

"This plat represents property which has been surveyed without a ground-water Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the ground-water availability."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

WATER: WALNUT CREEK
ELECTRIC: TRICOUNTY ELECTRIC COOP. INC.
POST OFFICE: SPRINGTOWN, TX. 225 BONNIE BELL LANE 76082
ISD: SPRINGTOWN ISD
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0175E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

POSTED SPEED LIMIT LELON LANE: 30 MPH

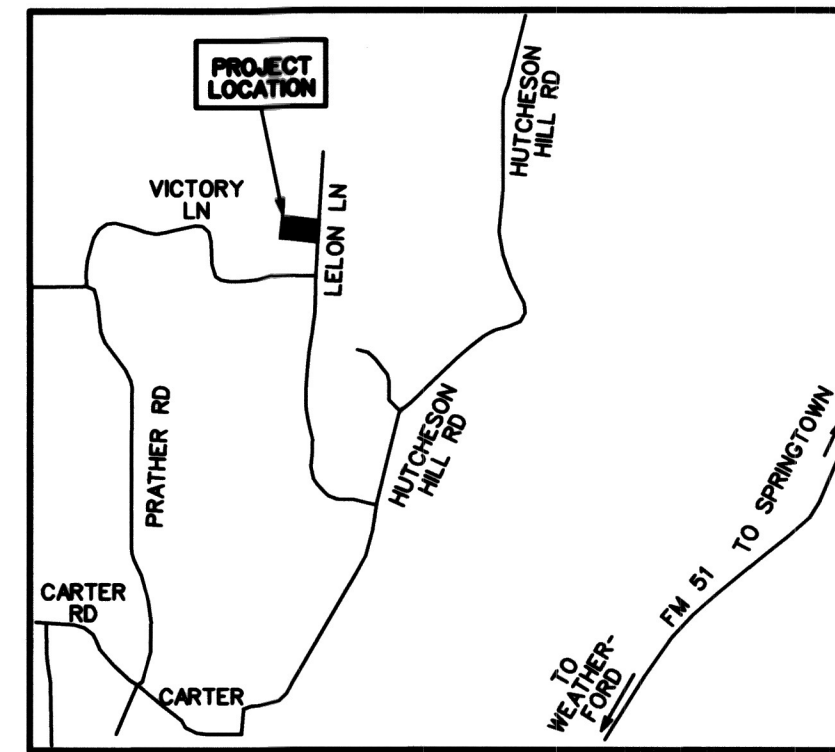
REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED AT THE DRIVEWAY WHERE THEY ARE VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD

VARIANCE FOR DRIVEWAY SPACING FOR LOT 31 WAS APPROVED IN COMMISSIONERS COURT ON NOVEMBER 12, 2024

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LEGEND
• FIR FOUND IRON ROD
○ SIR SET IRON ROD
--- PROPERTY LINE
-X-X- EXISTING
--- FENCE LINE
--- UNDERGROUND CABLE
--- EASEMENT LINE
DUE DRAINAGE/UTILITY
BL BUILDING LINE
WM WATER METER
PP POWER POLE
OHE OVERHEAD ELECTRIC



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, PECOS VENTURE PARTNERS, Owner, by Jacoby Levy, Agent being the sole owner of the following described tract of land conveyed by Warranty Deed recorded under Document No. 202425859, Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 2.12 acres of land, more or less, being a part of J. Gordon Survey, Abstract No. 521, Parker County, Texas, being all of Lot 31 of the Woodlawn Phase IV subdivision in Parker County, Texas per Cabinet B, Slide 180, Plat Records, Parker County, Texas and being all of that land described in Warranty Deed to Pecos Venture Partners, of record under Document No. 202424859, Official Records of Parker County, Texas, said 2.12 acres being more particularly described as follows:

BEGINNING at a found iron rod at the northeast corner of said Lot 31 on the west boundary line of Lelon Lane;

THENCE S 3 deg. 8 min. 41 sec. W a distance of 296.99 feet to a found iron rod for corner at the southeast corner of said Lot 31 on the west boundary line of said Lelon Lane;

THENCE S 89 deg. 38 min. 58 sec. W a distance of 311.92 feet to a found iron rod for corner at the southwest corner of said Lot 31;

THENCE N 3 deg. 10 min. 36 sec. E a distance of 296.91 feet to a found iron rod for corner at the northwest corner of said Lot 31;

THENCE N 89 deg. 37 min. 57 sec. E a distance of 311.76 feet to the POINT OF BEGINNING and containing 92,425 square feet, or 2.12 acres, more or less.

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 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 purposes and consideration expressed.

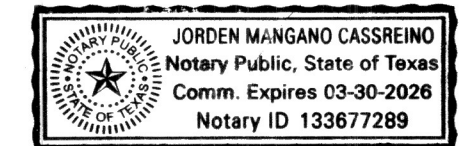
I, being the dedicatory and owner of the attached plat of said WOODLAWN PHASE IV, LOT 31R1 AND LOT 31R2, a subdivision, do hereby certify that it is not within any incorporated city or town.

BY JACOBY LEVY, AGENT
STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared JACOBY LEVY, agent for Pecos Venture Partners, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of November, 2024.

Notary Public in and, for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, on this the 11th day of November, 2024.

Pat Deen, County Judge
George Conley
Commissioner Precinct 1
Jacob Holt
Commissioner Precinct *2
Larry Walden
Commissioner Precinct *3
Mike Hale
Commissioner Precinct *4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202432159
12/09/2024 04:39 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

ENGINEER/SURVEYOR
JASON G. SWAIM
506 N MASON ST
BOWIE, TEXAS 76230
940-872-5075
940-872-4079 FAX
jswaim@swaimengineering.com

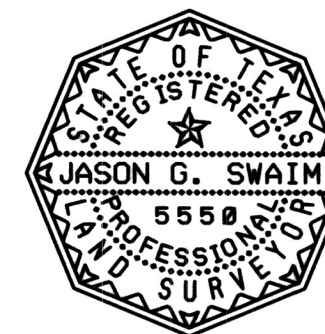
OWNER/DEVELOPER
PECOS VENTURE PARTNERS
REPRESENTATIVE: JACOBY LEVY
6416 OLD GATE ROAD
PLANO, TX, 75024
LEVYJACOBY@GMAIL.COM
PHONE: 817-456-4657

FILED AND RECORDED

THE STATE OF TEXAS)
COUNTY OF MONTAGUE)
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JASON G. SWAIM RPLS NO. 5550



REPLAT
OF
LOT 31
WOODLAWN PHASE IV
BEING
LOT 31R1
1.06 ACRES
AND
LOT 31R2
1.06 ACRES
BEING PART OF
J. GORDON SURVEY
ABSTRACT NO. 521
PARKER COUNTY, TEXAS
NOVEMBER 18, 2024

DRIVEWAY TABLE	
LOT DRIVEWAY	CULVERT SIZE
31R1	NO CULVERT REQUIRED
31R2	NO CULVERT REQUIRED

NOTE: FLOW IS AWAY FROM ROADWAY WITH NO ROADSIDE DITCH; NO CULVERTS REQUIRED

4032

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)
2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION.
3. ALL CORNERS ARE 1/2 INCH SET IRON RODS WITH YELLOW CAPS
4. SES PROJECT *24114 241 LELON LN - REPLAT LOT 31 WOODLAWN IV, PCT
5. TEXAS LICENSE SURVEY FIRM NO. 100736-00

