

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT NO. FT-2NE-9000382400122-PB, EFFECTIVE DATE MARCH 10, 2024, ISSUED MARCH 18, 2024.

SCHEDULE B ITEMS:

10G. THE EASEMENT RECORDED IN VOLUME 1016, PAGE 277, REAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT THIS PROPERTY.

10H. THE EASEMENT RECORDED IN VOLUME 1038, PAGE 308, REAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION CONTACT NATURAL GAS PIPELINE COMPANY OF AMERICA FOR EXACT LOCATION.

10I. THE ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 1661, PAGE 112, REAL RECORDS, PARKER COUNTY, TEXAS, SAID EASEMENT DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT TRI-COUNTY ELECTRIC COOPERATIVE, INC. FOR EXACT LOCATION. SAID DOCUMENT STATES THE EASEMENT PROPERTY SHALL BE LIMITED TO THAT PORTION OF THE PROPERTY WITHIN 10 FEET IN ALL DIRECTIONS OF GRANTEE'S LINES, POLES, GUYS, ANCHORS, OR OTHER FACILITIES.

10J. THE ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 1661, PAGE 112, REAL RECORDS, PARKER COUNTY, TEXAS, SAID EASEMENT DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT TRI-COUNTY ELECTRIC COOPERATIVE, INC. FOR EXACT LOCATION. SAID DOCUMENT STATES THE EASEMENT PROPERTY SHALL BE LIMITED TO THAT PORTION OF THE PROPERTY WITHIN 10 FEET IN ALL DIRECTIONS OF GRANTEE'S LINES, POLES, GUYS, ANCHORS, OR OTHER FACILITIES.

10K. THE ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY RECORDED IN INSTRUMENT NO. 201826091, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, SAID EASEMENT DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT TRI-COUNTY ELECTRIC COOPERATIVE, INC. FOR EXACT LOCATION. SAID DOCUMENT STATES THE EASEMENT PROPERTY SHALL BE LIMITED TO THAT PORTION OF THE PROPERTY WITHIN 10 FEET IN ALL DIRECTIONS OF GRANTEE'S LINES, POLES, GUYS, ANCHORS, OR OTHER FACILITIES.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0150E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

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.

Dan Nachlinger, Managing Member
Elk Crossing, LLC

THE STATE OF TEXAS
COUNTY OF PARKER

I, Dan Nachlinger, Managing Member of Elk Crossing, LLC, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Elk Crossing LLC, acting by and through the undersigned, its duly authorized agent, is the owner of following described real property, to wit:

FIELD NOTES:

3.60 acres of land being Lot 2R2, Isaiah 41:13, an addition to Parker County, Texas, according to the plat recorded in Cabinet F, Slide 223, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped MIZELL 6165 set for the Northeast corner of said Lot 2R2, for the Northwest corner of that certain tract of land described by deed to Joshua Dale Plumlee, recorded in Volume 2933, Page 1069, Official Records, Parker County, Texas, for the South line of East Dry Creek Road (a variable width Right-of-Way);

THENCE S 01°16'44" E, along the common line of said Lot 2R2 and said Plumlee tract, at 297.02 feet passing a 1/2" iron rod capped HARLAN 2074 found for the Southwest corner of said Plumlee tract, for the most Westerly Northwest corner of that certain tract of land described by deed to Lauren Rachelle Reed, recorded in Volume 2933, Page 1072, Official Records, Parker County, Texas, continuing along the common line of said Lot 2R2 and said Reed tract, in all, a distance of 317.27 feet to a 6" cedar post found for the Southeast corner of said Lot 2R2, the Northeast corner of Lot 1, Sims Almaka Addition, an addition to Parker County, Texas, according to the plat recorded in Cabinet C, Slide 553, Plat Records, Parker County, Texas;

THENCE N 89°13'28" W, along the common line of said Lot 2R2 and said Lot 1, Sims Almaka Addition, 497.97 feet to the Southwest corner of said Lot 2R2, the Southeast corner of Lot 2R1 of said Isaiah 41:13, from which, a mag nail found bears S 26°13'07" W, 0.50 feet;

THENCE N 00°00'28" W, along the common line of said Lot 2R2 and said Lot 2R1, 318.08 feet to a 1/2" iron rod capped HARLAN 2074 found, the Northwest corner of said Lot 2R2, the Northeast corner of said Lot 2R1, for the South line of said East Dry Creek Road, from which, a 1/2" iron rod capped HARLAN 2074 found, the Northwest corner of said Lot 2R1 bears N 89°06'34" W, 273.73 feet;

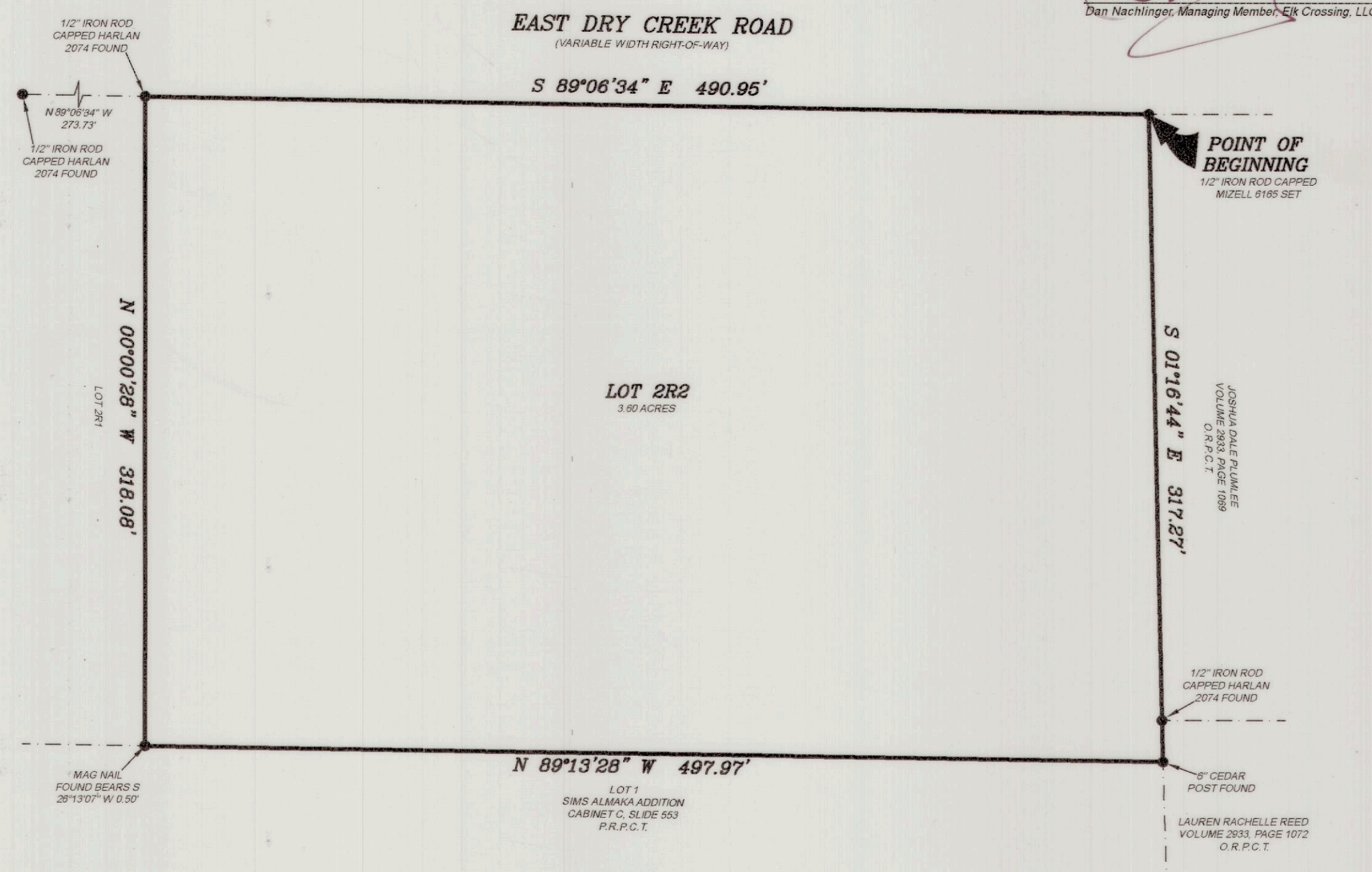
THENCE S 89°06'34" E, along the North line of said Lot 2R2, 490.95 feet to the POINT OF BEGINNING and containing 3.60 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Elk Crossing, LLC does hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOT 2R2
ISAIAH 41:13

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



EXECUTED this the 4 day of April, 2024

Dan Nachlinger, Managing Member, Elk Crossing, LLC

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Dan Nachlinger, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 4th day of April, 2024

Notary Public, Parker County, Texas
My Commission Expires 11/1/2027

JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 8 DAY OF April, 2024.

County Judge: *George A. Conlay*

Commissioner Precinct #1: *George A. Conlay*

Commissioner Precinct #2: *Josh Helt*

Commissioner Precinct #3: *Absent*

Commissioner Precinct #4: *Thilak*

13923.001.002.50

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-6199
STEPHEN@TXGEO.COM
TBPELS FIRM NO. 10083300

SCALE 1" = 60'

F 686

OWNER/DEVELOPER
ELK CROSSING LLC
P.O. BOX 610, WEATHERFORD,
TEXAS, 76086

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 20' TRI COUNTY O/H ELECTRIC EASEMENT SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 223, PLAT RECORDS, PARKER COUNTY, TEXAS. THERE IS NO OVERHEAD ELECTRIC LINE IN THE LOCATION AS SHOWN ON SAID PLAT.



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

Stephen Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
REVISED MARCH 20, 2024 (PREPARED PLAT)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202408758
04/08/2024 01:04 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Amending Plat
Lot 2R2, of
Isaiah 41:13,
an Addition to Parker County, Texas, according
to the Plat thereof recorded in Cabinet F, Slide
223, Plat Records, Parker County, Texas.