

State of Texas  
County of Parker

Whereas Robbie Felts and Vickie Lawson, being the sole owners of a 5.002 acres tract of land; being all of Lot 6, Block 22, HORSESHOE BEND, PHASE FOUR, SECTION TWO, according to the plat recorded in V. 360-A, Page 69, now known as Plat Cab. A, Slide 160, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Robbie Felts & Vickie Lawson in Doc. #201319974, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID: US Survey Feet):

BEGINNING at a found 1/2" iron rod, in the west line of Tract No. 4 conveyed to A. J. & James Myers in V. 2917, P. 1895; R.P.R.C.T., being the southeast corner of Lot 7, said Block 22 and the northeast corner of said Lot 6, for the northeast and beginning corner of this tract.

THENCE S 02°22'06" W 424.23 feet, with the common line of said V. 2917, P. 1895 and said Lot 6, to a found 1/2" iron rod, being the northeast corner of Lot 5, said Block 22, for the southeast corner of said Lot 6 and this tract.

THENCE S 80°37'23" W 481.41, with the common line of said Lot 6 and said Lot 5, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the east line of Lipan Trail (Paved - 60" R.O.W.), being the northwest corner of said Lot 5, for the southwest corner of said Lot 6 and this tract.

THENCE N 09°23'30" W 415.20 feet, with the common line of said Lot 6 and said Lipan Trail, to a found 1/2" iron rod, being the southwest corner of said Lot 7, for the northwest corner of said Lot 6 and this tract. WHENCE a found 1/2" iron rod bears N 09°23'30" W 185.49 feet.

THENCE N 80°36'29" E 567.88 feet, with the common line of said Lot 7 and said Lot 6, to the POINT OF BEGINNING.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W231012-RP  
Field Date: November 14, 2023  
Preparation Date: January 9, 2024



#### Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area:

#### Special Flood Hazard Area, Zone "AE" Regulatory Floodway

according to the F.I.R.M. Community Panel Map No. 48367C0500F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid: US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC" - unless otherwise noted.

#### Parker County Notes:

7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

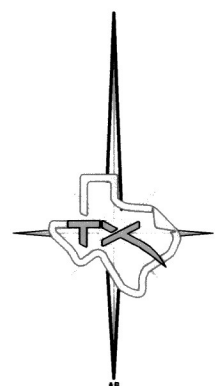
8) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

9) Sanitary sewer is to be provided by on-site septic facilities.

10) 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 availability.

11) Water is to be provided by Hearststone Water (formerly Horseshoe Bend Water Company).

12) A cluster box installation will be required to serve mail to the lots shown; developer to contact post office for approval of cluster box location.



Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086

Owner:  
Robbie Felts & Vickie Lawson  
1812 5th Avenue  
Fort Worth, TX 76110

1" = 60'



Lot 84, Block 22  
Norma Crane  
V. 1784, P. 62

HORSESHOE BEND  
PHASE 4, SECTION 2  
V. 360-A, P. 69 &  
Plat Cab. A, Slide 160

Lot 85, Block 22  
Teresa Brown  
Doc. #202223420

Lot 86, Block 22  
Michael Boggs  
V. 1845, P. 487

Portion of  
Lot 7, Block 22  
Joe & Mary Vermillion  
V. 2332, P. 737  
(Described in V. 1335, P. 1688)

N 80°36'29" E 567.88'

Lot 6-R1, Block 22  
1.082 Acres

N 76°12'18" E 556.44'

Lot 6-R2, Block 22  
2.920 Acres

Lot 6-R3, Block 22  
1.000 Acre

Lot 5, Block 22  
Linda Ericson  
V. 1836, P. 1425

Fd. 1/2"  
Iron Rod  
P.O.B.

Myers  
Tract No. 4  
V. 2917, P. 1895

S 02°22'06" W 424.23'

Fd. 1/2"  
Iron Rod

13700  
WE  
F-23

13700.022.006.00

The purpose of this replat is to split Lot 6, Block 22,  
Horseshoe Bend, Phase Four, Section Two into three lots.

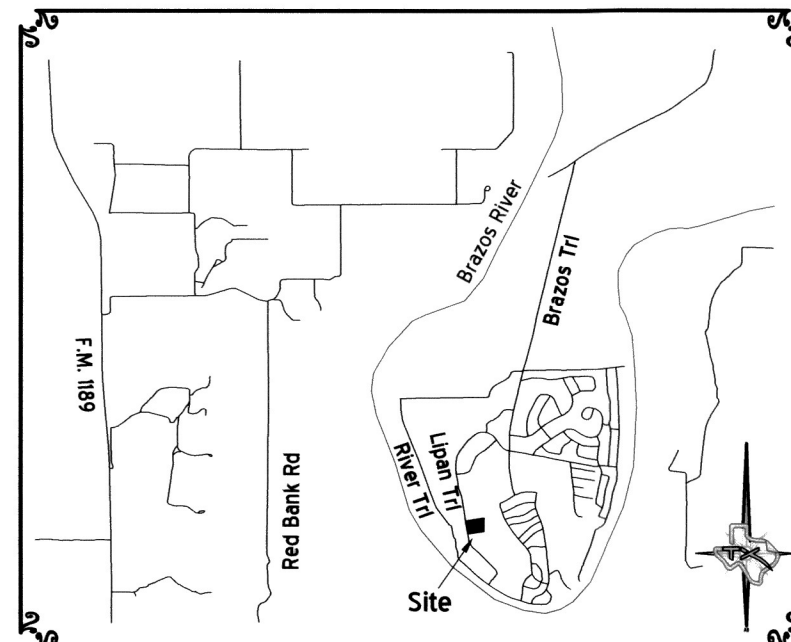
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

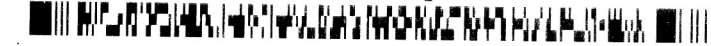
202401656  
01/22/2024 03:04 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet F Slide 1652



Vicinity Map (not to scale)

202401656 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Robbie Felts and Vickie Lawson, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 6-R1, 6-R2 and 6-R3, Block 22, Horseshoe Bend, Phase Four, Section Two, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 11th day of January, 2024.

By:

Robbie Felts  
Robbie Felts (Owner)  
Vickie Lawson  
Vickie Lawson (Owner)

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Robbie Felts, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2024.

Teresa McGee  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Vickie Lawson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of January, 2024.

Teresa McGee  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 22nd day of January, 2024.

County Judge

George A. Conley  
Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Revision of Plat  
Lots 6-R1, 6-R2 and 6-R3, Block 22  
Horseshoe Bend, Phase Four, Section Two  
an addition in Parker County, Texas

Being a 5.002 acre replat of Lot 6, Block 22,  
Horseshoe Bend, Phase Four, Section Two,  
according to the plat recorded in  
Cabinet A, Slide 160, Plat Records, Parker County, Texas

January 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS  
SURVEYING

FIRM No. 10100000 - WWW.TXSURVEYING.COM INC.