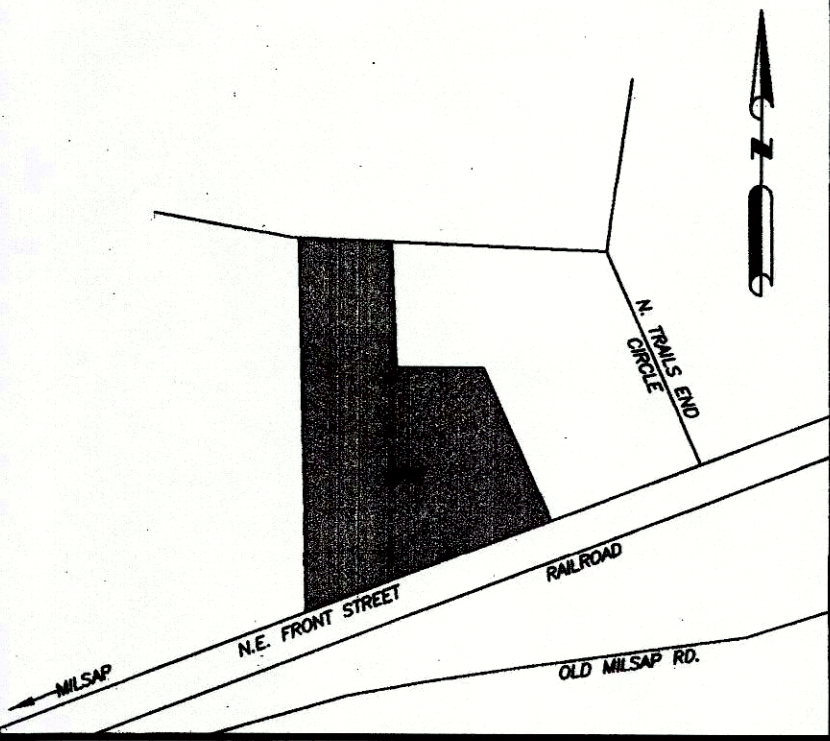


VICINITY MAP
NOT TO SCALE



MANUEL CASTANEDA, 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.

MANUEL CASTANEDA

APPROVED BY A VARIANCE ON SEPTEMBER 14, 2020 BY COMMISSIONER'S COURT FROM THE SUBDIVISION RULES AND REGULATIONS FOR REVISION CASTANEDA ACRES.

APPROVED BY A VARIANCE ON SEPTEMBER 14, 2020 BY COMMISSIONER'S COURT FROM THE PARKER COUNTY PERMITTING PROCEDURES FOR ON-SITE SEWAGE FACILITIES FOR THE REVISION OF CASTANEDA ACRES.

STATE OF TEXAS ;
COUNTY OF PARKER ;

202029228 PLAT Total Pages: 1

WHEREAS Manuel Castaneda being the owner of that certain 1.746 acre tract of land more particularly described as follows:

Description for a 1.746 acre tract of land situated in the T&P R.R. CO. SURVEY, Section No. 337, Abstract No. 1537, Parker County, Texas, said tract being the same tract of land described in deed to Manuel Castaneda, recorded in Clerks File No. 201923445, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found in the Northerly line of N.E. Front Street, thence by deed call the Northeast corner of that certain 30.00 acre tract of land recorded in Volume 1416, Page 707 bears N 58°20'00" E, 316.45 feet and by deed call the Northeast corner of said Section No. 337 bears N 13°31'01" E, 5225.17 feet, said iron also being for the Southeast corner of said Clerks File No. 201923445;

THENCE S 58°18'26" W, with the North line of said N.E. Front Street, and with the South line of said Clerks File No. 201923445, 347.59 feet to a 1/2" iron set at the Southwest corner of said Clerks File No. 201923445 and at the Southeast corner of that certain tract of land described in deed to David E. Clemmens, Jr. and Margaret Clemmens, recorded in Clerks File No. 201419197, Real Records, Parker County, Texas;

THENCE N 01°20'36" W, with the common line of said Clerks File No. 201923445 and said Clerks File No. 201419197, passing the Northeast corner of said Clerks File No. 201419197 and continuing with the West line of said Clerks File No. 201923445, at 427.17 feet passing a 3/8" iron found in the South line of a called 60' road easement and continuing in all, 457.36 feet to a 60d nail found in the called center of said 60' road easement and being for the Northwest corner of said Clerks File No. 201923445;

THENCE S 88°35'19" E, with the North line of said Clerks File No. 201923445 and with the center of said 60' road easement, 69.45 feet to a 60d nail found at the Northeast corner of said Clerks File No. 201923445 and at the Northwest corner of that certain tract of land described in deed to Robert W. Harbour, recorded in Volume 2752, Page 736, Real Records, Parker County, Texas;

THENCE S 01°28'22" E, with the common line of said Clerks File No. 201923445 and said Volume 2752, Page 736, at 29.93 feet passing a 3/8" iron found in the South line of said 60' road easement and continuing in all, 108.81 feet to a 1/2" iron found at an ell corner of said Clerks File No. 201923445 and at the Southwest corner of said Volume 2752, Page 736;

THENCE S 88°40'23" E, with the common line of said Clerks File No. 201923445 and said Volume 2752, Page 736, 134.98 feet to a capped iron found at the most Easterly Northeast corner of said Clerks File No. 201923445 and at the Southeast corner of said Volume 2752, Page 736;

THENCE S 31°39'54" E, with the East line of said Clerks File No. 201923445, 189.18 feet to the POINT OF BEGINNING and containing 1.746 acres of land.

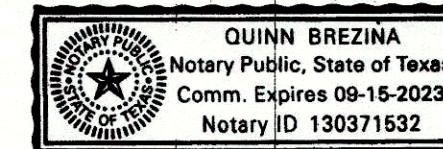
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Manuel Castaneda, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 & 2
CASTANEDA ACRES,
Parker County, Texas

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

Executed this the 25th day of August, 2020.

Manuel Castaneda
Manuel Castaneda



STATE OF TEXAS ;
COUNTY OF PARKER ;

BEFORE ME, the undersigned authority, on this day personally appeared Manuel Castaneda, 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 25th day of August, 2020.

Quinn Brezina
Notary Public State of Texas

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL PROPERTY CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

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.

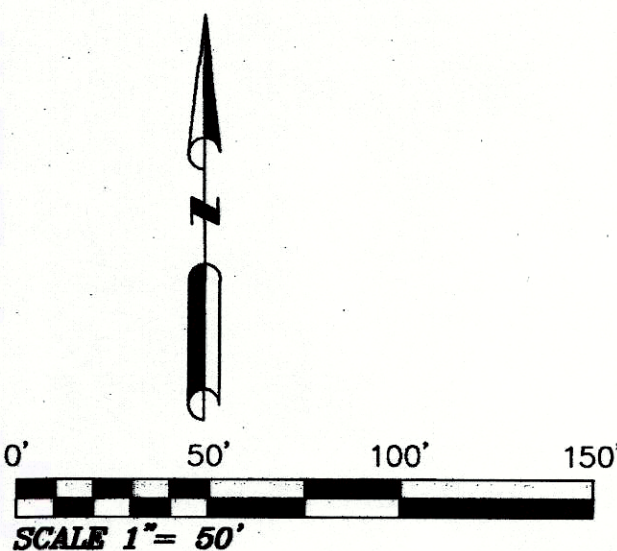
ACCORDING TO THE F.L.R. MAP, PANEL NO. 483670225-F, DATED APRIL 03, 2019, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

WATER PROVIDED BY MILSAP WATER SUPPLY CO.



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 12, 2020

OWNER/DEVELOPER
MANUEL CASTANEDA
P.O. BOX 2311
WEATHERFORD, TEXAS, 76086
(817)980-9408

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202029228
09/14/2020 03:56 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E 584

THE STATE OF TEXAS ;
COUNTY OF PARKER ;
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 14 DAY OF September, 2020.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1
Eric P. ...
COMMISSIONER PRECINCT #2
ANSHU
COMMISSIONER PRECINCT #3
...
COMMISSIONER PRECINCT #4

ACCT. NO.: 11033
SCH. DIST.: MI
CITY: CMT
MAP NO.: C-15

18415.001.007.10

Final Plat Showing
Lots 1 & 2,
CASTANEDA ACRES,
Being 1.746 acres of land situated in the
T&P R.R. CO. SURVEY, Section No. 337, Abstract No. 1537,
Parker County, Texas.