

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	994.93'	279.50'	N 81°25'30" E	278.58'
C2	60.00'	112.84'	S 35°58'35" W	96.93'
C3	60.00'	33.44'	S 33°51'36" E	33.01'
C4	25.00'	21.67'	S 25°00'27" E	21.00'
C5	25.00'	21.68'	N 24°41'22" E	21.00'
C6	60.00'	53.31'	N 24°04'29" E	51.58'
C7	60.00'	92.96'	N 45°45'54" W	83.94'

DETENTION POND EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S 18°28'19" W	41.36'
L2	S 33°41'24" W	35.68'
L3	S 45°29'08" W	86.92'
L4	S 53°47'26" W	58.70'
L5	N 81°52'12" W	84.69'
L6	N 44°23'49" W	52.18'
L7	N 36°19'30" W	141.95'
L8	N 42°06'37" E	65.59'
L9	N 49°20'36" E	58.36'
L10	N 87°55'03" E	57.33'
L11	N 49°56'21" E	59.88'
L12	N 63°43'20" E	185.88'
L13	N 85°01'49" E	48.10'
L14	S 38°39'35" E	13.34'
L15	S 48°08'42" W	33.56'
L16	S 23°33'55" W	53.41'
L17	S 25°06'53" W	55.22'
L18	S 23°13'02" W	88.33'
L19	N 89°50'59" E	36.99'

John Trammell Jr.
Brenda Self
V. 2253, P. 165

Debra Brown, Karen Hegseth,
and Paul Mathews, III
V. 1272, P. 453

CULVERT	#-SIZE	TYPE	LOCATION
Northern crossing	4-36"	CMP	Between Lots 5R and 24R
Southern crossing	3-36"	CMP	Between Lots 12 and 31

Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Purpose for this Replat:

The purpose of the replat is to add a cul-de-sac and change the name of the subdivision and road.

21308.002.000.00

Adam Mitchell
Doc. No. 201703331

12777
PW
A-6

Revision of Plat
Lots 1-2, 3R, 5R, 6R, 7-19, 20R,
22-23, 24R, 25R, and 26-38
Loving Springs

an addition in Parker and
Palo Pinto County, Texas

Being a 158.276 acre tract out of the T.E. & L. Co. SURVEY, SECTION 2544, ABSTRACT NO. 641, Palo Pinto County, and ABSTRACT NO. 1308, Parker County, Texas; same being Lots 1-38, Goodnight Ranch, according to the Plats recorded in Book 12, Page 58, Slide 1257, Plat Records, Palo Pinto County, Texas, and Cabinet F, Slide 85, Plat Records, Parker County, Texas

September 2022
WEATHERFORD BRANCH • 817-594-0400
TEXAS
SURVEYING INC.



Robert Brown
Doc No. 201723561

Joyce Buchanan
Doc No. 201628799

OWNER/DEVELOPER:
Troy & Chloe Watts
2008 Swallowtail
Poolville, TX 76487

SURVEYOR:
Kyle Rucker, R.P.L.S.
Loving Springs, LLC
2008 Swallowtail
Poolville, TX 76487
817-594-0400



F 339

Whereas Loving Springs, LLC and Troy Watts and Chloe Watts, being the sole owners of a certain 158.276 acres tract of land out of the T.E.&L. CO. SURVEY, SECTION 2544, ABSTRACT No. 641, Palo Pinto County, Texas and T.E.&L. CO. SURVEY, ABSTRACT NO. 1308, Parker County, Texas; being all of those certain Lots 1-37, Goodnight Ranch, according to the plat as recorded in Book 12, Page 58, Slide 1257, Plat Records, Palo Pinto County, Texas; and in Cabinet F, Slide 85, Plat Records, Parker County, Texas; same being a portion of those certain tracts conveyed to Loving Springs, LLC in Document No. 2022-00003725, Real Property Records, Palo Pinto County, Texas, and in Document No. 202219052, Official Public Records, Parker County, Texas; and and being all of that certain Lot 38, said Goodnight Ranch, same being all of that certain tract conveyed to Troy Watts and Chloe Watts in Document No. 202233207, Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 5/8" capped iron rod stamped "Award 5606" in the monumented south right of way of Farm to Market Highway No. 52, being the northeast corner of that certain 158.10 acres tract conveyed to Brown, Hagseth and Mathews in Volume 1272, Page 453, Real Property Records, Palo Pinto County, Texas, same being the northwest corner of said Loving Springs, LLC tract for the northwest and beginning corner of this tract. WHENCE the southwest corner of said T.E. & L. CO. SURVEY, SECTION 2544, ABSTRACT NO. 641 is calculated to bear S 26°44'42" W 4161.49 feet.

THENCE with the monumented south right-of-way line of said Farm to Market Highway No. 52 and the north line of said Loving Springs, LLC tract the following:

N 89°28'03" E 1604.06 feet to a found 5/8" capped iron rod stamped "Award 5606" for a corner of this tract.

Northeasterly along the arc of a curve to the left, having a radius of 994.93 feet, an arc length of 279.50 feet, and whose chord bears N 81°25'30" E 278.58 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the northeast corner of said Loving Springs, LLC tract and this tract.

THENCE S 00°07'52" W 1872.30 feet to a found 1/2" iron rod in the east line of said Loving Springs, LLC tract for the southwest corner of that certain tract of land conveyed to John Trammell Jr. & Brenda Self in Volume 2253, Page 165, Real Property Records, Parker County, Texas, for a corner of this tract.

THENCE S 00°22'21" E 1843.10 feet to a found 1/2" capped iron rod in the north line of Old Oran Road (a paved surface), at the southeast corner of Lot 38, said Goodnight Ranch, for the southeast corner of said Troy Watts and Chloe Watts tract, and this tract.

THENCE S 89°28'24" W 1877.58 feet along the north line of said Old Oran Road to a found 1/2" capped iron rod at the southwest corner of said Loving Springs, LLC tract, and this tract.

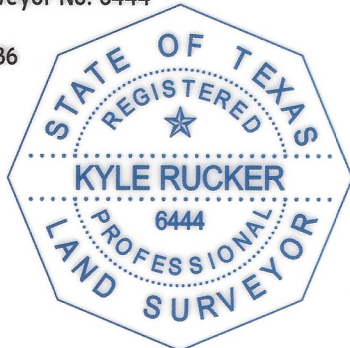
THENCE N 00°09'01" W 3676.18 feet with the east line of said Brown, Hagseth, and Mathews tract to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: June 15, 2021 - W2106011-RP



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Loving Springs, LLC
ATTN: Mike Heid
134 El Chico Tr, Ste 105
Willow Park, TX 76087

Owner:
Troy & Chloe Watts
2006 Swallowtail
Poolville, TX 76487

Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Purpose for this Replat:

The purpose of the replat is to add a cul-de-sac and change the name of the subdivision and road.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 26th DAY OF September 2022.

Absent
COUNTY JUDGE

George A. Carley
COMMISSIONER PRECINCT #1

James M. Hald
COMMISSIONER PRECINCT #3

Stephen Paul
COMMISSIONER PRECINCT #2

Bob Dugan
COMMISSIONER PRECINCT #4

Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map Nos. 48363CO225F & 48367CO100F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities located per 811 ticket number 2166967458. Call 811 and/or Utility Providers before excavation or construction.

5) Sanitary sewer is to be provided by on-site septic facilities.

6) Water is to be provided by private water wells.

This plat represents property which has been platted without a groundwater certification (Texas Local Government Code, Section 232.0032) provided by Upper Trinity Groundwater Conservation District (UTGCD).

Two test wells were dug - one in Palo Pinto County with output of 18.90 GPM and one in Parker County with output of 9.65 GPM. Well reports were provided by Moore's Water Well Service (3633 S HWY 281, Mineral Wells, TX 76067), dated August 12, 2021.

7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

9) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

11) All of Lot 15 is situated in Palo Pinto County and all of Lot 16 is situated in Parker County, per county line monumentation located on the ground during this survey.

12) Detention pond easement extents based on drainage study provided by Trevino Water Engineering ("Unnamed Tributaries to Turkey Creek" dated September 24, 2021).

Now, Therefore, Know All Men By These Presents:

That Mike Heid Troy Watts and Chloe Watts acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-2, 3R, 5R, 6R, 7-19, 20R, 22-23, 24R, 25R, and 26-38, Loving Springs, an addition in Palo Pinto and Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County and Palo Pinto County, Texas.

Witness, my hand, this the 26th day of September 2022.

By: Mike Heid
Loving Springs, LLC - Mike Heid (Vice President)

Troy Watts
Chloe Watts

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mike Heid known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 26th day of September 2022.



State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Troy Watts known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

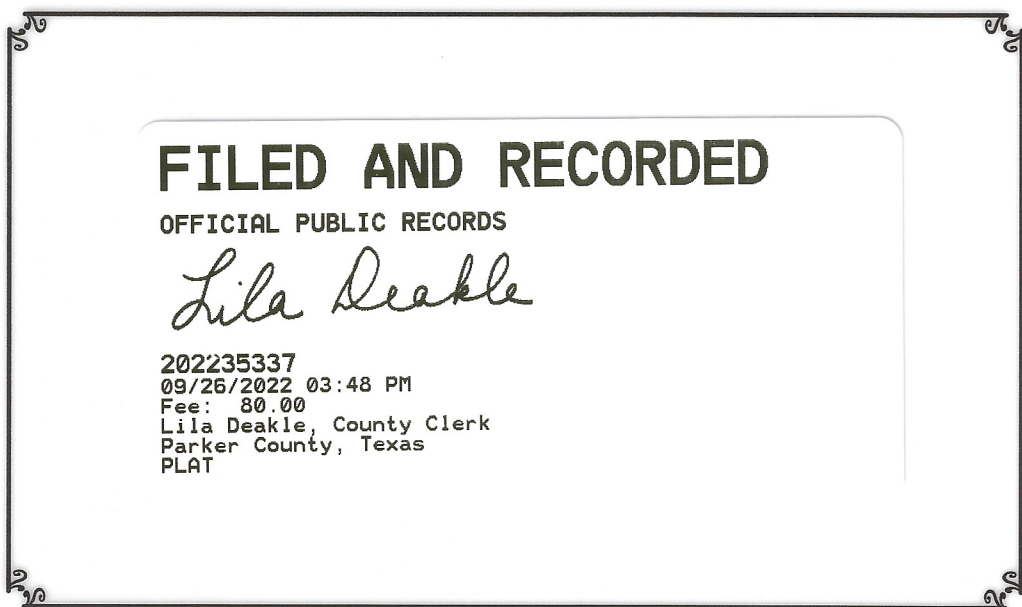
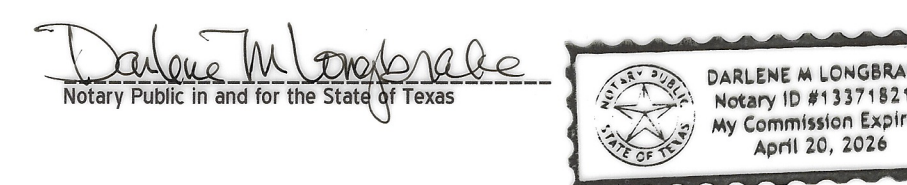
given under my hand and seal of office on this the 26th day of September 2022.



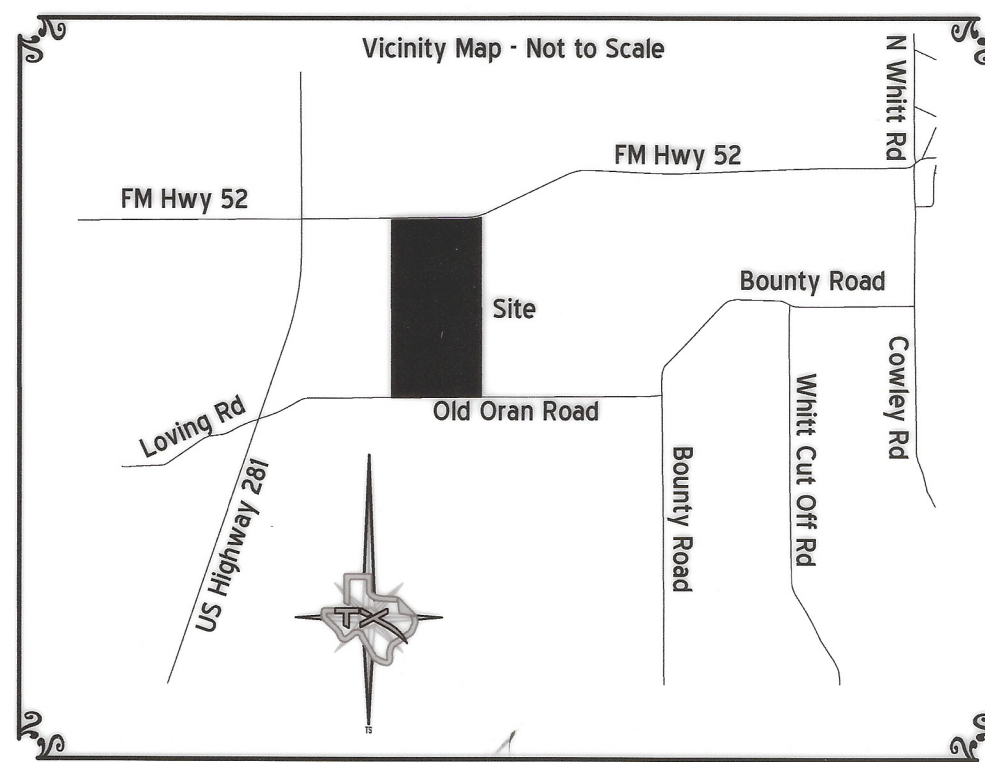
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chloe Watts known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 26th day of September 2022.



Plat Cabinet F Slide 339



Revision of Plat
Lots 1-2, 3R, 5R, 6R, 7-19, 20R,
22-23, 24R, 25R, and 26-38
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