

VICINITY MAP NOT TO SCALE

**REPLAT OF
LOT 26, HIDDEN SPRINGS RANCH
BEING A REPLAT OF LOTS 26, HIDDEN SPRINGS RANCH
AS RECORDED IN PLAT CABINET E, SLIDE 335,
PLAT RECORDS, PARKER COUNTY, TEXAS**

202211739 PLAT Total Pages: 1

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
THE 28 DAY OF March, 2022.

COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1
Jimmie Walden
COMMISSIONER PRECINCT #3
Chris Beaman
COMMISSIONER PRECINCT #2
Steve Wagon
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.

Kathy Holt
KATHY HOLT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED KATHY HOLT, 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 18 DAY OF MAR, 2022.

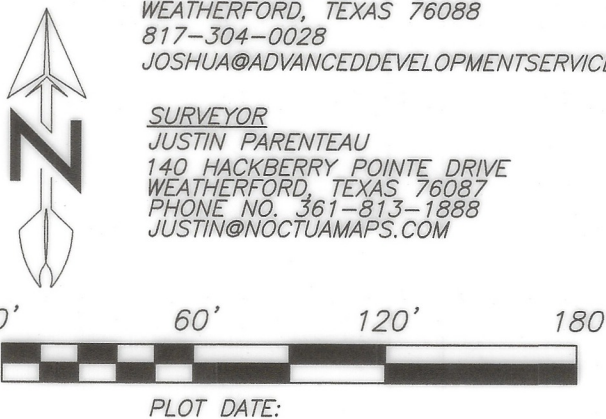
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE
EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) 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.
5) 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

DEVELOPED BY
KATHY HOLT
5916 TWIN COVES ST.
DALLAS TX 75248

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
301 MEASURES RD
WEATHERFORD, TEXAS 76088
817-304-0028
JOSHUA@ADVANCEDDEVELOPMENTSERVICE.COM

SURVEYOR
JUSTIN PARENTEAU
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

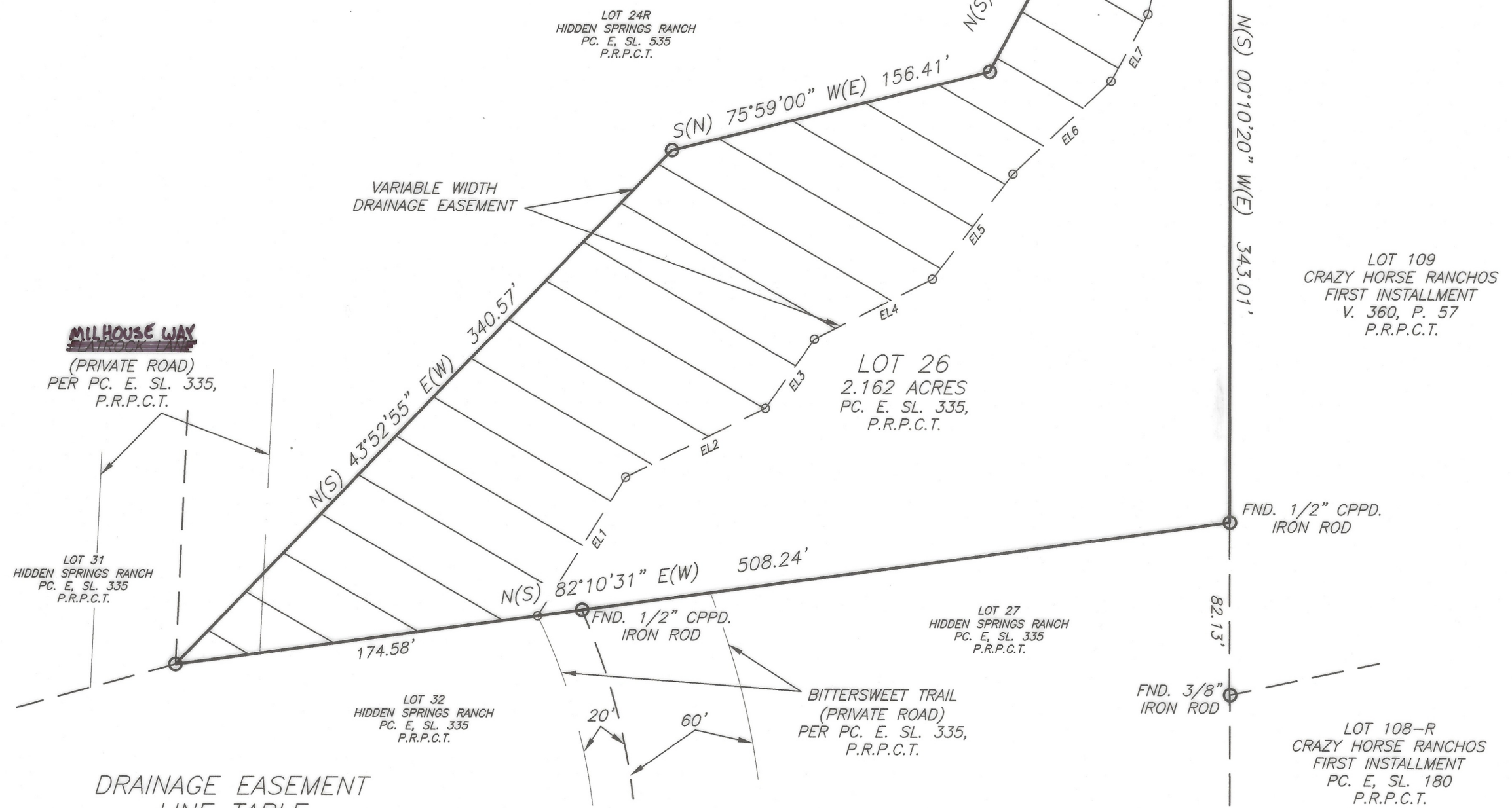


* THE PURPOSE OF THIS REPLAT IS
TO RELOCATE THE DRAINAGE EASEMENT
TO ALLOW FOR MORE BUILD AREA
ON LOT 26. *

13275.001.026.00

13275
PE
F-12

*THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER
CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION
§232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER
AVAILABILITY.



**DRAINAGE EASEMENT
LINE TABLE**

LINE	BEARING	DISTANCE
EL1	S(N) 32°19'30" W(E)	78.25'
EL2	S(N) 63°37'34" W(E)	74.31'
EL3	N(S) 35°26'49" E(W)	40.42'
EL4	S(N) 62°48'09" W(E)	63.16'
EL5	S(N) 37°26'19" W(E)	62.96'
EL6	N(S) 46°30'33" E(W)	64.44'
EL7	N(S) 28°42'40" E(W)	36.38'
EL8	S(N) 12°53'15" W(E)	49.04'
EL9	S(N) 73°07'53" W(E)	29.47'

LEGAL DESCRIPTION

BEING ALL OF LOT 26, HIDDEN SPRINGS RANCH, ACCORDING TO THE PLAT AS RECORDED PLAT
CABINET E, SLIDE 335, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING THAT CERTAIN TRACT OF LAND
AS RECORDED IN DOC# 202145105, REAL RECORDS, PARKER COUNTY, TEXAS.

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 FEBRUARY 11, 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.

Justin Rene Parenteau
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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202211739
03/28/2022 03:54 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CABINET **F**, SLIDE **195**

- NOTES:**
- NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 4836700275F, DATED APRIL 5, 2019.
 - CALL UTILITY PROVIDERS AND/OR 811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE CAPPED 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.
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (GRID).
 - THIS LOT TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY PRIVATE WATER WELL.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.