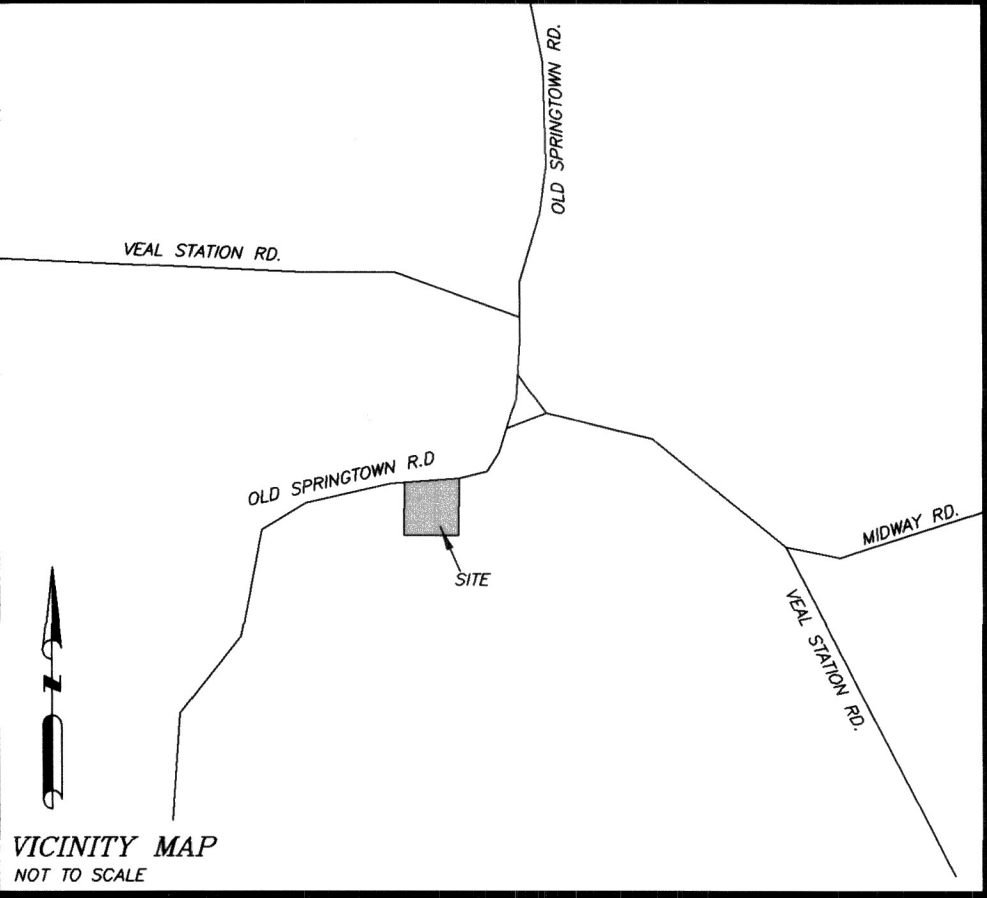




BASIS OF BEARING PER G.P.S. OBSERVATIONS.

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.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY PRIVATE WATER WELL.

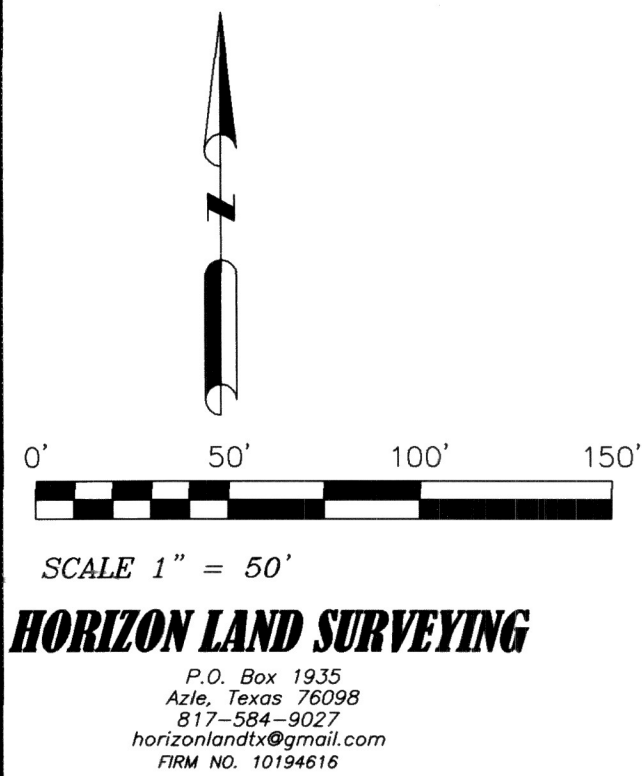
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNER'S DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

POSTED SPEED LIMIT ON OLD SPRINGTOWN ROAD IS 40 MPH.

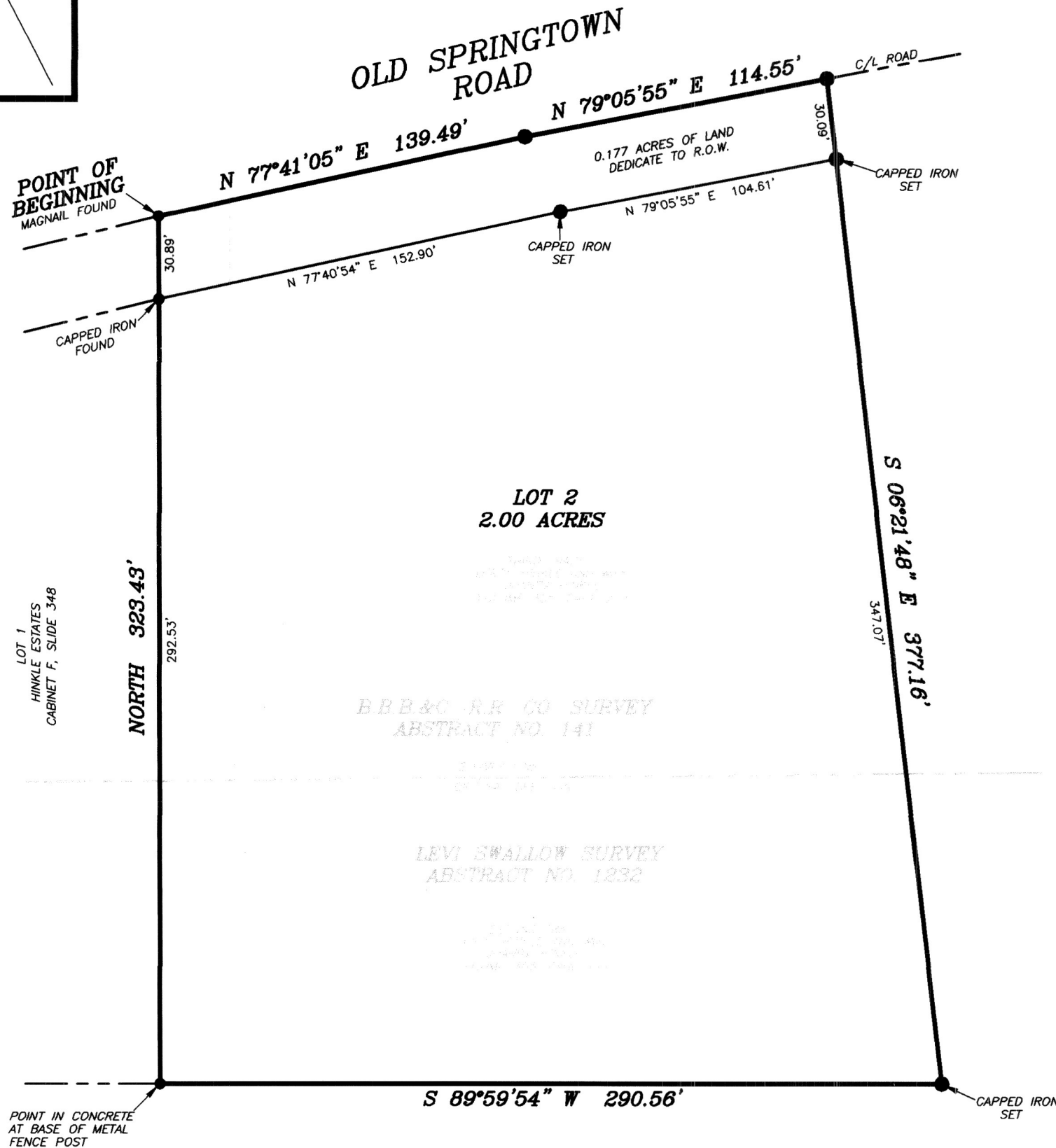
DRIVEWAY CULVERT SHALL BE A MINIMUM OF 18".

WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON DECEMBER 23, 2024.



202506222 PLAT Total Pages: 1

21232.001.000.00 SP IMP



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 10th DAY OF March, 2025

George A. Conlay
COMMISSIONER PRECINCT #1

Sam Walden
COMMISSIONER PRECINCT #3

Josh Hinkle
COMMISSIONER PRECINCT #2

Doug Burt
COMMISSIONER PRECINCT #4



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Rodney Hinkle, Independent Executor of Juanita Hinkle Coffee's Estate, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the B.B.B. & C. R.R. CO. SURVEY, Abstract No. 141 and the LEVI SWALLOW SURVEY, ABSTRACT NO. 1232, Parker County, Texas and being a portion of those certain tracts of land described as Second Tract & Third Tract, described in deed to Leroy Hinkle and Juanita Hinkle, recorded in Volume 305, Page 212, Deed Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post at the Northeast corner of that certain tract of land described in deed to Rodney Hinkle, recorded in Volume 2007, Page 1065, Real Records, Parker County, Texas, said post being by deed call, South, 880.81 feet and West, 942.99 feet from the called inner corner of said LEVI SWALLOW SURVEY and the called occupied Northwest corner of the JOHN FRANCIS SURVEY, Abstract No. 473;

thence N 15°51'53" E, 1085.87 feet to a capped iron found;

thence North, 233.03 feet to a mag nail found in Old Springtown Road;

thence with said Old Springtown Road, the following calls:

N 72°42'31" E, 70.35 feet;

N 76°11'51" E, 291.24 feet to a mag nail found for the POINT OF BEGINNING;

thence N 77°41'05" E, with the approximate center of said Old Springtown Road, a distance of 139.49 feet;

thence N 79°05'55" E, with the approximate center of said Old Springtown Road, a distance of 114.55 feet;

thence S 06°21'48" E, leaving said Old Springtown Road, a distance of 377.16 feet to a capped iron set;

thence S 89°59'54" W, a distance of 290.56 feet to a point in concrete at the base of a metal fence post, said point being for the Southeast corner of Lot 1, Hinkle Estates, recorded in Cabinet F, Slide 348, Plat Records, Parker County, Texas;

thence North, with the East line of said Lot 1, at 292.53 feet passing a capped iron found at the Northeast corner of said Lot 1, and continuing in all a distance of 323.43 feet to the POINT OF BEGINNING and containing 2.177 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Rodney Hinkle, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 2
HINKLE ESTATES, Phase 2
Parker County, Texas

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

Executed this the 5 day of March, 2025

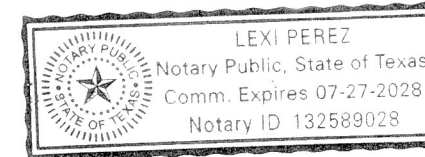
Rodney Hinkle
Rodney Hinkle
Independent Executor of Juanita Hinkle Coffee's Estate

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Rodney Hinkle, 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 the 5 day of March, 2025

Lexi Perez
Notary Public State of Texas



0.177 acre tract dedicated to Old Springtown Road Right of Way;

Description for a tract of land situated in the B.B.B. & C. R.R. CO. SURVEY, Abstract No. 141 and the LEVI SWALLOW SURVEY, ABSTRACT NO. 1232, Parker County, Texas and being a portion of those certain tracts of land described as Second Tract & Third Tract, described in deed to Leroy Hinkle and Juanita Hinkle, recorded in Volume 305, Page 212, Deed Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post at the Northeast corner of that certain tract of land described in deed to Rodney Hinkle, recorded in Volume 2007, Page 1065, Real Records, Parker County, Texas, said post being by deed call, South, 880.81 feet and West, 942.99 feet from the called inner corner of said LEVI SWALLOW SURVEY and the called occupied Northwest corner of the JOHN FRANCIS SURVEY, Abstract No. 473;

thence N 15°51'53" E, 1085.87 feet to a capped iron found;

thence North, 233.03 feet to a mag nail found in Old Springtown Road;

thence with said Old Springtown Road, the following calls:

N 72°42'31" E, 70.35 feet;

N 76°11'51" E, 291.24 feet to a mag nail found for the POINT OF BEGINNING;

thence N 77°41'05" E, with the approximate center of said Old Springtown Road, a distance of 139.49 feet;

thence N 79°05'55" E, with the approximate center of said Old Springtown Road, a distance of 114.55 feet;

thence S 06°21'48" E, leaving said Old Springtown Road, a distance of 30.09 feet to a capped iron set;

thence S 79°05'55" W a distance of 104.61 feet to a capped iron set;

thence S 77°40'54" W, a distance of 152.90 feet to a capped iron set;

thence North a distance of 30.89 feet to the POINT OF BEGINNING and containing 0.177 acres of land.

13579
SP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202506222
03/11/2025 09:13 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

G073

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 08, 2024

OWNER/DEVELOPER

JUANITA HINKLE COFFEE
7301 OLD SPRINGTOWN RD.
SPRINGTOWN, TEXAS 76082
RODNEY HINKLE, INDEPENDENT
EXECUTOR OF JUANITA HINKLE
COFFEE'S ESTATE

Final Plat

Lot 2,

HINKLE ESTATES, Phase 2
Being 2.177 acres of land situated in the
B.B.B. & C. R.R. CO. SURVEY, Abstract No. 141,
and the LEVI SWALLOW SURVEY, Abstract No.
1232, Parker County, Texas.