

Job No. 202410013
Umphenour Replat of Lot 2
Plot Date: 11/19/2024 1:16 pm
Scale: 1" = 100'

202430934 PLAT Total Pages: 1

FINAL REPLAT OF

LOT 2, BLOCK 1, UMPHENOUR ADDITION
BEING 7.49 ACRES OUT OF THE THOMAS CASSIDY SURVEY, ABSTRACT
No. 273, PARKER COUNTY, TEXAS

7.491 ACRES OF LAND LOCATED IN THE THOMAS CASSIDY SURVEY, A-273, BEING ALL OF LOT 2, BLOCK 1, UMPHENOUR ADDITION AS DESCRIBED IN PLAT CABINET F, SLIDE 672 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF SANDLIN LANE, AND BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE SOUTHWEST CORNER OF LOT 21, JONES ESTATES, PLAT CABINET E, SLIDE 11 RECORDED IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID JONES ESTATES, S 89°47'00" E - 889.44 FEET TO A 2.5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF LOT 17 OF SAID JONES ESTATES AND BEING THE NORTH COMMON CORNER OF SAID LOT 2 AND LOT 10, SPRINGTOWN HEIGHTS @ COLEMAN BEND, PLAT CABINET E, SLIDE 267 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG EAST LINE OF SAID SPRINGTOWN HEIGHTS @ COLEMAN BEND, S 03°19'14" W - 498.02 FEET TO A 2.5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 8 OF SAID SPRINGTOWN HEIGHTS @ COLEMAN BEND, AND BEING THE EAST COMMON CORNER OF SAID LOT 2 AND A CALLED 5.410 ACRES TRACT CONVEYED TO TIMOTHY M. TUMULTY, JR. AS DESCRIBED IN DOCUMENT No. 202131155 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 5.410 ACRES TRACT, THE REMAINDER OF A CALLED 7.44 ACRES TRACT CONVEYED TO M. DIANNE EMORY AS DESCRIBED IN VOLUME 1290, PAGE 971 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE TRACT DESCRIBED HEREIN, N 89°35'07" W - 432.21 FEET TO A 3/8 INCH SPIKE FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE SOUTH COMMON CORNER OF SAID LOT 2 AND LOT 1 OF SAID UMPHENOUR ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 THE FOLLOWING BEARINGS AND DISTANCES:

- N 00°28'58" E - 60.35 FEET TO A 3/8 INCH SPIKE FOUND WITH CAP MARKED "JRP 5959";
- N 89°25'45" W - 58.59 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
- N 05°23'41" W - 256.96 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
- S 81°27'57" W - 352.68 FEET TO A 3/8 INCH SPIKE FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE WEST COMMON CORNER OF SAID LOTS 1 AND 2, AND BEING IN THE EAST LINE OF SANDLIN ROAD;

THENCE ALONG THE EAST LINE OF SANDLIN LANE THE FOLLOWING BEARINGS AND DISTANCES:

- N 00°01'39" E - 214.76 FEET TO A 3/8 INCH SPIKE FOUND WITH CAP MARKED "JRP 5959";
- N 07°53'08" E - 18.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.491 ACRES OF LAND.

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER - SIGNATURE

OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

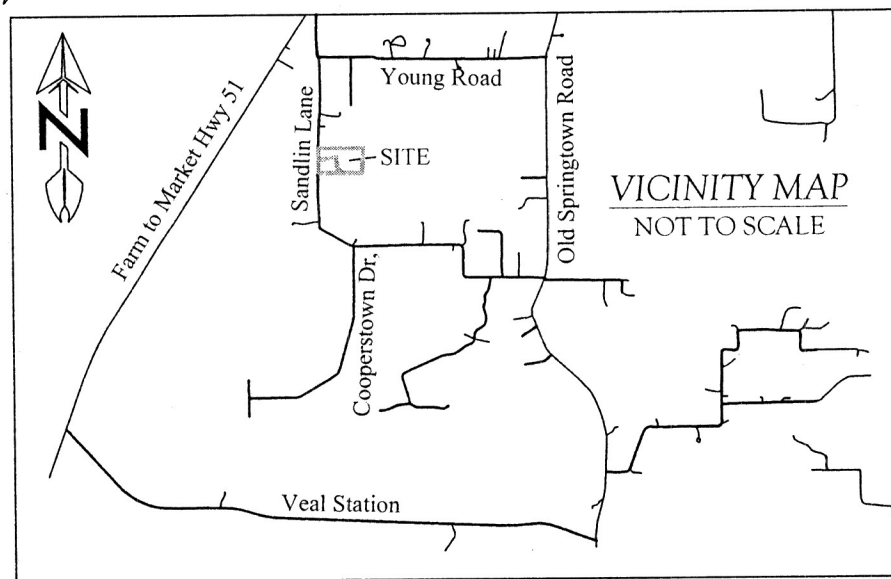
OWNER - SIGNATURE

OWNER - PRINTED

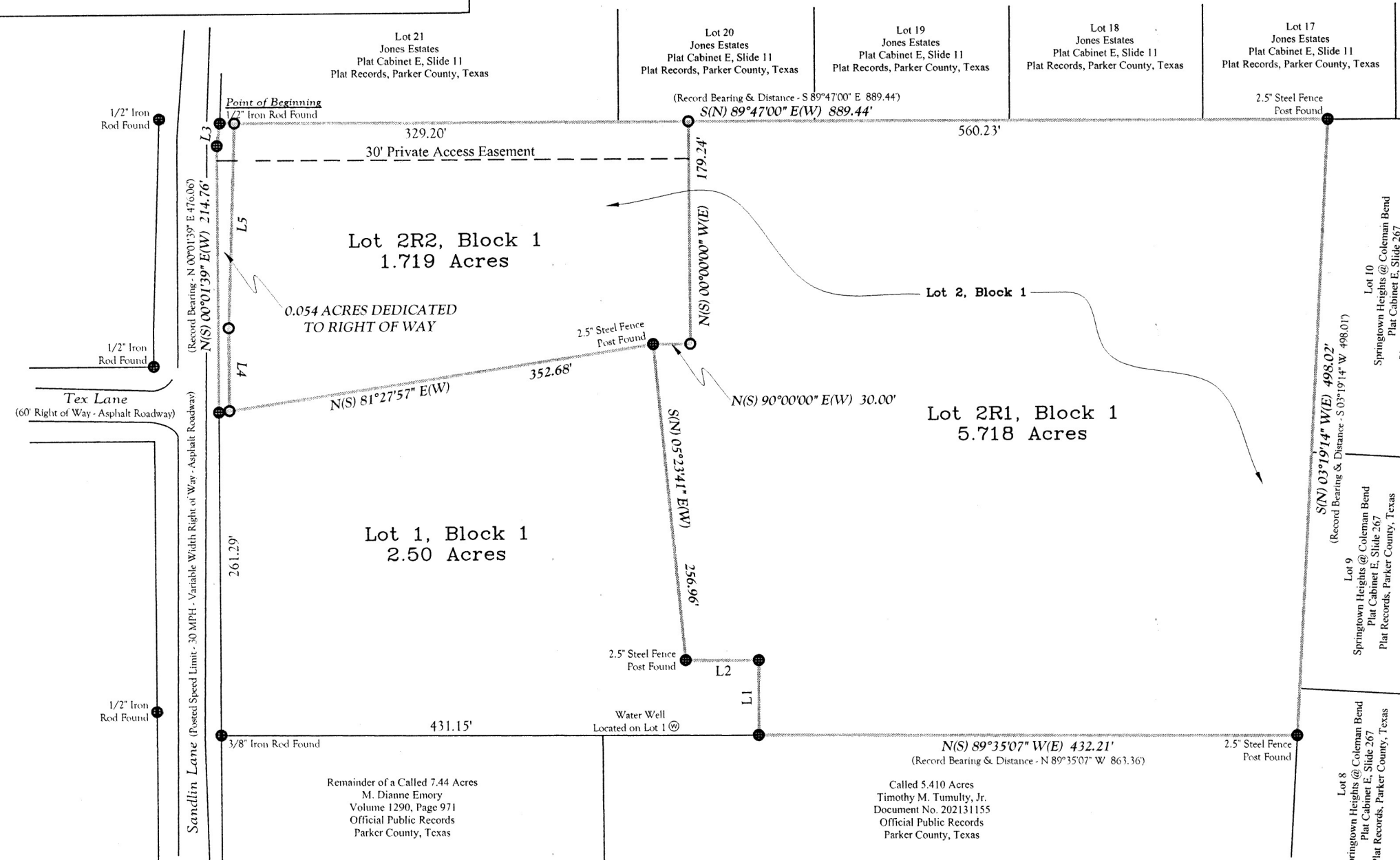
THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LINE	BEARING	DISTANCE
L1	N(S) 00°28'58" E(W)	60.35'
L2	N(S) 89°25'45" W(E)	58.59'
L3	N(S) 07°53'08" E(W)	18.41'
L4	N(S) 00°05'24" W(E)	66.66'
L5	N(S) 02°02'13" E(W)	165.15'



*SPECIAL NOTE:
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

*FLOODPLAIN NOTE:
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 4836C015E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

*TITLE COMMITMENT NOTE:
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

*SURVEYORS NOTES:
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DETECTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741. Website: <http://pels.texas.gov>. Email: info@pels.texas.gov. Phone: 512-440-7723.

NOTES:

- WATER SERVICES TO BE PROVIDED THROUGH WALNUT CREEK SPECIAL UTILITY DISTRICT.
- REFLECTIVE HOUSE NUMBERS TO BE DISPLAYED BY DRIVEWAY THAT ARE READABLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.
- SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF SPRINGTOWN, TEXAS, AND HAS BEEN RELEASED TO PARKER COUNTY, TEXAS.
- ALL CULVERTS INSTALLED ALONG SANDLIN LANE SHALL BE A MINIMUM OF 18 INCHES.
- SUBJECT TRACT IS LOCATED IN PRECINCT I OF PARKER COUNTY, TEXAS.
- SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEWER FACILITIES.

LEGEND

- - 3/8" Spike Set w/ Cap Marked "JRP 5959"
- - 3/8" Spike Found w/ Cap Marked "JRP 5959" Unless Otherwise Noted

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 25th DAY OF November 2024

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

OWNER/DEVELOPER(S)
Donald M. Umphenour
351 Sandlin Lane
Springtown, Texas 76082

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES, PROVISIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND NOVEMBER 6, 2023 AND OCTOBER 15, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

CABINET G, SLIDE 028