

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED Donald Henderson, 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 20th DAY OF Nov. 20 04
Wawa
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

18571.001.002.00

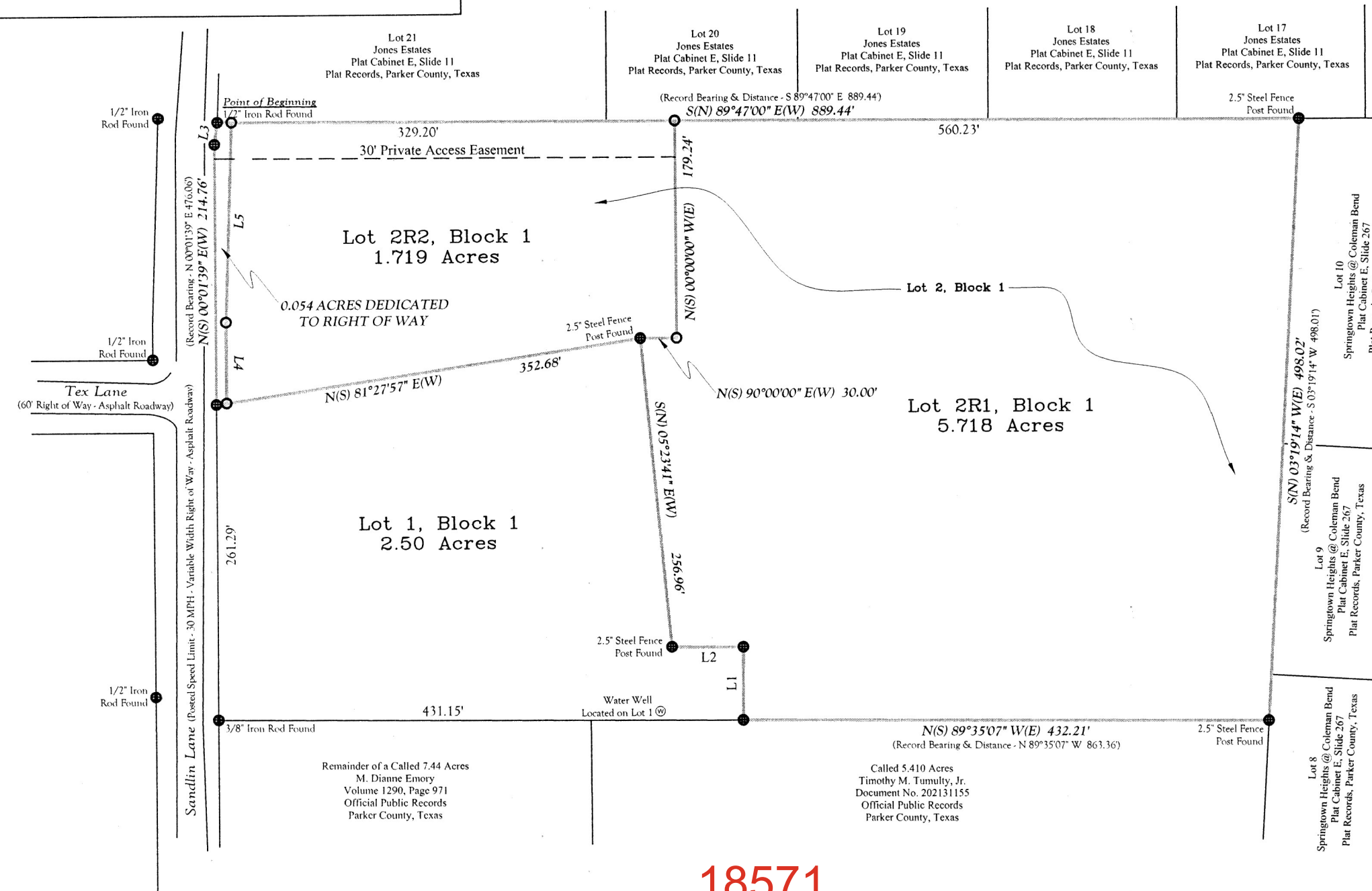
Lila Deakle

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 ENCROACHMENTS, PROJECTIONS 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. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS STAMPED WITH MY SEAL, IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FILLED IN, 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.

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

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

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'



"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0175E, 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) INTERIOR UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION
- 2) BEAKINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, ZONE 14, CENTRAL ZONE, 14 SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER EVIDENCE OF INTERESTS IN THE PROPERTY. SURVEYOR'S 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 PRACTICES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, Texas 78741

Website: <http://pepls.texas.gov>
Email: info@pepls.texas.gov
Phone: 512-463-2323

● - 3/8" Spike Set w/ Cap Marked "JRP 5959"

NOTES:

1. WATER SERVICES TO BE PROVIDED THROUGH WALNUT CREEK SPECIAL UTILITY DISTRICT.
2. REFLECTIVE HOUSE NUMBERS TO BE DISPLAYED BY DRIVEWAY THAT ARE READABLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.
3. SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF SPRINGTOWN, TEXAS, AND HAS BEEN RELEASED TO PARKER COUNTY, TEXAS.
4. ALL CURB/VERTS INSTALLED ALONG SANDLIN LANE SHALL BE A MINIMUM OF 18 INCHES.
5. SUBJECT TRACT IS LOCATED IN PRECINCT 1 OF PARKER COUNTY, TEXAS.
6. SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE SEWER FACILITIES.

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

George A. Conley
COMMISSIONER PRECINCT #1

~~John F. [unclear]~~
COMMISSIONER PRECINCT #2

Tom Walsh
COMMISSIONER PRECINCT #3

~~John F. [unclear]~~
COMMISSIONER PRECINCT #4

CABINET G , SLIDE 028