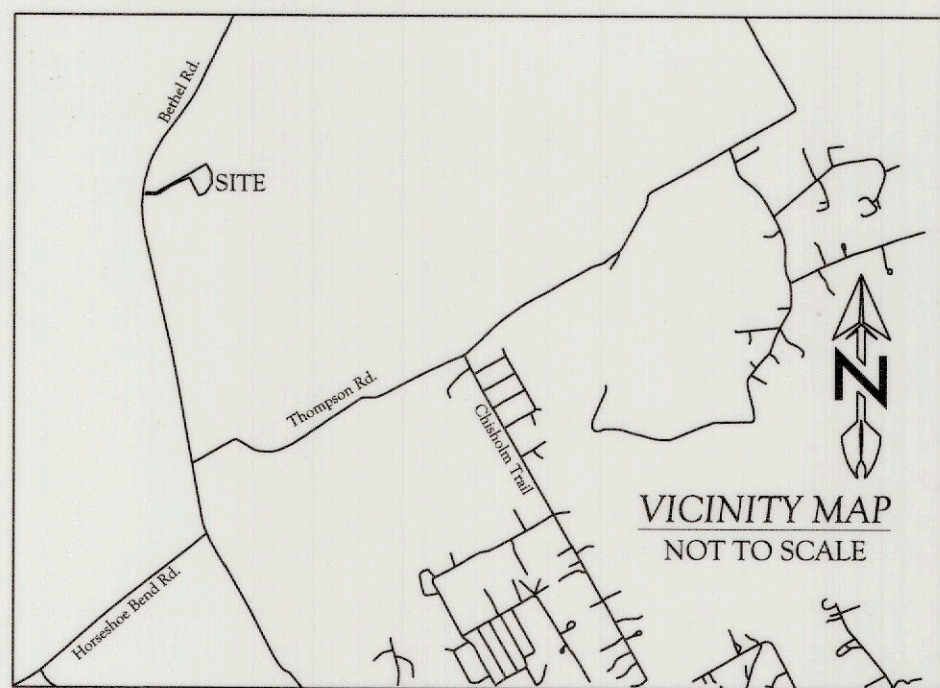
THENCE CONTINUING ALONG THE NORTH LINE OF SAID VOLUME 2372, PAGE 501 AND THE HEREIN DESCRIBED TRACT OF LAND, N 60°07'09" E - 914.02 FEET TO A 5/8" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE OVER AND ACROSS SAID VOLUME 2372, PAGE 501 THE FOLLOWING COURSES AND DISTANCES:

S 30°37'39" E - 147.88 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 02°39'42" E - 122.53 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 62°15'08" W - 277.62 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 27°44'52" W - 44.05 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 27°04'43" W - 150.64 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 66°04'58" W - 316.61 FEET TO A 6" INCH CEDAR POST FOUND AT THE NORTH EAST CORNER OF SAID CALLED 2.217 ACRES TRACT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.217 ACRES TRACT AND THE HEREIN DESCRIBED TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

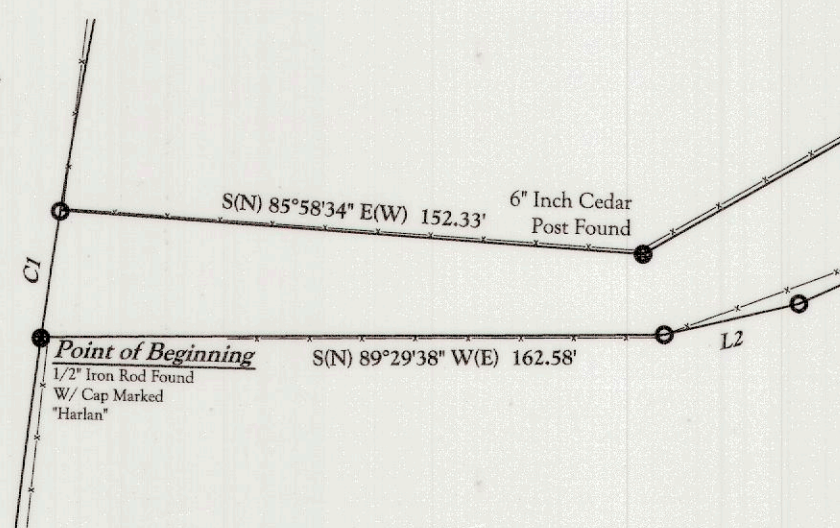
S 56°07'00" W - 216.48 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 65°34'00" W - 32.02 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 76°43'48" W - 35.83 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 89°29'38" W - 162.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.36 ACRES OF LAND.



LINE	BEARING	DISTANCE
L1	N89°34'00" E(W)	32.02
L2	N89°34'00" E(W)	35.83

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1869.68	33.44	N89°08'37"49" E(W)	33.44

Farm to Market Highway 1884
a.k.a. Bethel Road
Variable Width Right of Way - Asphalt Roadway



Called 2.217 Acres
Alicia Paige Davidson
Document No. 201718840
Official Public Records
Parker County, Texas

Remainder of
Called 23.181 Acres
Volume 2372, Page 501
Official Public Records
Parker County, Texas

Called 584.581 Acres
Volume 2581, Page 1672
Official Public Records
Parker County, Texas

Lot 1, Block 1
2.36 Acres
a portion of
Called 23.181 Acres
Volume 2372, Page 501
Official Public Records
Parker County, Texas

Called 584.581 Acres
Volume 2581, Page 1672
Official Public Records
Parker County, Texas

"DRIVEWAY CULVERT NOTE"

NO NEW DRIVEWAY CULVERTS PROPOSED OR REQUIRED. THERE CURRENTLY EXISTS A 36.5" x 16" METAL CULVERT PIPE WITH TxDOT CONCRETE END TREATMENTS AT BETHEL HIGHWAY PROVIDING ACCESS TO THE PLATTED PROPERTY HEREIN.

"GROUNDWATER AVAILABILITY NOTE"

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.33. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

"GENERAL PLAT NOTES"

- 1) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE WATER WELLS.
- 2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.

"FLOODPLAIN NOTE"

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0400E, EFFECTIVE 04/05/2019. 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.

"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 THIS PROPERTY.

"SURVEYORS NOTES"

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, 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) ANY 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://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

"LEGEND"

○ 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959"

Waiver for groundwater study
Approved in Commissioners Court
On May 28, 2024

OWNER/DEVELOPER(S)
Cynthia Lynn Davidson
4945 Bethel Road
Weatherford, Texas 76087
Phone No. 817-613-7479

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

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
Cynthia Davidson
OWNER, PRINTED
Cynthia Davidson

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Cynthia Davidson, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 130741161

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202413543
05/28/2024 03:23 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 PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND APRIL 16, 2024. 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. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.



CABINET F, SLIDE 723