

BASIS OF BEARING PER G.P.S. OBSERVATIONS. TRIMBLE RTK NETWORK. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, N.A.D. 1983.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY RATTIKIN TITLE CO., IN TITLE COMMITMENT G.F. NO. 24-1408, DATED JUNE 26, 2024.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENTS RECORDED IN VOLUME 1003, PAGE 878 AND VOLUME 1003, PAGE 879, D.R.P.C.T., ARE BLANKET EASEMENTS. CONTACT WALNUT CREEK WATER SUPPLY CO. FOR EXACT LOCATIONS.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

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.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

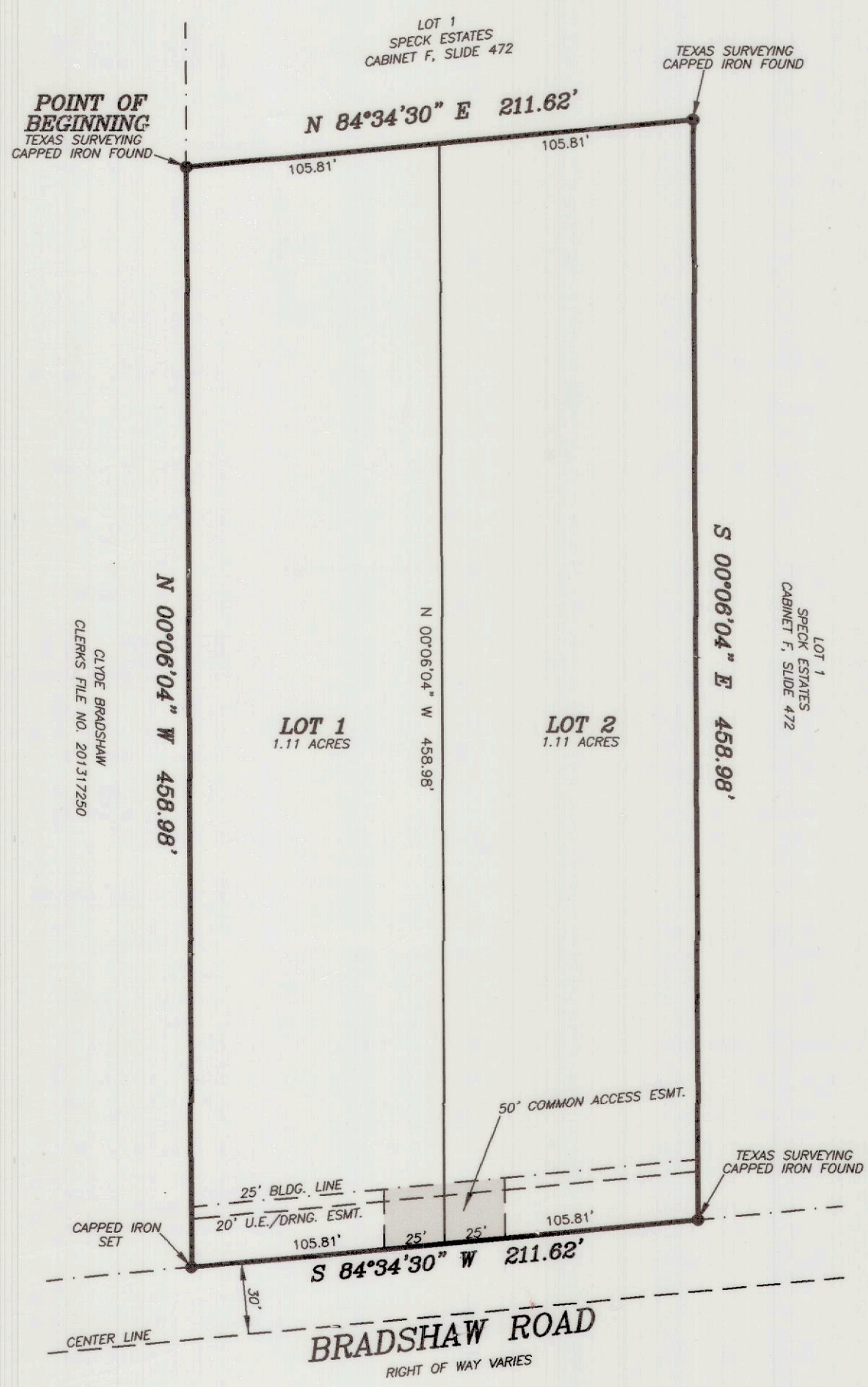
Landowners need to display reflective house numbers by their driveway that are visible and legible from the public road

JOSE H. GUERRERO, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

JOSE H. GUERRERO

DRIVEWAY CULVERT DETAIL

LOT 1	18" CMP
LOT 2	18" CMP



21841.008.005.00

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 18th DAY OF September, 2024.

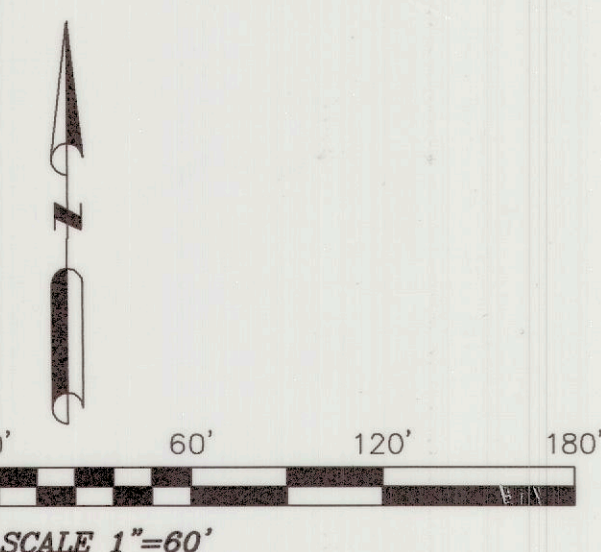
COUNTY JUDGE

George A. Conley  
COMMISSIONER PRECINCT #1

Jim Walden  
COMMISSIONER PRECINCT #3

James Hall  
COMMISSIONER PRECINCT #2

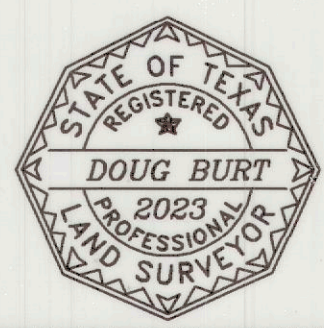
Jim Walden  
COMMISSIONER PRECINCT #4



SCALE 1"=60'

**HORIZON LAND SURVEYING**

P.O. Box 1935  
Azle, Texas 76098  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
AUGUST 16, 2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202424766  
09/24/2024 09:28 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER/DEVELOPER

JOSE H. GUERRERO  
JASMINE GUERRERO  
318 W. ARBOR COURT  
SPRINGTOWN, TX 76082

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Jose H. Guerrero and Jasmine Guerrero, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the E. McCONNELL SURVEY, Abstract No. 1841. Parker County, Texas, said tract being the same tract of land described in deed to Jose H. Guerrero and Jasmine Guerrero, recorded in Clerks File No. 202417874, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from the Southwest corner of said Clerks File No. 202417874, whence by deed call the Northeast corner of the R. THROCKMORTON SURVEY, Abstract No. 1329 is calculated to bear N 63°45'50" W, 1537.97 feet;

thence by deed call, N 00°06'09" W, 1294.44 feet to a Texas Surveying capped iron found for the point of beginning, at the Northwest corner of said Clerks File No. 202417874 and at the most Westerly Southwest corner of Lot 1, Speck Estates, recorded in Cabinet F, Slide 472, Plat Records, Parker County, Texas and being in the East line of that certain tract of land described in deed to Clyde Bradshaw, recorded in Clerks File No. 201317250, Real Records, Parker County, Texas;

thence N 84°34'30" E, with the North line of said Clerks File No. 202417874 and with the most Westerly South line of said Lot 1, Speck Estates, a distance of 211.62 feet to a Texas Surveying capped iron found, said iron being for the Northeast corner of said Clerks File No. 202417874 and for an ell corner of said Lot 1, Speck Estates;

thence S 00°06'04" E, with the East line of said Clerks File No. 202417874 and with the West line of said Lot 1, Speck Estates, a distance of 458.98 feet to a Texas Surveying capped iron found in the North line of Bradshaw Road, said iron being for Southeast corner of said Clerks File No. 202417874 and the most Southerly Southwest corner of said Lot 1, Speck Estates;

thence S 84°34'30" W, with the North line of said Bradshaw Road, a distance of 211.62 feet to a capped iron found, said iron being at the Southwest corner of said Clerks File No. 202417874 and in the East line of said Clerks File No. 201317250;

thence N 00°06'04" W, with the West line of said Clerks File No. 202417874 and with the East line of said Clerks File No. 201317250, a distance of 458.98 feet to the POINT OF BEGINNING and containing 2.22 acres of land.

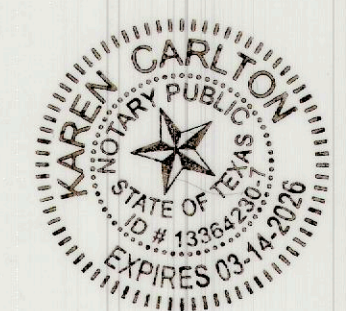
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jose H. Guerrero and Jasmine Guerrero, acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1 & 2  
Hazel Addition, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 18th day of September, 2024.

JOSE H. GUERRERO  
JASMINE GUERRERO

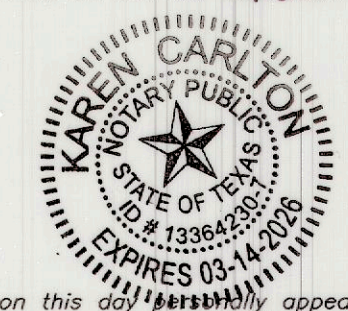


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jose H. Guerrero, 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 18th day of September, 2024.

Karen Carlton  
Notary Public State of Texas

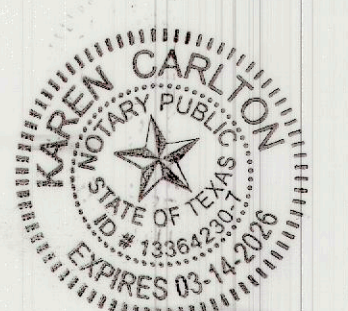


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jasmine Guerrero, 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 18th day of September, 2024.

Karen Carlton  
Notary Public State of Texas



Final Plat Showing  
Lots 1 & 2,  
HAZEL ADDITION

an addition to Parker County, Texas and being 2.22 acres of land situated in the E.J. McCONNELL SURVEY, Abstract No. 1841, Parker County, Texas.

F-790