

PLACE OF BEGINNING  
ACCOMPANYING DESCRIPTION

LUTION DRIVE

56.1' PUBLIC RIGHT OF WAY  
IRON FOUND TO IRON FOUND

RIGHT OF WAY  
DEDICATION  
BY THIS PLAT  
0.0180 ACRES  
786 SQ. FT.

S89°47'44"E 402.97'

NO CULVERT AT  
EXISTING DRIVE

PROPOSED CULVERT

S89°47'44"E 261.05'

S89°47'44"E 141.92'

S0°00'28"E  
1.95'

LOT 1  
1.9889 ACRES  
86,635 SQ. FT.  
(2.0006 ACRES WATER  
RIGHTS)

LOT 2  
1.9945 ACRES  
86,881 SQ. FT.  
(2.0009 ACRES WATER  
RIGHTS)

TRACT VII  
CALLED 21.386 ACRES  
JUDITH E. SAVAGE  
DOCUMENT NO.  
201408566

CALLED 3.000 ACRES  
BRENDA L. STEWART  
AND KELLY G. STEWART  
DOCUMENT NO.  
202000451

CALLED 1.00 ACRES  
KELLY G. STEWART  
(1/2 INTEREST)  
DOCUMENT NO.  
202300649

According to Map No. 48367C0380F dated April 5, 2019 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 located within the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas.

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. A waiver for groundwater study was approved in the Commissioners Court on May 27, 2025

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.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, 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.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

Water will be provided by individual water wells.

Sewer will be provided by on-site sewer facilities.

402.97' linear feet of road frontage

Purpose of plat is to plat two un-platted parcels into two platted lots.

Minimum culvert size is 18"

Speed limit for Lution Drive is 35 mile per hour.

Variance for driveway distances was approved in the Commissioners Court on May 27, 2025

Waiver for the groundwater study was approved in the Commissioners Court on May 27, 2025

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Brenda L. Stewart and Kelly G. Stewart are the owners of a tract of land out of the W. GILLESPIE SURVEY, Abstract No. 530 situated about 4.2 miles South 36° West of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing a portion of the called 3.000 acre tract of land described in the deed to Brenda L. Stewart and Kelly G. Stewart as recorded in Document No. 202000451 of the Official Public Records and all of the called 1.00 acre tract of land described in the deed to Kelly G. Stewart as recorded in Document No. 202300649 of said Official Public Records and being more particularly described by metes and bounds as follows:

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.

BEGINNING at a ½" iron rod found (whose Northing is 6936029.74 and whose Easting is 2170958.50) for the northwest corner of said 3.000 acre tract, the northeast corner of Tract VII, being a called 21.386 acre tract of land described in the deed to Judith E. Savage as recorded in Document No. 201408566 of said Official Public Records and being in the ostensible south line of Lution Drive, having an ostensible 55 foot right-of-way;

THENCE South 89°47'44" East, along the north line of said 3.000 acre tract and said Lution Drive, to and along the north line of said 1.00 acre tract, a distance of 402.97 feet to a ½" iron rod found, for the northeast corner of said 1.00 acre tract and the northwest corner of Tract One, being a called 4.991 acre tract of land described in the deed to Wendy Leigh Goldsmith Ingrum as recorded in Document No. 201805227 of said Official Public Records;

THENCE South 0°00'28" East, along the common line of said 1.00 acre tract and said 4.991 acre tract, to and along the most east line of said 3.000 acre tract, a distance of 431.34 feet to a ½" iron rod found for the southeast corner of said 3.000 acre tract and the northeast corner of Tract Two, being a called 4.991 acre tract as described in said Document No. 201805227;

THENCE North 89°55'16" West, along the common line of said 3.000 acre tract and said Tract Two, to and along the north line of Tract Three, being a called 4.000 acre tract of as described said Document No. 201805227 pass at a distance of 330.13 feet a capped iron rod found marked, continuing in all a distance of

THENCE North 89°55'16" West, along the south line of said 3.000 acre tract for said north line, pass at a distance of 330.13 feet a capped iron rod found marked "TEXAS SURVEYORS" a distance of 404.39 feet to the southwest corner of said 3.000 acre tract, being in the east line of said 21.386 acre tract;

THENCE North 0°10'53" East, along the common line of said 3.000 acre tract

and said 21.386 acre tract, a distance of 432.22 feet to the POINT OF BEGINNING and containing 2.0005 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that owns do hereby adopt this plat designating the herein above described real property as

LOTS 1 and 2  
STEWART HILL

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon. This property is located within the ETJ of the City of Weatherford, which is deferred to Parker County on April 30, 2025

Brenda L. Stewart  
Brenda L. Stewart  
Kelly G. Stewart  
Kelly G. Stewart

STATES OF TEXAS §  
COUNTY OF PARKER §  
BEFORE ME, the undersigned authority, on this day personally appeared Brenda L. Stewart known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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 the 30<sup>th</sup> day of May, 2025.

Karen Carlton  
Notary Public State of Texas

Kelly G. Stewart

STATES OF TEXAS §  
COUNTY OF PARKER §  
BEFORE ME, the undersigned authority, on this day personally appeared Kelly G. Stewart known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

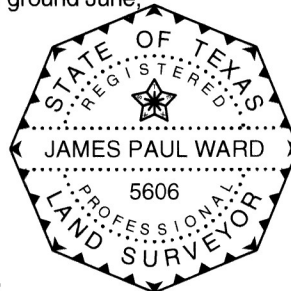
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30<sup>th</sup> day of May, 2025.

Karen Carlton  
Notary Public State of Texas

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 9<sup>th</sup> DAY OF June, 2025  
COUNTY JUDGE  
COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground June 2024

James Paul Ward  
James Paul Ward  
Registered Professional Land Surveyor  
Texas Registration No. 5606



FINAL PLAT  
LOTS 1 and 2, BLOCK 1  
STEWART HILL

Part of the W. GILLESPIE SURVEY, Abstract No. 530 situated about 4.2 miles South 36° West of the courthouse in Weatherford, the county seat for Parker County, Texas  
4.0014 ACRES

May, 2025

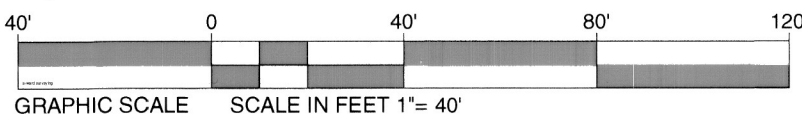
OWNER  
BRENDA L. STEWART  
KELLY G. STEWART  
1011 LUTION DRIVE  
WEATHERFORD TX 76087

**WARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273) survey@wardsurveying.com  
TBPELS Firm No. 10194435

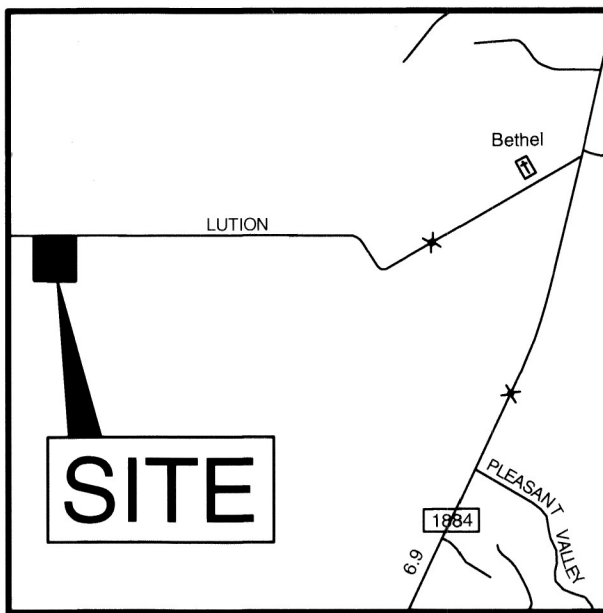
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle

202515299  
06/10/2025 10:03 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX

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



A-WARD PROJECT NO: 2024-1919 LUTION DRIVE PLAT



LOCATION MAP  
SCALE 1"=2000'

LEGEND  
POSE PUBLIC OPEN SPACE EASEMENT  
IPF IRON PIPE FOUND  
IRF IRON ROD FOUND  
IRS 5/8" IRON ROD SET  
MARKED "A-WARD"  
IRR 5/8" IRON ROD RECOVERED  
MARKED "A-WARD"  
CULVERT

BEARINGS OR DISTANCE SHOWN IN (") ARE  
PLAT OR DEED CALL

20530.016.001.10

17921  
WE

G-18  
SWE

G-123