

JAMES HOWARD STOVER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

James Howard Stover
JAMES HOWARD STOVER

11399.001.002.00
11399.001.003.00

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS 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.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

RESTRICTIONS RECORDED IN VOLUME 1027, PAGE 642, R.R.P.C.T., DO AFFECT SUBJECT PROPERTY.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12TH DAY OF December, 2022.

[Signatures]
COUNTY JUDGE

[Signatures]
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

OWNER/DEVELOPER
JAMES HOWARD STOVER
KELLY DeANN STOVER
600 EARP ROAD
SPRINGTOWN, TEXAS 76082

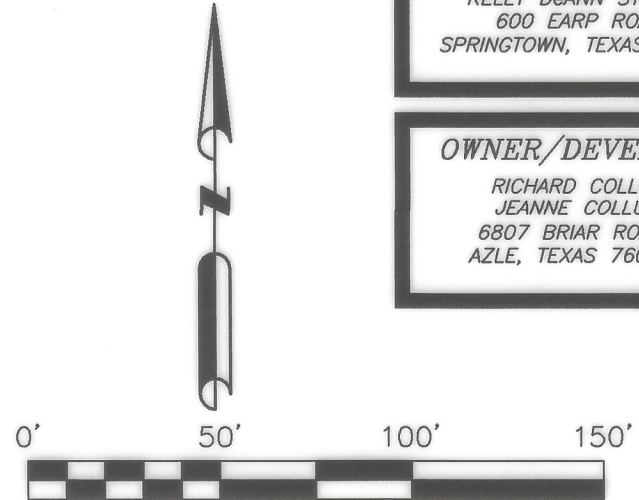
OWNER/DEVELOPER
RICHARD COLLUP
JEANNE COLLUP
6807 BRIAR ROAD
AZLE, TEXAS 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202242773 08:05 PM
Feb 27/2024
Lila Deakle, County Clerk
Parker County, TX
PLAT

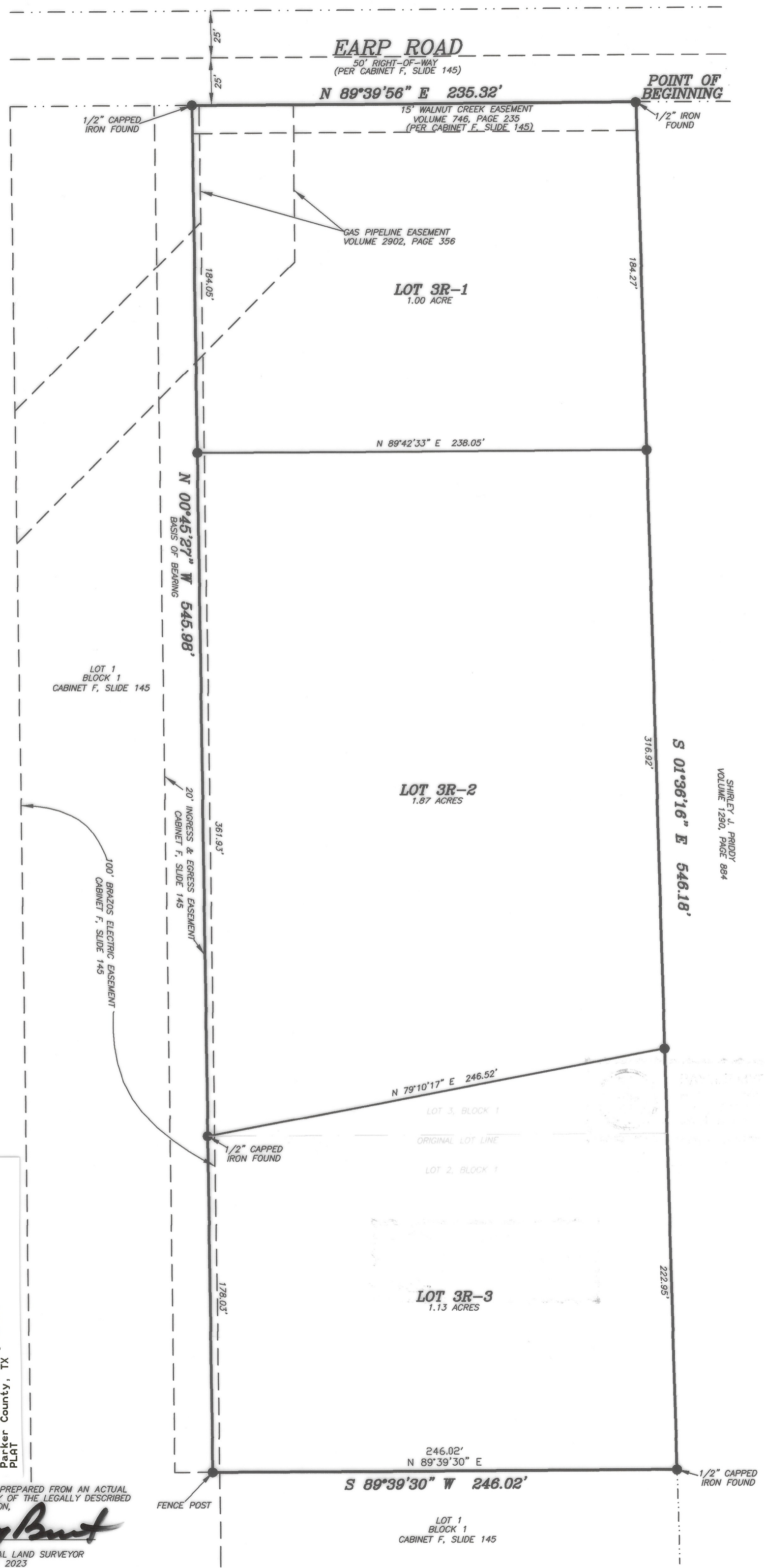
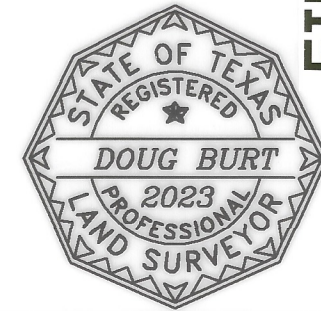
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
NOVEMBER 17, 2022



SCALE 1" = 50'
HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194816



WHEREAS James Howard Stover and Kelly DeAnn Stover and Richard Collup and Jeanne Collup, being the owners of that certain tract of land more particularly described as follows:

Description for all of Lot 2 & 3, Block 1, COLLUP'S SUBDIVISION, an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 145, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Lot 3, Block 1 and the Northwest corner of that certain tract of land described in deed to Shirley J. Priddy, recorded in Volume 1290, Page 884, Real Records, Parker County, Texas and being in the South line of Earp Road;

thence S 01°36'16" E, with the East line of said Lot 2 & said Lot 3, Block 1 and with the West line of said Volume 1290, Page 884, 724.14 feet to a capped iron found at the Southeast corner of said Lot 2, Block 1 and the most Easterly Northeast corner of Lot 1, Block 1;

thence S 89°39'30" W, with the common line of said Lot 2, Block 1 and said Lot 1, Block 1, 246.02 feet to a fence post at the Southwest corner of said Lot 2, Block 1 and being for an ell corner of said Lot 1, Block 1;

thence N 00°45'27" W, with the common line of said Lot 1, Block 1 and said Lot 2, Block 1 and said Lot 3, Block 1, 724.01 feet to a capped iron found in the South line of said Earp Road and being for the Northwest corner of said Lot 3, Block 1 and the Northeast corner of said Lot 1, Block 1;

thence N 89°39'56" E, with the South line of said Earp Road, 235.32 feet to the POINT OF BEGINNING and containing 4.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that James Howard Stover and Kelly DeAnn Stover, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 3R-1, 3R-2 & 3R-3, Block 1
COLLUP'S SUBDIVISION, Parker County, Texas

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

Executed this the 28 day of November, 2022.

James Howard Stover
James Howard Stover

Kelly DeAnn Stover
Kelly DeAnn Stover

Richard Collup
Richard Collup

Jeanne Collup
Jeanne Collup

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James Howard Stover, 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 28 day of November, 2022.

Rucha D. Jani
Rucha D. Jani
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kelly DeAnn Stover, 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 28 day of November, 2022.

Rucha D. Jani
Rucha D. Jani
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Richard Collup, 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 28 day of November, 2022.

Rucha D. Jani
Rucha D. Jani
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jeanne Collup, 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 28 day of November, 2022.

Rucha D. Jani
Rucha D. Jani
Notary Public State of Texas



11399
SP
L-4

F 399

RE-PLAT
Lots 3R-1, 3R-2 & 3R-3, Block 1,
COLLUP'S SUBDIVISION,
and being a re-plat of Lots 2 & 3, Block 1, COLLUP'S
SUBDIVISION, an addition to Parker County, Texas, according
to the plat thereof recorded in Cabinet F, Slide 145, Plat
Records, Parker County, Texas.