

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A GROUND WATER CERTIFICATION STUDY FOR REMINGTON REMINGTON PARK ESTATES, PHASE IV, HAS NOT BEEN PREPARED. PUBLIC WATER SERVICE FOR REMINGTON PARK ESTATES IS TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

GENERAL NOTES:

- ALL INTERIOR STREETS HAVE A MINIMUM 60' RIGHT-OF-WAY.
- WATER SEWER SERVICE TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.
- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
- FRONT BUILDING LINE SETBACK SHALL BE 50'
- SIDE BUILDING LINE SETBACK SHALL BE 10'
- REAR BUILDING LINE SETBACK SHALL BE 10'
- 10' UTILITY EASEMENT SHALL BE INSIDE AND ALONG ALL FRONT, SIDE, AND REAR LOT LINES OF EACH LOT.
- LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- PROPERTY IS LOCATED WITHIN PARKER COUNTY, TEXAS.
- 1/2" IRON RODS WITH NRB SURVEYING CAP SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES. 1/2" IRON RODS SHOWN AS SET ARE SET WITH NRB SURVEYING CAPS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 483670075E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
- BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.
- THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, W. Ralph Evans and Linda S. Evans and Garrick McPherson and Lesley McPherson, being the owner of that certain tract of land more particularly described as follows:

Description for that certain tract of land situated in the Andrew Jones Survey, Abstract No. 743, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to W. Ralph Evans and Linda S. Evans, recorded in Volume 2227, Page 719, Real Records, Parker County, Texas and all of Lot 5R-13, Remington Park Estates, Phase II, recorded in Cabinet E, Slide 553, Plat Records, Parker County, Texas;

BEGINNING at a capped iron found at the Southeast corner of said Lot 5R-13, and at the Southwest corner of Lot 5R-9-1, Block 2R, Remington Park Estates, Phase II, recorded in Cabinet D, Slide 790, Plat Records, Parker County, Texas;

thence S 02°57'47" W, 206.27 feet to a capped iron found in the North line of Knob Court and being for the beginning of a curve to the left whose radius is 60.00 feet;

thence with the North line of said Knob Court and with said curve to the left with an arc length of 60.65 feet, with a chord bearing of N 60°12'52" W, with a chord length of 58.10 feet, to a capped iron found at the Southeast corner of Lot 5, Remington Park Estates, Phase V, recorded in Cabinet E, Slide 266, Plat Records, Parker County, Texas;

thence N 00°02'12" E, with the East line of said Lot 5, 155.28 feet to a capped iron found at the Northeast corner of said Lot 5;

thence S 87°13'38" W, with the North line of said Lot 5, 330.40 feet to a capped iron found at the Northwest corner of said Lot 5 and being in the East line of that certain tract of land described in deed to Juan & Maria G. Barboza, recorded in Clerks File No. 201402717, Real Records, Parker County, Texas;

thence N 00°02'12" E, with the East line of said Clerks File No. 201402717, 148.20 feet to a capped iron found at the Northeast corner of said Clerks File No. 201402717;

thence N 89°54'53" W, with the North line of said Clerks File No. 201402717, 342.60 feet to a capped iron found at the Southeast corner of that certain tract of land described in deed to Mark Stanley Waddell, Jr. and Brooklyn Denice Bragg, recorded in Clerks File No. 202233577, Real Records, Parker County, Texas;

thence N 00°26'08" E, with the East line of said Clerks File No. 202233577, 11.49 feet to a 1/2" iron found at the Southwest corner of Lot 5R-12 of Remington Park Estates, Phase II, recorded in Cabinet D, Slide 529, Plat Records, Parker County, Texas;

thence East, with the South line of said Lot 5R-12 and Lot 5R-11, 362.89 feet to a capped iron found at an ell corner of said Lot 5R-11;

thence South, with the West line of said Lot 5R-11, 12.17 feet to a capped iron found at a Southwesterly corner of said Lot 5R-11 and being for the Northwest corner of said Lot 5R-13;

thence S 89°29'37" E, with the North line of said Lot 5R-13, 371.36 feet to a capped iron found at the Northeast corner of said Lot 5R-13 and for the Southeast corner of Lot 5R-10, Remington Park Estates, Phase II, recorded in Cabinet D, Slide 529, Plat Records, Parker County, Texas and being in the West line of said Lot 5R-9-1;

thence S 00°26'08" W, with the common line of said Lot 5R-13 and said Lot 5R-9-1, 106.92 feet to the POINT OF BEGINNING and containing 1.54 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAPOVE DESCRIBED REAL PROPERTY AS LOT 5R-13-2, REMINGTON PARK ESTATES PHASE II, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE 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.

EXECUTED THIS THE 8th DAY OF November, 2022.

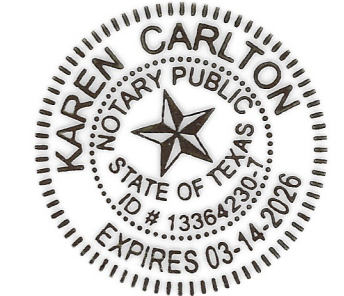
W. Ralph Evans
W. Ralph Evans
Linda S. Evans
Linda S. Evans
Garrick McPherson
Garrick McPherson
Lesley McPherson
Lesley McPherson

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 W. RALPH EVANS, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF November, 2022.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
MY COMMISSION EXPIRES ON 3-14-2026

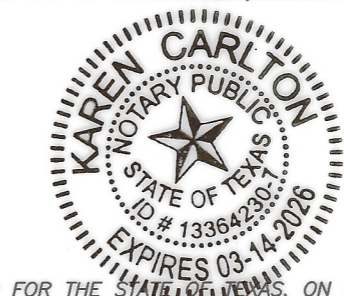


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LINDA S. EVANS, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF November, 2022.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
MY COMMISSION EXPIRES ON 3-14-26

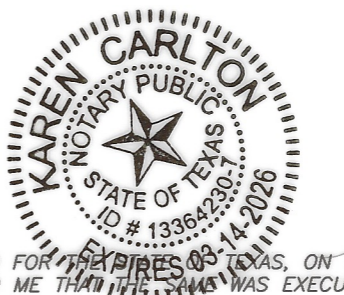


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GARRICK MCPHERSON, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF November, 2022.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
MY COMMISSION EXPIRES ON 3-14-26

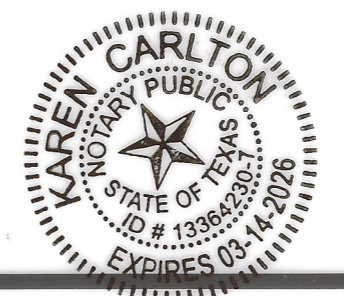


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LESLEY MCPHERSON, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF November, 2022.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
MY COMMISSION EXPIRES ON 3-14-26



RE PLAT
Lot 5R-13-2,
REMINGTON PARK ESTATES, PHASE II,
an Addition to Parker County, Texas and being 1.54
acres of land situated in the Andrew Jones Survey,
Abstract No. 743, Parker County, Texas, and being a
re-plat of Lot 5R-13, Remington Park Estates, Phase
II, recorded in Cabinet E, Slide 553, Plat Records,
Parker County, Texas.

THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 14th DAY OF November, 2022.
George A. Carley
COMMISSIONER PRECINCT #1
Sam Walden
COMMISSIONER PRECINCT #3
David Caswell
COMMISSIONER PRECINCT #2
[Signature]
COMMISSIONER PRECINCT #4

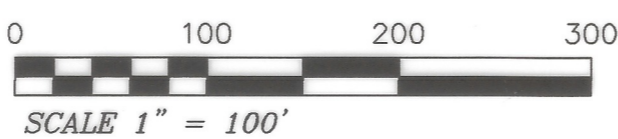
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202240490
11/15/2022 09:17 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

16645.002.005.10
20743.001.001.20

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
OCTOBER 03, 2022



F 369
HORIZON LAND SURVEYING
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Azle, Texas 76020
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horizonlandtx@gmail.com
FIRM NO. 10194618



OWNER/DEVELOPER
W. Ralph Evans & Linda S. Evans
2607 KNOB ROAD
SPRINGTOWN, TEXAS 76082

OWNER/DEVELOPER
Garrick McPherson & Lesley McPherson
139 REMINGTON DRIVE
SPRINGTOWN, TEXAS 76082