

VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
THE 11th DAY OF April, 2022.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #4

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

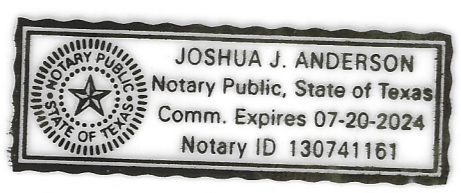
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES
TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN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

[Signature]
HANSON KEY PROPERTIES, LLC

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED KEN HANSON, 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 THE 29th DAY OF MAR, 2022.

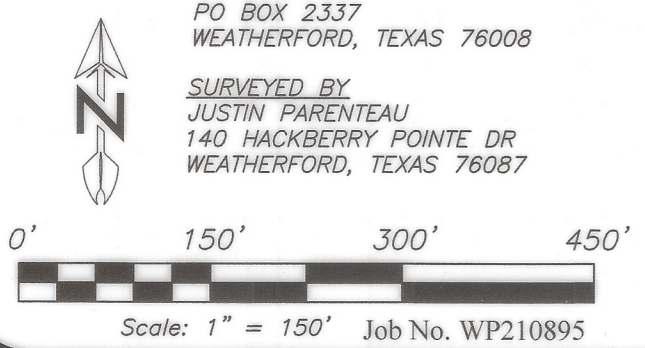
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



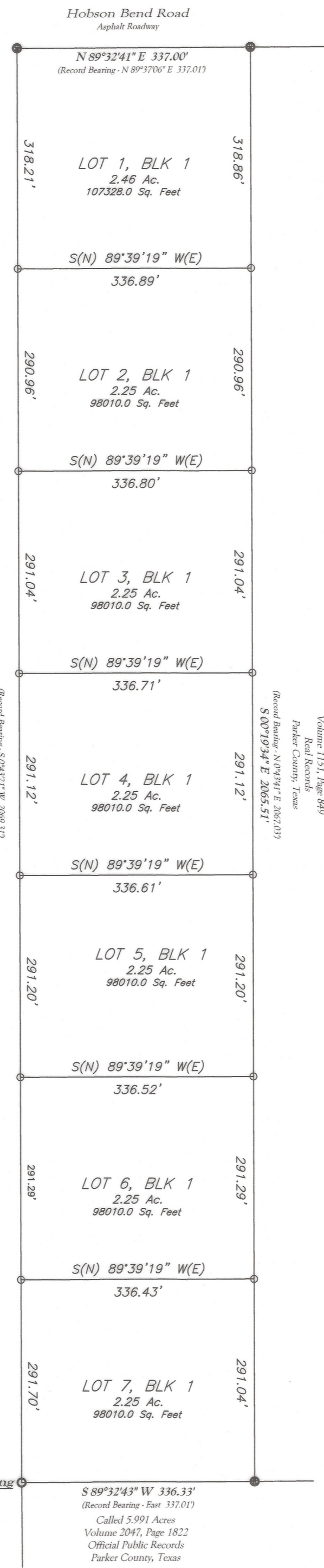
DEVELOPED BY
HANSON KEY PROPERTIES, LLC
3971 NORTH FM 113
WEATHERFORD, TEXAS 76088

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76008

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DR
WEATHERFORD, TEXAS 76087



CABINET F, SLIDE 204



LEGAL DESCRIPTION

15.964 ACRES OF LAND LOCATED IN THE T. & P. RR. Co. SURVEY, S-303, A-1525. BEING ALL OF A CALLED
16.00 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202205297 & VOLUME 1151, PAGE 841 RECORDED IN
THE REAL 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 OUR LANE,
AND BEING THE NORTHWEST CORNER OF A CALLED 5.991 ACRES TRACT AS DESCRIBED IN VOLUME 2047,
PAGE 1822 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF OUR LANE, N 00°20'41" W - 2065.51 FEET TO A 6 INCH WOOD POST
FOUND, SAID POINT ALSO BEING THE AT THE INTERSECTIONS OF THE EAST LINE OF OUR LANE AND THE
SOUTH LINE OF HOBSON BEND ROAD;

THENCE ALONG THE SOUTH LINE OF HOBSON BEND ROAD, N 89°32'41" E - 337.00 FEET TO A 6 INCH WOOD
POST FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 27.00 ACRES TRACT AS
DESCRIBED IN VOLUME 1151, PAGE 849 RECORDED IN SAID REAL RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 27.00 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S
00°19'34" E - 2065.51 FEET TO A 6 INCH WOOD POST FOUND, SAID POINT ALSO BEING IN THE NORTH LINE
OF SAID 5.991 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID 5.991 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S
89°32'43" W - 336.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.964 ACRES OF LAND.

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,
PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN
HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 17, 2022. 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.

[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

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No.
4836J0200F, EFFECTIVE 04/05/2019.
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.

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 DEPICTED 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://peb.texas.gov>
Email: info@peb.texas.gov
Phone: 512-440-7123

LEGEND
● = 1/2 INCH IRON ROD FOUND
⊕ = 6 INCH WOOD POST FOUND
○ = 1/2 INCH IRON ROD SET

12653
GA
C-12

FINAL PLAT

GARNER ESTATES
LOTS 1-7, BLOCK 1
15.964 ACRES OUT OF THE T & P RR Co. SURVEY,
SECTION No. 303, ABSTRACT No. 1525,
PARKER COUNTY, TEXAS

21525.008.002.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]
202213931
04/12/2022 09:06 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

- GENERAL PLAT NOTES:
- CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - 10' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES AS SHOWN (SEE LOT TYPICAL).
 - 30' RESIDENTIAL FRONT BUILDING SETBACK LINES
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY NORTH RURAL WATER SUPPLY Co.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - USPS CLUSTER BOXES TO BE LOCATED NEAR THE INTERSECTION OF HOBSON BEND ROAD AND OUR LANE.