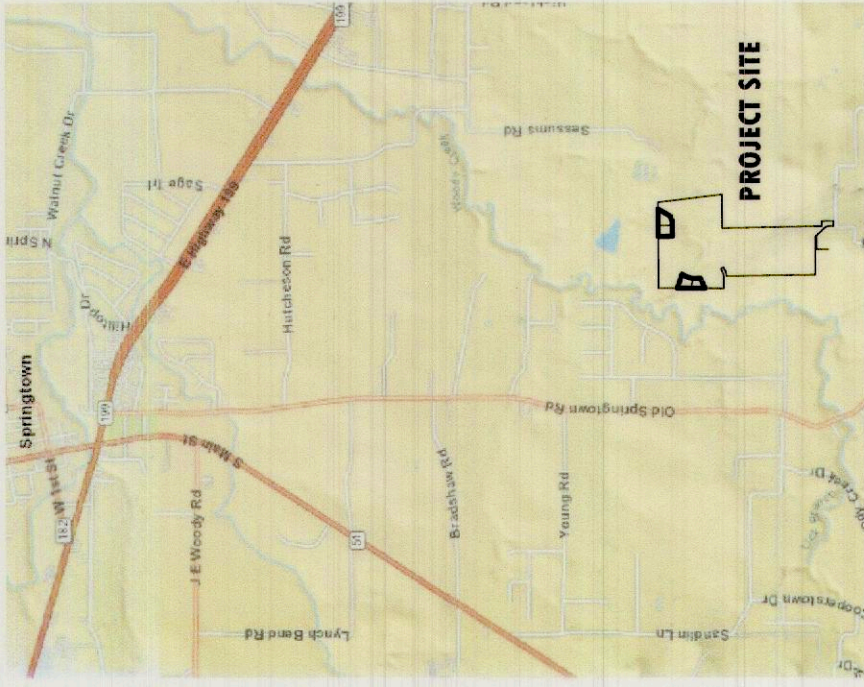




Building Setback lines (B.L.) and Drainage Easements remain unchanged.

The purpose of this Replat is to:

- The purpose of this Replat is to:
1. Combine Lots 42-43-44 into two tracts - Lot 42R and 44R
 2. Reconfigure Lots 52 and 53 into Lot 52R and 53R by moving the common line.

Building Setback lines (B.L.) and Drainage Easements remain unchanged.

LEGEND

ESMT.	=EASEMENT
D.E.	=DRAINAGE
D.U.W.E	=DRAINAGE, UTILITY & WATER EASEMENT
B.L.	=BUILDING LINE
D.R.P.C.T.	=DEED RECORDS OF PARKER COUNTY, TX
CIRF	=CAPPED IRON ROD FOUND
MFCP	METAL FENCE CORNER POST
R.O.W.	=RIGHT OF WAY



OFFICIAL PUBLIC RECORDS

L. H. Leake

202529186
10/27/2025 04:13 PM

Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX

1. Basis of Bearing and coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, and the features shown hereon were derived from observations made on the ground. Distances shown are grid.

1. Basis of Bearing and coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, and the features shown herein were derived from observations made on the ground. Distances shown are grid.
2. Combined Scale Factor for project observed at POB: 0.99971909152
3. Vertical information shown refers to the North American Vertical Datum of 1988 (NAVD 88)
4. All 'CNS' are a 1/2-inch capped iron rod with plastic cap marked "MLS #57399" unless otherwise noted.
5. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. Land Surveyor provides no warranty as to location or the extent of underground utilities for this site.
6. 10' Drainage and Utility Easement (D.U.E) around each residential lot line.
7. 35' Front Building setback lines and 10' Side and Rear Building setback lines for all residential lots, unless otherwise noted.
8. Water is to be provided by Walnut Creek Special Utility District.
9. This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032.
10. Sanitary sewer is to be provided by individual on-site facilities.

Flood Statement: I have examined the F.E.M.A. Flood Insurance Rate Map for Parker County, Texas, Community Number 481051, effective date August 23, 2001, and that map indicates that this property is within the "Non-Shaded Zone X" which is defined as "Areas outside 500-year flood", as shown in Panel 0280 C of said Map.

CIVIL ENGINEER
Nathan Olson
OES, Inc.
705 Jones St.
Fort Worth, TX 76102
940.595.0528

SURVEYOR
Doug McKay
9321 Athens Dr.
Argyle, TX 76226
940.368.4540

OWNER/DEVELOPER
Fumammy Holdings LTD
1714 Avondale-Haslet Rd
Fort Worth, TX 76052
817.821.1641

THE STATE OF TEXAS }
COUNTY OF PARKER }

on this the 07 day of October, 2025.

Pat Deen, County Judge

Genetic Counseling

Larry Walden
Commissioner Precinct #3

✓

Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

I, Douglas A. McKoy, Registered Professional Land Surveyor No. 5799, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on 2025.08.30, and that such map is an accurate representation of the subject property.

Douglas A. McKay, R.P.L.S. No. 5799

Douglas A. McKay, R.P.L.S. No. 57999

2815

PROJECT: 2023.0012 Parker - Oak Grove Replat

DRAWING: REPLAT

DRAWN BY: DM	DATE: 2025.08.25
CHECKED BY: DM	DATE: 2025.10.20
SCALE: 1" = 200'	PAGE: 1 OF 1

REPLAT

OAK GROVE ADDITION
REPLAT OF LOT 52-53 and LOTS 42-43
OAK GROVE ADDITION, CABINET F, SLID
PARKER COUNTY, TX

PLAT CABINET SLIDE 182