Job No. 202411028_R4
301 Tin Top Estates Road
Plot Date: 02/05/2025 1:45 pm

0' 25' 50'
Scale: 1" = 50'

202503407 PLAT Total Pages: 1

FINAL PLAT OF

WDW ADDITION

LOTS 1 & 2, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS

4.33 ACRES OF LAND LOCATED IN THE JAMES CLAYTON SURVEY, A-289. BEING ALL OF A CALLED 2.337 ACRES "TRACT 1" AND A CALLED 2.052 ACRES "TRACT 2" AS DESCRIBED IN DOCUMENT 201611997 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

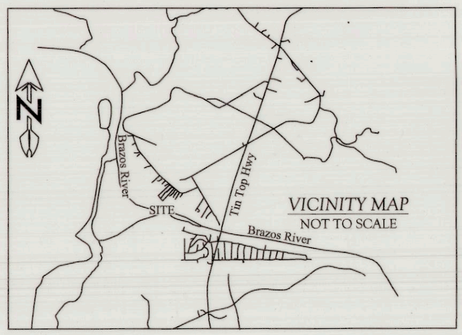
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE CALLED EASTERN BANK OF THE BRAZOS RIVER AT THE SOUTHWEST CORNER OF A CALLED 1.972 ACRES TRACT OF LAND FOR THE NORTHWEST AND BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH THE CALLED MOST WESTERLY CORNER OF THE STEPHEN BEDFORD SURVEY, A-65, IS CALCULATED TO BEAR N 60°08'07" E - 1650.69 FEET;

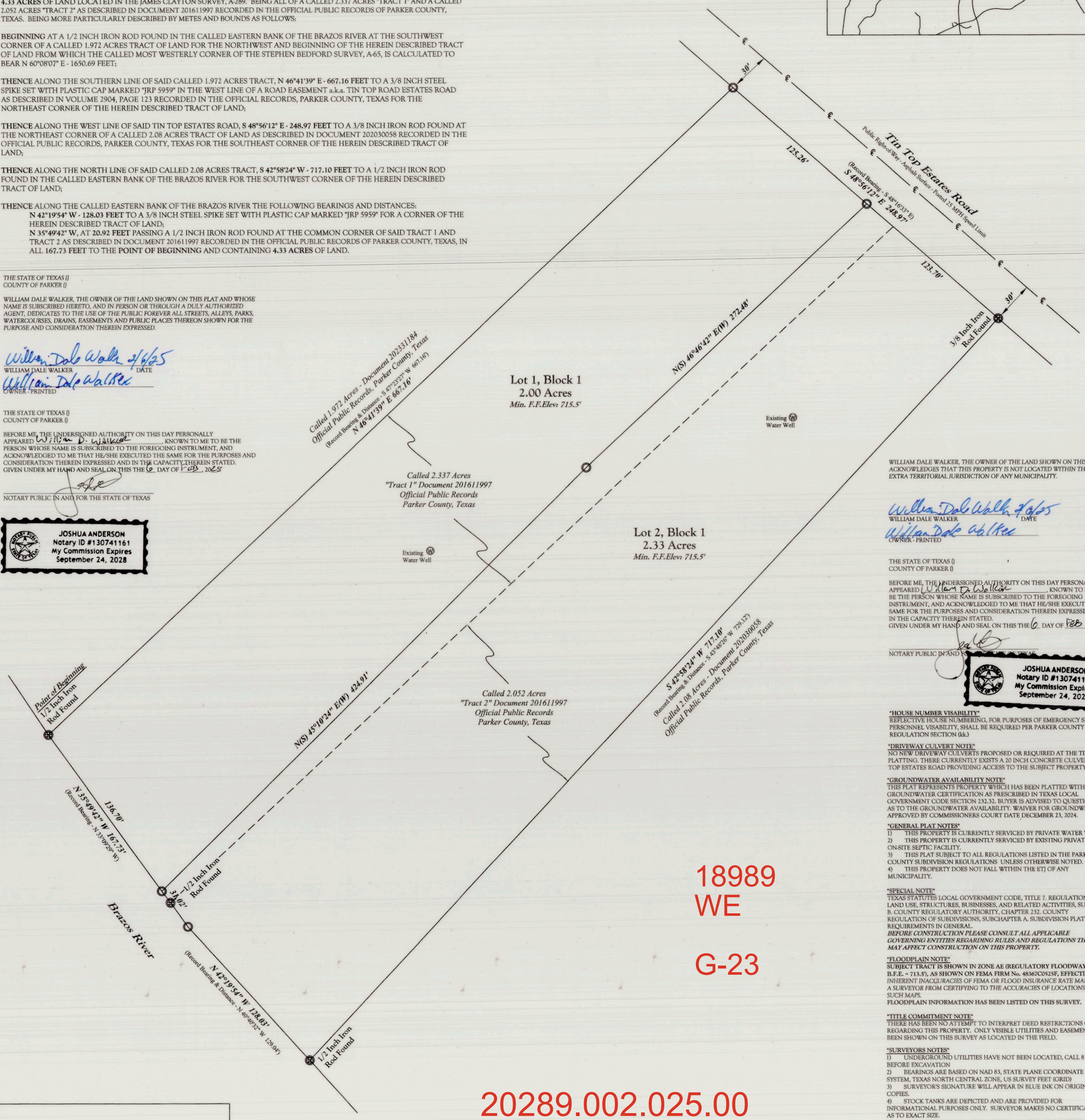
THENCE ALONG THE SOUTHERN LINE OF SAID CALLED 1.972 ACRES TRACT, **N 46°41'39" E - 667.16 FEET** TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE WEST LINE OF A ROAD EASEMENT a.k.a. TIN TOP ROAD ESTATES ROAD AS DESCRIBED IN VOLUME 2904, PAGE 123 RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID TIN TOP ESTATES ROAD, **S 48°56'12" E - 248.97 FEET** TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 2.08 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 202030058 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 2.08 ACRES TRACT, **S 42°58'24" W - 717.10 FEET** TO A 1/2 INCH IRON ROD FOUND IN THE CALLED EASTERN BANK OF THE BRAZOS RIVER FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE CALLED EASTERN BANK OF THE BRAZOS RIVER THE FOLLOWING BEARINGS AND DISTANCES:
N 42°19'54" W - 128.03 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 35°49'42" W, AT **20.92 FEET** PASSING A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID TRACT 1 AND TRACT 2 AS DESCRIBED IN DOCUMENT 201611997 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, IN ALL **167.73 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING **4.33 ACRES** OF LAND.





18989
WE

G-23

20289.002.025.00
20633.002.013.00

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

WILLIAM DALE WALKER, 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.

William Dale Walker 2/6/25
WILLIAM DALE WALKER DATE
William Dale Walker
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William D. Walker 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 6 DAY OF FEB, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

WILLIAM DALE WALKER, THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

William Dale Walker 2/6/25
WILLIAM DALE WALKER DATE
William Dale Walker
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

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JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

HOUSE NUMBER VISABILITY
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISABILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION (kk.)

DRIVEWAY CULVERT NOTE
NO NEW DRIVEWAY CULVERTS PROPOSED OR REQUIRED AT THE TIME OF PLATTING. THERE CURRENTLY EXISTS A 20 INCH CONCRETE CULVERT PIPE AT TIN TOP ESTATES ROAD PROVIDING ACCESS TO THE SUBJECT PROPERTY.

GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE DECEMBER 23, 2024.

GENERAL PLAT NOTES
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELLS.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
4) THIS PROPERTY DOES NOT FALL WITHIN THE ETJ OF ANY MUNICIPALITY.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE AE (REGULATORY FLOODWAY WITH B.F.E. = 713.5'), AS SHOWN ON FEMA FIRM No. 48367C0525F, EFFECTIVE 4/05/2019.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) 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.
6) 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

LEGEND
O = 3/8 Inch Steel Spike Set w/ Cap Marked "JRP 5959"

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 NOVEMBER 21, 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.

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 10 DAY OF February, 2025

COUNTY JUDGE

George Conley
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202503407
02/10/2025 12:59 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER(S)
William Dale Walker
301 Tin Top Estates Rd.
Weatherford, Texas 76087

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

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

STATE OF TEXAS
REGISTERED
JUSTIN RENE PARENTEAU
5959
PROFESSIONAL
LAND SURVEYOR

CABINET G, SLIDE 060