

VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
THE 28th DAY OF October, 2024.

COUNTY JUDGE
George A. Carley
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #4

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.

FINNEY ESTATES LP
BY: HENRY LOPEZ

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED HENRY LOPEZ, 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.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 25th DAY OF Oct, 2024.

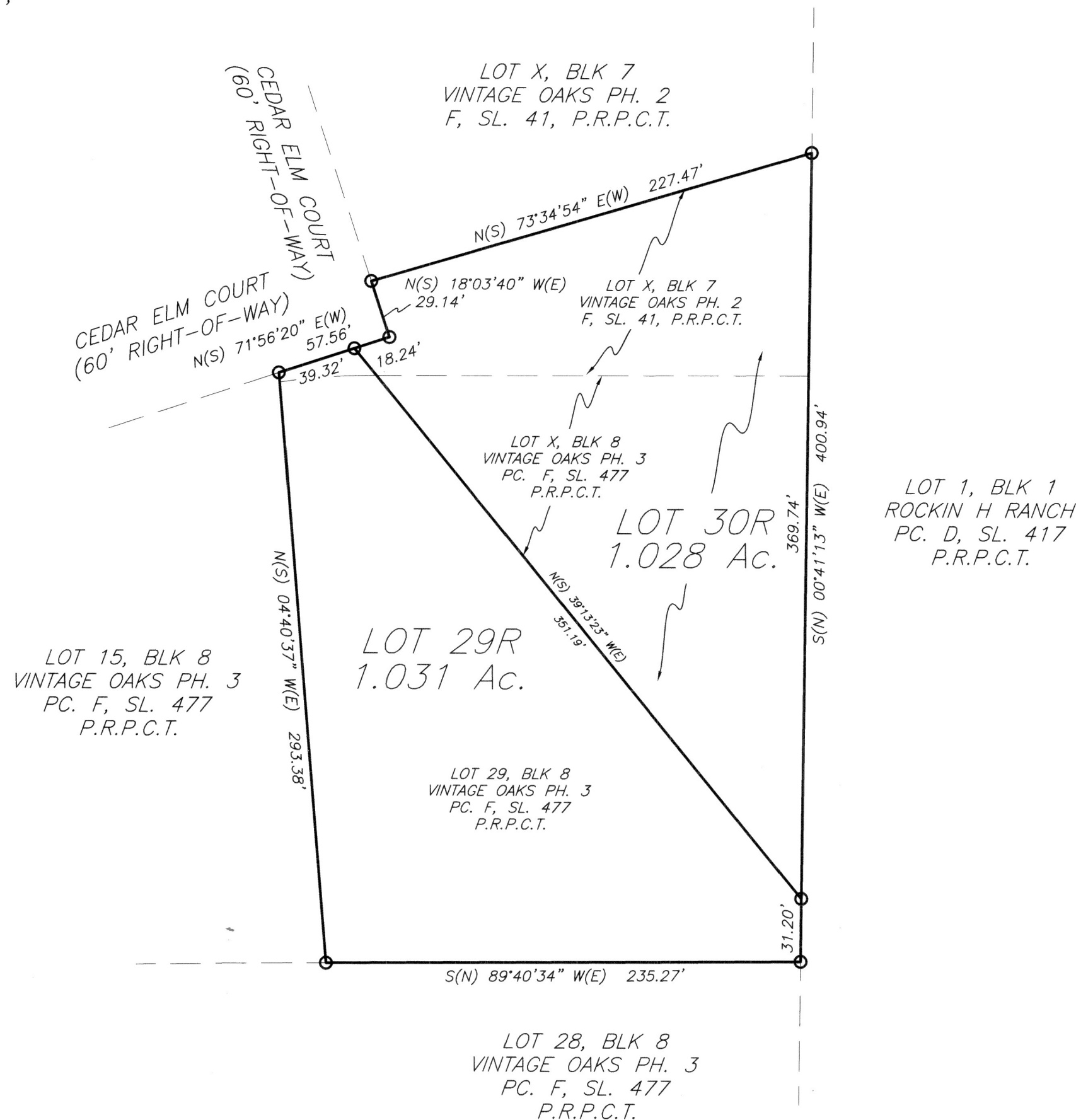
Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE
EXCAVATION. ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) 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.
4) 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

AMENDED PLAT OF
LOTS 29R & 30R, BLOCK 8, VINTAGE OAKS
BEING A REPLAT OF LOTS 29, BLOCK 8, LOT "X", BLOCK 8, & LOT "X", BLOCK 7,
VINTAGE OAKS PHASES 2 & 3
AS RECORDED IN PLAT CABINET F, SLIDE 41, & PLAT CABINET F, SLIDE 477
PLAT RECORDS, PARKER COUNTY, TEXAS
& AMENDING THE PLAT RECORDED IN
PLAT CABINET F, SLIDE 559, PLAT RECORDS, PARKER COUNTY, TEXAS

202428273 PLAT Total Pages: 1



ACCT. NO: 18977
SCH. DIST: AZ
CITY:
MAP NO: M-9

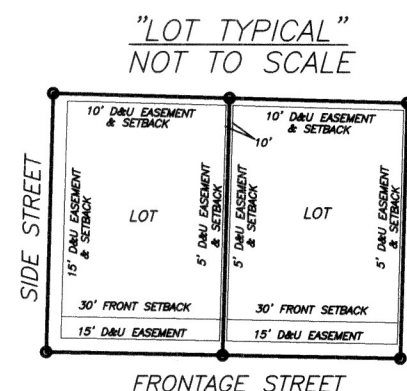
18977.008.029.00
18977.008.030.00

LEGAL DESCRIPTION

BEING ALL OF LOTS 29, BLOCK 8, LOT "X", BLOCK 8, & LOT "X", BLOCK 7, VINTAGE OAKS PHASES
2 & 3, AS RECORDED IN PLAT CABINETS F, SLIDE 41, & PLAT CABINET F, SLIDE 477, PLAT
RECORDS, PARKER COUNTY, TEXAS.

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 FIELD DATA COLLECTED ON THE GROUND 07/18/2024. 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.

20271020
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



** THE PURPOSE OF THIS AMENDING PLAT IS SOLELY TO
CORRECT THE LABELING OF LOT 30R **

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202428273
10/29/2024 03:43 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET F, SLIDE 796

- NOTES:
- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0200E, DATED 09/26/2008.
 - CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES.
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES, UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS.
 - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
 - ALL LOTS SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER CURRENTLY PROVIDED BY WALNUT CREEK WATER SUPPLY.
 - NO FILLING OF ANY FEMA DESIGNATED FLOODWAY IS ALLOWED WITHOUT APPLICABLE PERMIT APPROVAL FROM FEMA AND THE COUNTY.
 - THIS TRACT OF LAND DOES NOT FALL WITHIN THE E.T.J. OF ANY CITY OR TOWN.