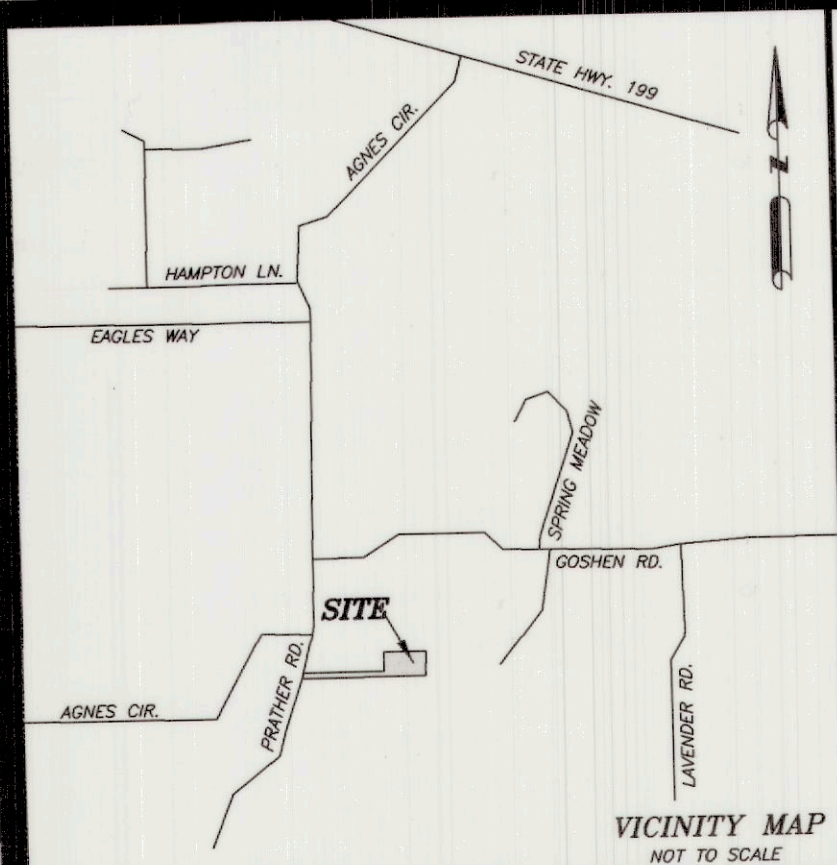




THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 13th DAY OF December, 2024.

COUNTY JUDGE

George A. Conley COMMISSIONER PRECINCT #1
John J. Smith COMMISSIONER PRECINCT #2

Shawn A. Walker COMMISSIONER PRECINCT #3
David A. Smith COMMISSIONER PRECINCT #4

21391.001.000.00

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. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

BASIS OF BEARING PER G.P.S. OBSERVATIONS. TRIMBLE RTK NETWORK. STATE PLANE COORDINATE SYSTEM NAD 83, NORTH TEXAS ZONE 4202.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 28, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

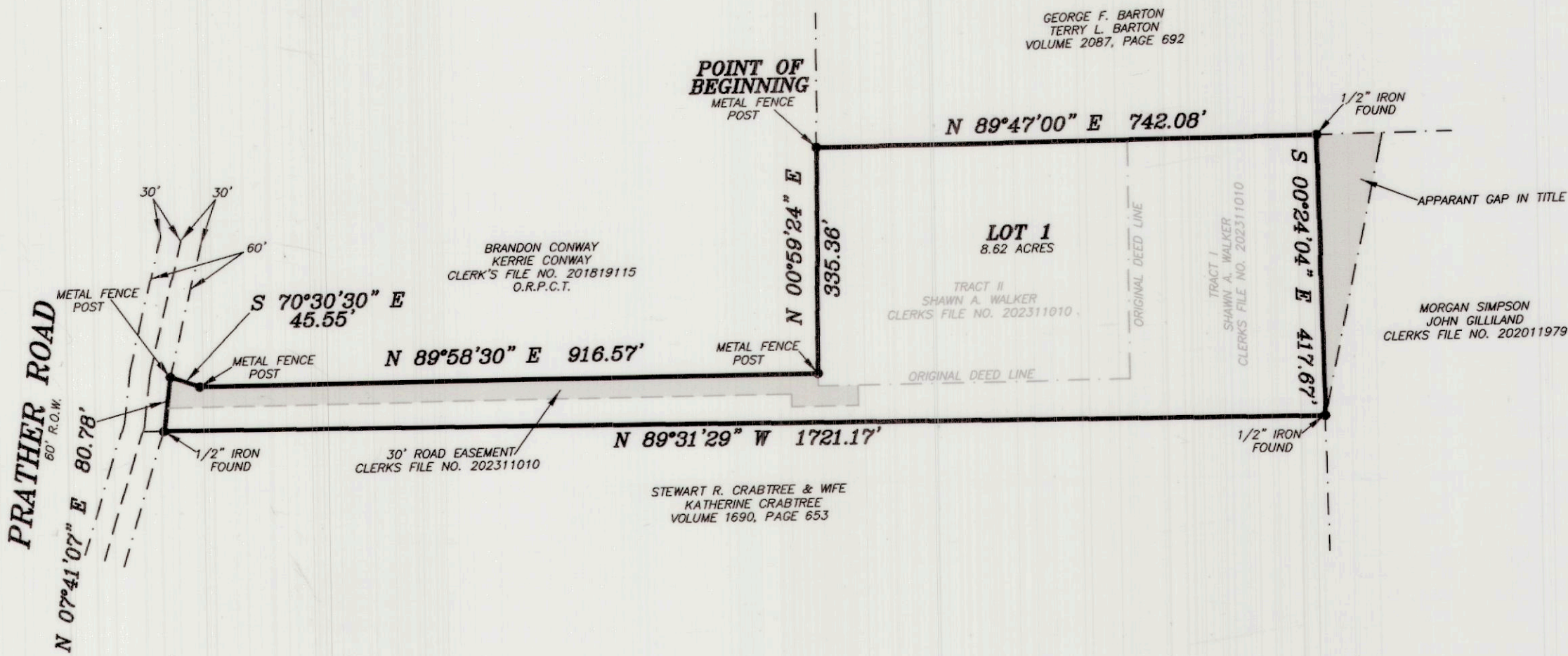
REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR E.T.J. OF ANY CITY OR TOWN.

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.

DRIVEWAY CULVERT SHALL BE A MINIMUM OF 18" CMP.

THE POSTED SPEED LIMIT ON PRATHER ROAD IS 40 MPH.



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Shawn A. Walker, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T&P R.R. CO. SURVEY, Section 113, Abstract No. 1391, Parker County, Texas, said tract being all of Tract I and all of Tract II, in deed to Shawn A. Walker, recorded in Clerks File No. 202311010, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a metal fence post at the Northwest corner of said Tract II, and being for the Southwest corner of that certain tract of land described in deed to George F. Barton and Terry L. Barton, recorded in Volume 2087, Page 692, Real Records, Parker County, Texas, and being in the East line of that certain tract of land described in deed to Brandon Conway and Kerrie Conway, recorded in Clerks File No. 201819115, Real Records, Parker County, Texas, said post being by deed call for the Southwest corner of the R. Allen Survey, Abstract No. 5;

thence N 89°47'00" E, with the North line of said Tract II and said Tract I and with the South line of said Volume 2087, Page 692, a distance of 742.08 feet to a 1/2" iron found at the Northeast corner of said Tract I;

thence S 00°24'04" E, with the East line of said Tract I, a distance of 417.67 feet to a 1/2" iron found at the Southeast corner of said Tract I and the Northeast corner of that certain tract of land described in deed to Stewart R. Crabtree and Katherine, recorded in Volume 1690, Page 653, Real Records, Parker County, Texas;

thence N 89°31'29" W, with the South line of said Tract I and with the North line of said Volume 1690, Page 653, a distance of 1721.17 feet to a 1/2" iron found in the East line of Prather Road and being for the Southwest corner of said Tract I;

thence N 07°41'07" E, with the East line of said Prather Road, a distance of 80.78 feet to a metal fence post, said post being for the most Westerly Northwest corner of said Tract I and for the Southwest corner of said Clerks File No. 201819115;

thence S 70°30'30" E, with the common line of said Tract I and said Clerks File No. 201819115, a distance of 45.55 feet to a metal fence post;

thence N 89°58'30" E, with the common line of said Tract I and said Clerks File No. 201819115, a distance of 916.57 feet to a metal fence post, said post being for an ell corner of said Tract I and for the Southeast corner of said Clerks File No. 201819115;

thence N 00°59'24" E, with the common line of said Tract I and said Clerks File No. 201819115, a distance of 335.36 feet to the POINT OF BEGINNING and containing 8.62 acres of land.

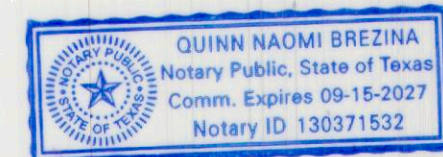
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Shawn A. Walker, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1
HOPE SIDE RV PARK, Parker County, Texas.

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

Executed this the 13th day of December, 2024.

Shawn A. Walker
Shawn A. Walker

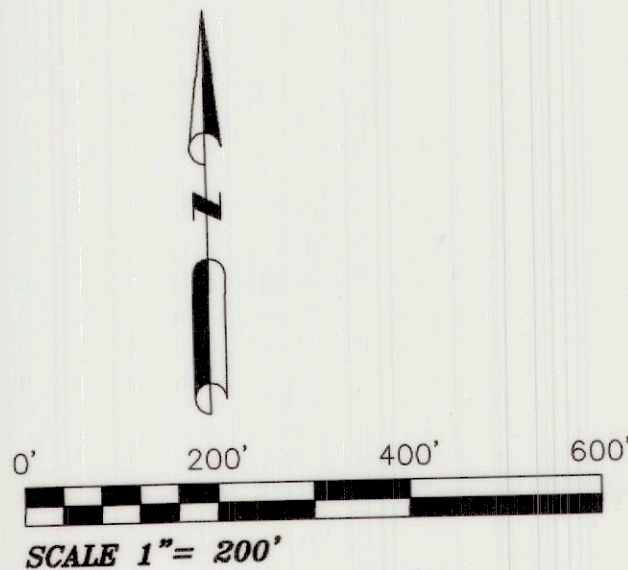


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Shawn A. Walker, 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 13th day of December, 2024.

Quinn Naomi Brezina
Notary Public, State of Texas



HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



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 04, 2024

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202433670
12/26/2024 11:33 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER
SHAWN A. WALKER
10100 Prather Road
Springtown, TX 76082

G042

13641
SP
I-6

Final Plat Showing
Lot 1,
HOPE SIDE RV PARK
an addition to Parker County, Texas and being 8.62 acres of
land situated in the T&P R.R. CO. SURVEY, Section 113,
Abstract No. 1391, Parker County, Texas.

2024653PLAT