

State of Texas
County of Parker

Whereas Heath Turner, being the sole owner of a 10.094 acre tract situated in the J.H. MOORE SURVEY, ABSTRACT No. 919, Parker County, Texas, and being comprised of that certain called 4.857 acre tract described in instrument to Heath Turner, recorded in Volume 2717, Page 1487, of the Official Records of Parker County, Texas, (O.R.P.C.T.), (being that same called 5.0 acre tract described in instrument recorded in Volume 2165, Page 1187, O.R.P.C.T.), and that certain calculated 5.1202 acre tract described in instrument to Heath Turner, recorded under Clerk's File Number 201520391, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), said 10.094 acre tract being more particularly described by metes and bounds as follows:

(Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet);

BEGINNING at a 1/2" iron rod found in asphalt for the intersection of the apparent centerlines of Twin Creek Drive and Rusty Lane, in the west line of that certain called 5.895 acre tract described in instrument to David & Deborah Farris, recorded in Volume 1252, Page 1223, of the Deed Records of Parker County, Texas, (D.R.P.C.T.), for the southeast corner of that certain called 11.685 acre tract described as Tract 1 in instrument to Roberta Wilson, recorded under Clerk's File Number 201606684, O.P.R.P.C.T., being the easterly northeast corner of said 5.0 acre tract and the herein described tract, and being (by deed call) N 89°27'58" W, 1182.99 feet, S 00°26'34" W, 1011.13 feet, and S 08°35' W, 310.20 feet, from the Northeast corner of said Moore Survey;

THENCE S 05°46'46" W, with the apparent centerline of said Twin Creek Drive, the west line of said Farris tract, at 134.37 feet pass a 5/8" iron rod found in asphalt, for the southeast corner of said 5.0 acre tract, being the northeast corner of said 5.1202 acre tract, from which a 5/8" iron rod found for reference bears N 88°42'03" W, 15.22 feet, and a 1/2" iron rod found for reference bears N 25°41'31" W, 25.56 feet, continuing with the apparent centerline of said Twin Creek Drive, in all a total distance of 292.47 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of that certain called 2.00 acre tract described in instrument to Gregory Klieh Duke, recorded in Volume 1674, Page 753, D.R.P.C.T., being the easterly southeast corner of said 5.1202 acre tract and the herein described tract;

THENCE S 89°52'32" W, 279.94 feet, with the north line of said 2.00 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said 2.00 acre tract, being an interior corner of said 5.1202 acre tract and the herein described tract;

THENCE S 00°07'28" E, 305.18 feet, with the west line of said 2.00 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of that certain called 7.77 acre tract described in instrument to Norma Y. Gonzalez and Faustino Avila Martinez, recorded under Clerk's File Number 201933803, O.P.R.P.C.T., for the southwest corner of said 2.00 acre tract, being the southerly southeast corner of said 5.1202 acre tract and the herein described tract, from which a 5/8" iron rod found in the apparent centerline of said Twin Creek Drive, for the southeast corner of said 2.00 acre tract, being the northeast corner of said 7.77 acre tract bears N 81°12'26" E, 389.00 feet;

THENCE S 81°12'26" W, 364.70 feet, with the most southerly line of said 5.1202 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the east line of Lot 17, Block 7, of Windy Hill Estates, Phase II, plat of said subdivision recorded in Cabinet C, Slide 284, of the Plat Records of Parker County, Texas, for the northwest corner of said 7.77 acre tract, being the southwest corner of said 5.1202 acre tract and the herein described tract;

THENCE N 00°04'16" W, at 192.97 feet pass a 1/2" capped iron rod found for the northeast corner of said Lot 17, being the southeast corner of Falling Oak Drive (60 feet wide), from which a 1/2" capped iron rod found for the northwest corner of said Lot 17 bears S 86°54'41" W, 214.31 feet, at 393.96 feet pass a 5/8" capped iron rod found for the easterly northeast corner of that certain called 23.01 acre tract described in instrument to Jack Truman Burgess, recorded in Volume 1491, Page 905, D.R.P.C.T., being the southeast corner of that certain called 2.999 acre tract described in instrument to Julie Ann Barton, recorded under Clerk's File Number 202209920, O.P.R.P.C.T., at 517.13 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said 5.1202 acre tract, being the southwest corner of said 5.0 acre tract, from which a 1/2" iron rod found for reference bears S 89°51'03" W, 115 feet, at 927.82 feet pass a PK Nail with Shiner found in asphalt in the apparent centerline of said Twin Creek Drive, for the southeast corner of that certain called 1.000 acre tract described in instrument to John P. Crow and Michelle Crow, recorded under Clerk's File Number 201604858, O.P.R.P.C.T., in all a total distance of 942.65 feet to a 1/2" capped iron rod found in the apparent northerly line of said Twin Creek Drive, for the southwest corner of said 11.685 acre tract, being the northwest corner of said 5.0 acre tract and the herein described tract;

THENCE with the north line of said 5.0 acre tract, the following four (4) courses and distances:

S 89°55'21" E, 187.64 feet, to a 1/2" iron rod found for corner;
S 00°03'01" E, 14.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner, from which a 1/2" capped iron rod found for reference bears N 23°20' W, 0.58 feet;
S 89°55'21" E, 58.65 feet, to a point in building for corner;
S 57°03'06" E, 505.28 feet, to the POINT OF BEGINNING, and containing 10.094 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN090511-P
Field Date: November 11, 2024
Revised Date: November 26, 2024



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations

according to the F.I.R.M. Community Panel Map No. 48367C0325E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All corners are points, unless otherwise noted.

7) C.I.R.S. = set 1/2" capped iron rod, stamped "Texas Surveying, Inc."

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086

Owner:
Heath Turner
364 Twin Creek Dr
Azle, TX 76020

1" = 100'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	258.68'	109.89'	S 76°43'38" E	109.07'
C2	98.26'	122.13'	S 31°09'33" E	114.42'
C3	225610.98'	132.85'	S 02°36'42" W	132.85'

LINE	BEARING	DISTANCE
L1	S 00°03'01" E	14.99'
L2	S 89°55'21" E	58.65'
L3	N 89°55'44" E	13.56'

202432171 PLAT Total Pages: 1



Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

that Heath Turner, do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2 and 3, Silver Creek Cove, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 3rd day of December, 2024.

By:

Heath Turner
Heath Turner (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Heath Turner, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of December, 2024.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 9th day of December, 2024.

County Judge

James A. Carley
Commissioner Precinct #1

David L. Hitt
Commissioner Precinct #2

James A. Carley
Commissioner Precinct #3

David L. Hitt
Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- B) At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.
- C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- D) Water is to be provided by private wells.
- E) 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 availability.
- F) At time of plat, Twin Creek Drive has a posted speed limit of 30 miles per hour.
- G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on November 25, 2024.
- I) At time of plat, Lots 1 and 3 already have an 18" corrugated metal culvert installed at the drive entrance.

Lot #	Culvert
1	18" C.M.P.
2	18" C.M.P.
3	18" C.M.P.

17402
AZ

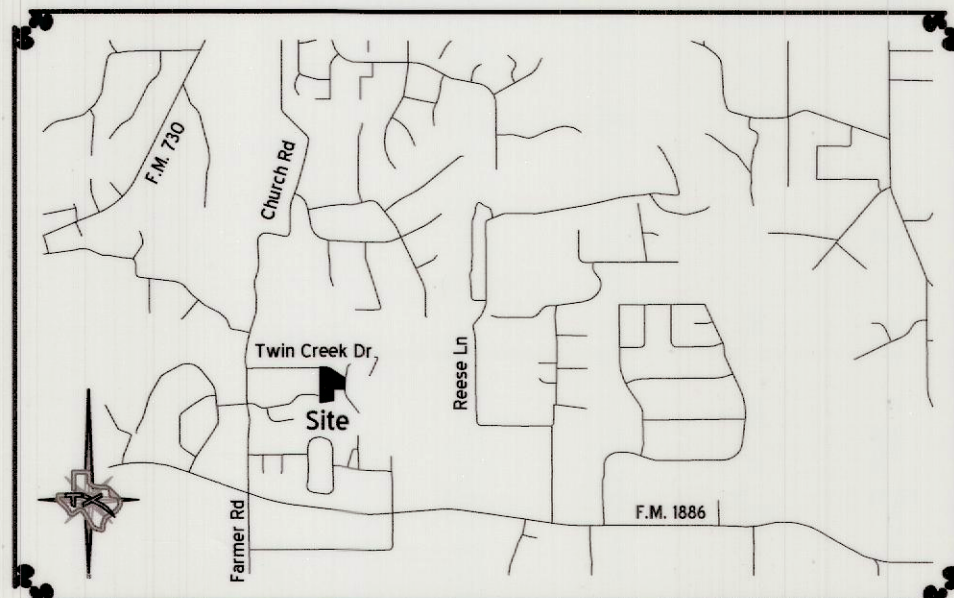
M-11

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

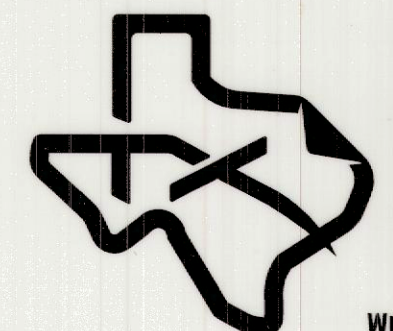
Lila Deakle

202432171
12/10/2024 08:58 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Vicinity Map (1" = 5,000')

Plat Cabinet G Slide 037



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586