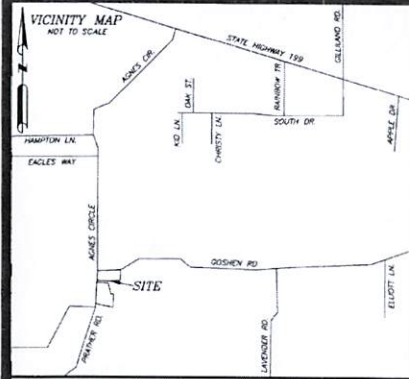




BASED ON BEARING PER E.P.S. OBSERVATIONS, TRIMBLE PPK NETWORK, STATE PLANE COORDINATE SYSTEM, NORTH TEXAS ZONE 4202. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.L.R. MAP, PANEL NO. A83570175-E, DATED SEPTEMBER 26, 2006, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE "C" CAPED IRONS SET UNLESS OTHERWISE NOTED. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 202.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPES.

LOTS 1 & 2, WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

LOTS 3 & 4, WATER TO BE SUPPLIED BY PRIVATE WATER WELL. SEWER TO BE PROVIDED BY PRIVATE SEWING SYSTEMS.

TOTAL NUMBER OF RESIDENTIAL LOTS: 5

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR E.P.D. OF ANY CITY OR TOWN.

DRIVEWAY CULVERT PERMITS MUST BE OBTAINED FROM PARKER COUNTY ON ALL LOTS.

POSTED SPEED LIMIT: GOSHEN ROAD=30 MPH

LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSING NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND READABLE DAY AND NIGHT FROM THE PUBLIC ROAD.

THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE EASEMENTS OF SUCH PROPERTY, GRASS AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ALLOTTING LOT. IT IS THE PURPOSE AND INTENT OF THIS INSTRUMENT THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TERTIARY GROUNDWATER CONSERVATION DISTRICT AND SALE. CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ALLOTTING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A MANNER THAT THE LOT NO LONGER RETAINS AN MINIMUM 2.00 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INDEBTED TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM FACTS SUCH REQUIREMENT OF 2.00 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18".

VARIANCE FOR DRIVEWAY DISTANCES WAS APPROVED IN THE COMMISSIONERS COURT ON JUNE 23, 2025.

VARIANCE FOR GROUNDWATER STUDY WAS APPROVED IN THE COMMISSIONERS COURT ON JUNE 23, 2025.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deagle
202518980
07/16/2025 03:58 PM
Fee: 100.00
Lila Deagle, County Clerk
Parker County, TX
PLAT

0' 100' 200' 300'

HORIZON LAND SURVEYING
P.O. Box 19305
Arlene, Texas 77028
817-584-9027
horizonlandsurveying.com
FORM NO. 1015-019



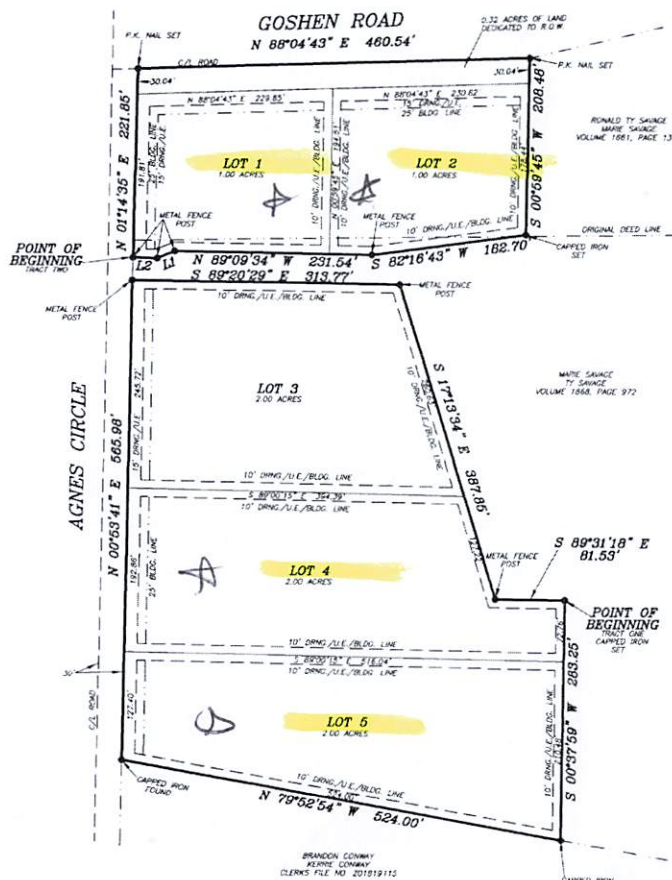
THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 30, 2025

MARIE SAVAGE, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

Marie Savage
MARIE SAVAGE

LINE DETAIL
11 S 48°02'23" W 22.28'
12 N 88°39'28" W 28.28'

21391.006.000.50 SP - 6.00 AC
21391.007.001.00 SP - 2.34 AC
2.00 AC



THE STATE OF TEXAS,
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 14th DAY OF July, 2025.
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2

STATE OF TEXAS | COUNTY OF PARKER | 202518980 PLAT Total Pages: 1
WHEREAS Marie Savage & Ronald Ty Savage, being the owners of that certain 8.34 acre tract of land more particularly described as follows:
Tract One

Description for a tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1391, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Marie Savage and Ty Savage, recorded in Volume 1868, Page 972, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 5" iron found at the Southeast corner of Volume 2087, Page 1891 and being for the Northeast corner of that certain tract of land described in deed to George F. Barton and Terry L. Barton, recorded in Volume 2087, Page 1892, Real Records, Parker County, Texas, and of the Southwest corner of that certain tract of land described in deed to Laura E. Plemmons, recorded in Volume 1827, Page 155, Real Records, Parker County, Texas and being by deed cut, N 78°39'13" W, 2114.63 feet from the Northeast corner of the Thomas Allen Survey, Abstract No. 12, Parker County, Texas;

thence N 83°48'28" W, with the South line of said Volume 2087, Page 1891 and the North line of said Volume 2087, Page 692, a distance of 667.37 feet to a metal fence post at the Southwest corner of that certain tract of land described in deed to Jacob Savage and Kimberly Savage, recorded in Clerks File No. 201828780, Real Records, Parker County, Texas;

thence N 85°58'49" W, 674.05 feet;

thence S 00°37'59" W, 51.64 feet to a capped iron set in the East line of said Volume 1868, Page 972 and the West line of said Volume 2087, Page 692;

thence N 89°31'18" W, 394.30 feet to a capped iron set for the POINT OF BEGINNING;

thence S 00°37'59" W a distance of 283.25 feet to a capped iron set in the South line of said Volume 1868, Page 972 and in the North line of that certain tract of land described in deed to Brandon Conway and Karrie Conway, recorded in Clerks File No. 201819115, Real Records, Parker County, Texas;

thence N 79°52'54" W, with the common line of said Volume 1868, Page 972 and said Clerks File No. 201819115, a distance of 524.00 feet to a capped iron found in the East line of Agnes Circle and being for the Northwest corner of said Clerks File No. 201819115;

thence N 00°53'41" E, with the East line of said Agnes Circle, a distance of 565.98 feet to a metal fence post;

thence S 89°20'29" E a distance of 313.77 feet to a metal fence post;

thence S 17°13'34" E a distance of 387.85 feet to a metal fence post;

thence S 89°31'18" E a distance of 81.53 feet to the POINT OF BEGINNING and containing 6.02 acres of land.

Tract Two

Description for a tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1391, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Marie Savage and Ty Savage, recorded in Volume 1868, Page 972, and a portion of that certain tract of land described in deed to Ronald Ty Savage and Marie Savage, recorded in Volume 1661, Page 1313, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 5" iron found at the Southeast corner of Volume 2087, Page 1891 and being for the Northeast corner of that certain tract of land described in deed to George F. Barton and Terry L. Barton, recorded in Volume 2087, Page 1892, Real Records, Parker County, Texas, and of the Southwest corner of that certain tract of land described in deed to Laura E. Plemmons, recorded in Volume 1827, Page 155, Real Records, Parker County, Texas and being by deed cut, N 78°39'13" W, 2114.63 feet from the Northeast corner of the Thomas Allen Survey, Abstract No. 12, Parker County, Texas;

thence N 83°48'28" W, with the South line of said Volume 2087, Page 1891 and the North line of said Volume 2087, Page 692, a distance of 667.37 feet to a metal fence post at the Southwest corner of that certain tract of land described in deed to Jacob Savage and Kimberly Savage, recorded in Clerks File No. 201828780, Real Records, Parker County, Texas;

thence N 85°58'49" W, 674.05 feet;

thence S 00°37'59" W, 51.64 feet to a capped iron set in the East line of said Volume 1868, Page 972 and the West line of said Volume 2087, Page 692;

thence N 89°31'18" W, 394.30 feet to a capped iron set;

thence S 00°37'59" W a distance of 283.25 feet to a capped iron set in the South line of said Volume 1868, Page 972 and in the North line of that certain tract of land described in deed to Brandon Conway and Karrie Conway, recorded in Clerks File No. 201819115, Real Records, Parker County, Texas;

thence N 79°52'54" W, with the common line of said Volume 1868, Page 972 and said Clerks File No. 201819115, a distance of 524.00 feet to a capped iron found in the East line of Agnes Circle and being for the Northwest corner of said Clerks File No. 201819115;

thence N 00°53'41" E, with the East line of said Agnes Circle, a distance of 565.98 feet to a metal fence post;

thence N 01°21'20" E, with the East line of said Agnes Circle, a distance of 27.01 feet to a metal fence post for the POINT OF BEGINNING;

thence N 01°14'55" E, with the East line of said Agnes Circle, a distance of 221.85 to a p.u. nail set in the approximate center of Goshen Road;

thence N 89°04'43" E, with the approximate center of said Goshen Road, a distance of 400.34 feet to a p.u. nail set;

thence S 00°59'45" W a distance of 208.48 feet to a capped iron set;

thence S 82°18'43" W a distance of 182.70 feet to a metal fence post;

thence N 89°09'14" W a distance of 231.54 feet to a metal fence post;

thence S 68°08'20" W a distance of 22.28 feet to a metal fence post;

thence N 88°39'28" W a distance of 28.25 feet to the POINT OF BEGINNING and containing 2.33 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Marie Savage and Ronald Ty Savage, acting by and thru its duly authorized agent, do hereby adopt this plat, designating the hereinabove described real property as:

Lots 1-5, Goshen Acres, Parker County, Texas

and does hereby dedicate to the Public use forever, the streets and easements shown hereon.

Executed this 30th day of June, 2025.

Marie Savage
Marie Savage
Ronald Ty Savage
Ronald Ty Savage

STATE OF TEXAS | COUNTY OF PARKER |
BEFORE ME, the undersigned authority, on this day personally appeared Marie Savage, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30th day of June, 2025.

Notary Public, State of Texas
QUINN NAOMI BREZINA
Notary Public, State of Texas
Comm. Expires 09-15-2027
Notary ID: 130371432

STATE OF TEXAS | COUNTY OF PARKER |
BEFORE ME, the undersigned authority, on this day personally appeared Ronald Ty Savage, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30th day of June, 2025.

Notary Public, State of Texas
QUINN NAOMI BREZINA
Notary Public, State of Texas
Comm. Expires 09-15-2027
Notary ID: 130371432

OWNER/DEVELOPER
MARIE SAVAGE
RONALD TY SAVAGE
1445 DODGE AVE
SPRINGTOWN, TEXAS 76082

Final Plat Showing
Lots 1-5, Goshen Acres
an Addition to Parker County, Texas
and being 8.34 acres of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1391, Parker County, Texas.

202518980