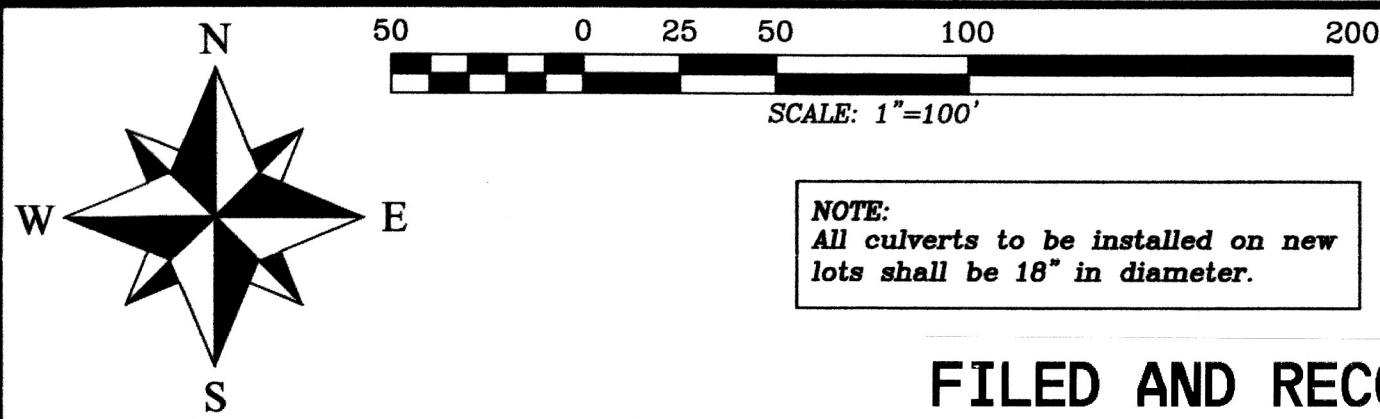




202410184 PLAT Total Pages: 1

22431.001.000.50

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202410184
04/23/2024 09:11 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 12 DAY
OF April 2024

COUNTY JUDGE
Pat Deane

PRECINCT #1 COMMISSIONER
George Conley

PRECINCT #2 COMMISSIONER
Jarob Holt

PRECINCT #3 COMMISSIONER
Clayton

PRECINCT #4 COMMISSIONER
Mike Hale

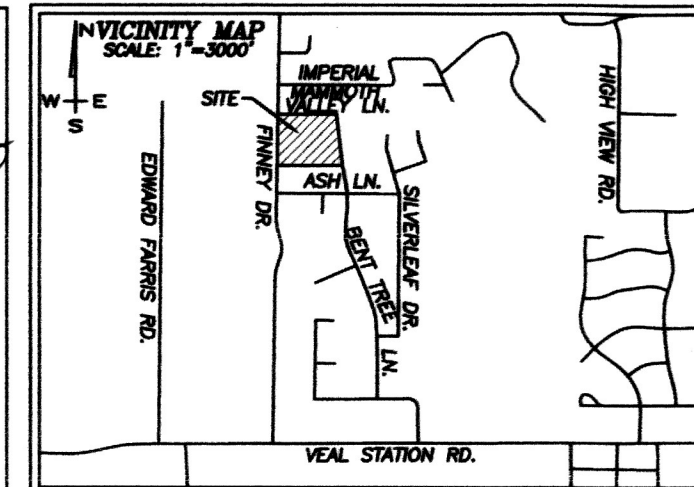


THE STATE OF TEXAS
COUNTY OF PARKER
I, William R. Hudspeth, do hereby certify that I am the owner of the attached plot of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Signature of Owner: *William R. Hudspeth*

THE STATE OF TEXAS
COUNTY OF PARKER
I, Lori Hudspeth, do hereby certify that I am the owner of the attached plot of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Signature of Owner: *Lori Hudspeth*



STATE OF TEXAS
PARKER COUNTY

WHEREAS We, William R. Hudspeth and wife, Lori Hudspeth, being the owners of 16.102 acres of land in the H.J. Thompson Survey, Abstract Number 2431, Parker County, Texas and being recorded in Document Number D202403338, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" rebar rod found (Control Monument) for the northeast corner of the Hudspeth Tract, same being the northwest corner of Lot 1, Block 7, VINTAGE OAKS PHASE 2 recorded in Cabinet F, Slide 41, Plat Records, Parker County, Texas, and being in the south line of Lot 5, IMPERIAL MAMMOTH VALLEY ESTATES PHASE 1 recorded in Cabinet B, Slide 397, Plat Records, Parker County, Texas;

THENCE S11°06'52"E, 832.06 feet along the westerly line of Lot 1, Block 7, VINTAGE OAKS PHASE 2 and the westerly line of Bent Tree Lane, an existing 60 feet wide right of way to a 1/2" capped "RPLS 2023" rebar rod found for the southeast corner of the Hudspeth Tract, same being the northeast corner of Lot 7, Block 3, VINTAGE OAKS PHASE 2, and from which a 1/2" capped "TQ BURKS #5509" rebar rod found bears S87°41'20"E, 0.50 of a foot;

THENCE N86°06'44"W, 799.11 feet along the common line of the Hudspeth Tract and VINTAGE OAKS to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N00°00'23"W, 184.40 feet through the Hudspeth Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N89°11'43"W, at 214.81 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod set, in all 244.81 feet through the Hudspeth Tract to a 60d nail set with washer stamped "TRI COUNTIES RPLS 4277" in the approximate centerline of Finney Drive;

THENCE N00°16'23"E, 567.79 feet along approximate centerline of Finney Drive to a 60d nail found with washer stamped "TRI COUNTIES RPLS 4277" for the northwest corner of the Hudspeth Tract;

THENCE N89°34'00"E (BASIS FOR DIRECTIONAL CONTROL), at 21.85 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod found by a Frontier fiber optic lid, in all 879.00 feet along the common line of the Hudspeth Tract and IMPERIAL MAMMOTH VALLEY ESTATES to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, William R. Hudspeth, do hereby adopt this plat designating the herein described real property as Lots 1 through 8, Block 1, Brooks Meadow Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 15 day of April, 2024.

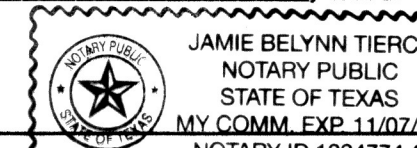
William R. Hudspeth
William R. Hudspeth

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William R. Hudspeth, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of April, 2024.

Jamie Belynn Tierce
Notary Public My Commission Expires 11/07/27



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Lori Hudspeth, do hereby adopt this plat designating the herein described real property as Lots 1 through 8, Block 1, Brooks Meadow Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 15 day of April, 2024.

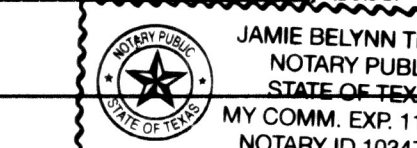
Lori Hudspeth
Lori Hudspeth

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lori Hudspeth, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of April, 2024.

Jamie Belynn Tierce
Notary Public My Commission Expires 11/07/27



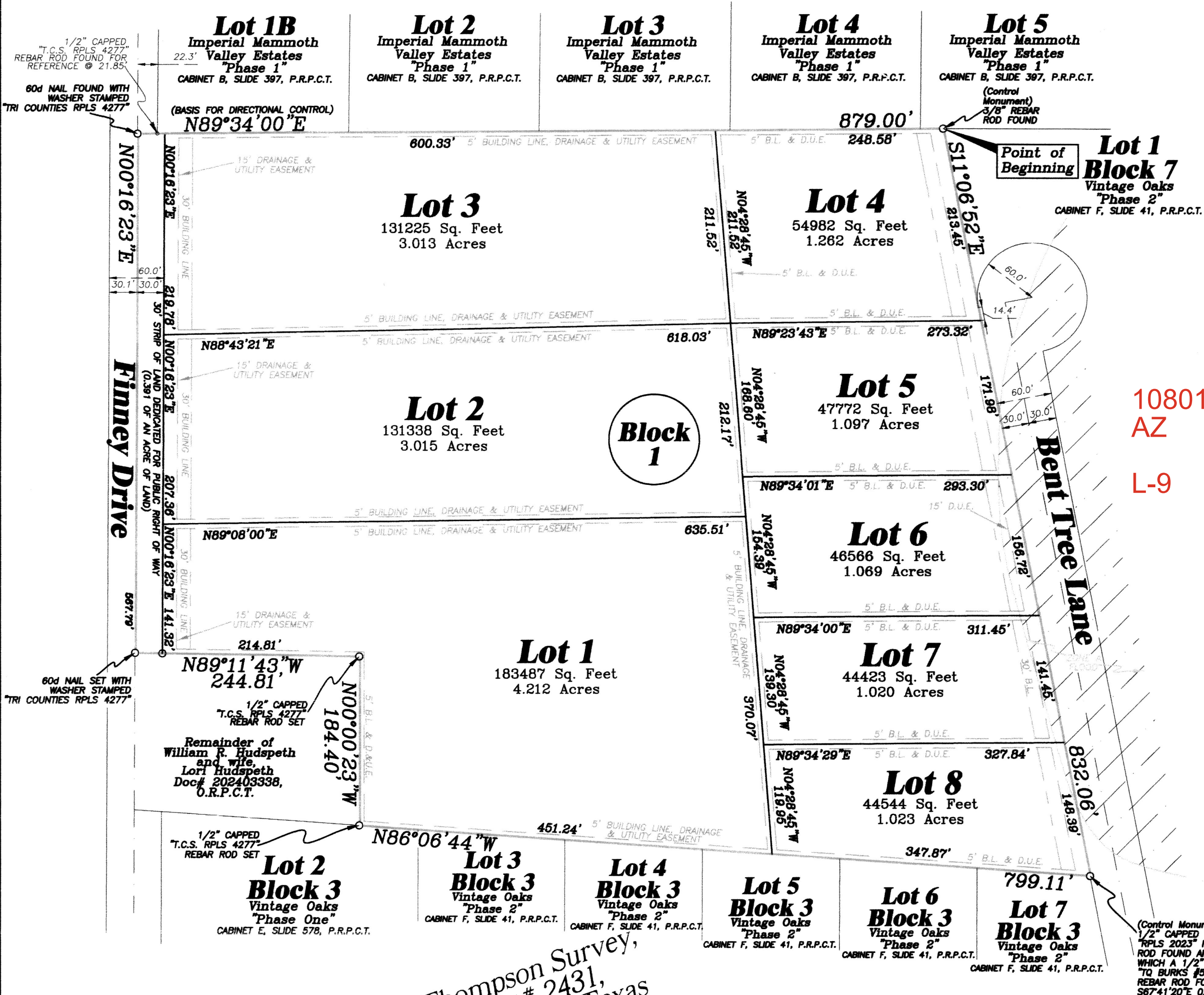
AMENDED FINAL PLAT

LOTS 1 - 8, BLOCK 1,

Brooks Meadow Subdivision

AN ADDITION IN PARKER COUNTY, AND BEING 16.102 ACRES OF
LAND SITUATED IN THE H.J. THOMPSON SURVEY, ABSTRACT
NUMBER 2431, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 702, DATE 4/23/24



10801
AZ
L-9

NOTES:

1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, an area not in the 1% annual chance flood.

2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

3) Water source is a public water supply by Walnut Creek S.U.D.

4) Sewage are to be On Site Sewage Facilities (septic systems).

5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rod set unless otherwise noted.

6) B.L. = BUILDING LINE D.U.E. = DRAINAGE & UTILITY EASEMENT

H.J. Thompson Survey,
Abstract # 2431,
Parker County, Texas

Property Ownership:
William R. Hudspeth
Lori Hudspeth
5815 Tucker Rd
Weathford, TX 76085

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

Jamie Reed
LONNIE REED
R.P.L.S. No. 4277

03-06-2024

TRI
COUNTIES
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2365 FAX: 817-444-4387
tse4277@gmail.com
FIRM REGISTRATION: 10194847
JOB# 24020092