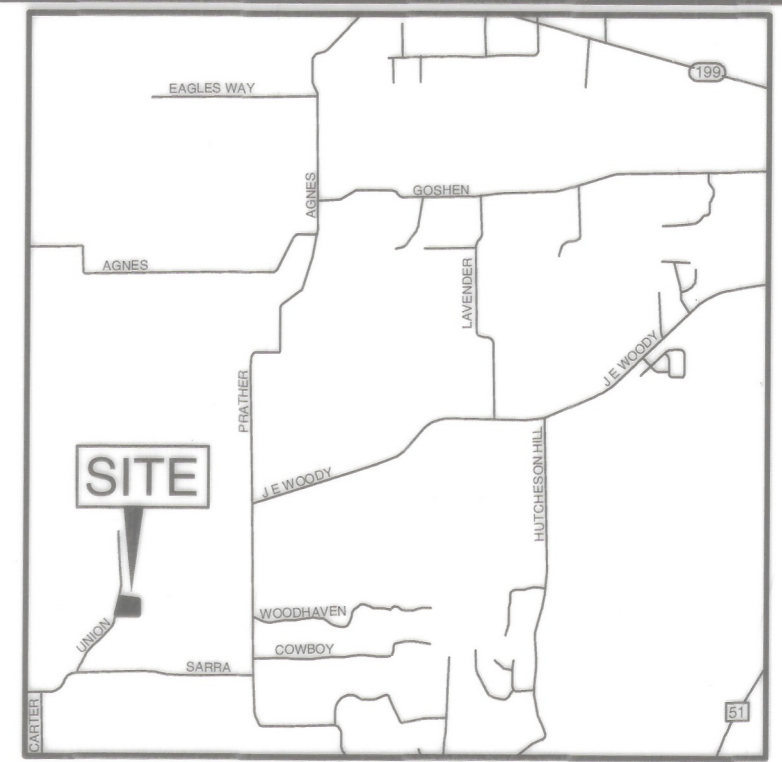


202229897 PLAT Total Pages: 1



ACCORDING TO MAP NO. 48367C0150E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN 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.

442.74' LINEAR FEET OF ROAD FRONTAGE.

WATER SOURCE: INDIVIDUAL WATER WELLS

UTILITY EASEMENTS
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C 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 WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 14th DAY OF August, 2022.

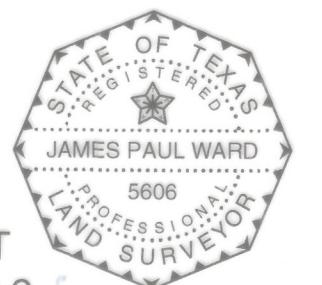
Richard A. Stewart
COUNTY JUDGE

George A. Corley *Sam Walden*
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3

Arif Ahmad *[Signature]*
COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 10, 2022.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



16534
WE
I-7

22101.001.008.00
22101.001.007.10

CALLLED 5.5 ACRES
THOMAS A. GRIFFIN AND
SHAREN A. GRIFFIN
VOLUME 2511, PAGE 1455

South 0°45'32" East, a distance of 378.50 feet (South 0°45'32" East, 379.17 feet) to a capped iron rod found for the southeast corner of said 5.00 acre tract common to the southwest corner of said 15.97 acre remainder tract and being on the north line of the aforementioned 5.5 acre tract;

THENCE South 89°25'05" West, along the common line of said 5.00 acre tract and said 5.5 acre tract, a distance of 576.14 feet (South 89°14'28" West, 584.81 feet) to the POINT OF BEGINNING and containing 4.8985 acres or 213,380 square feet of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Richard Allen Stewart and Jane Carol Stewart do hereby adopt this plat designating the hereinabove described real property as

**LOTS 1 and 2
R.J. STEWART ADITION**

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon. Executed this the 14 day of July, 2022.

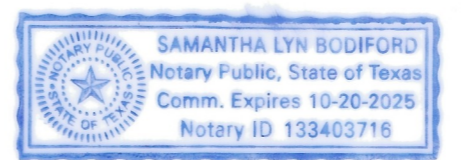
Richard A. Stewart
Richard Allen Stewart

Jane Carol Stewart
Jane Carol Stewart

STATES OF TEXAS §
COUNTY OF PARKER §
BEFORE ME, the undersigned authority, on this day personally appeared Richard Allen Stewart, 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of July, 2022.

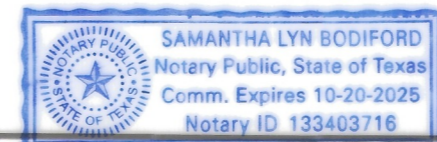
[Signature]
Notary Public State of Texas



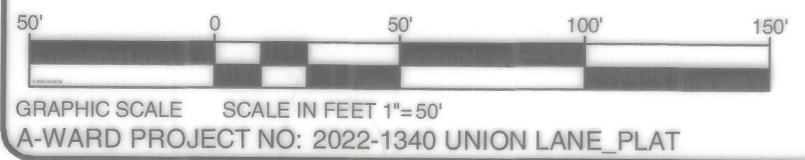
STATES OF TEXAS §
COUNTY OF PARKER §
BEFORE ME, the undersigned authority, on this day personally appeared Jane Carol Stewart, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of July, 2022.

[Signature]
Notary Public State of Texas



STATE OF TEXAS §
COUNTY OF PARKER §
WHEREAS, Richard Allen Stewart and Jane Carol Stewart are the owners of a tract of land being a part of the F.A. CARY SURVEY, Abstract No. 2101, situated about 12.0 miles North 9° East of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing a portion of a called 5.00 acre tract of land described in the deed to Richard Allen Stewart and Jane Carol Stewart as recorded in Document No. 201607844, Official Public Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found for the southwest corner of said 5.00 acre tract common to the northwest corner of a called 5.5 acre tract of land described in the deed to Thomas A. Griffin and Sharen A. Griffin as recorded in Volume 2511, Page 1455, Deed Records, Parker County, Texas and being on the southeast right-of-way line of Union Lane, a public right-of-way;
THENCE North 12°50'46" East, along the common line of said 5.00 acre tract and said southeast right-of-way line, a distance of 442.74 feet (North 12°44'26" East, 445.40 feet) to a fence corner post found for the northwest corner of said 5.00 acre tract common to a southwest corner of a called 15.97 acre remainder tract of land described in the deed to Richard A. Stewart and Jane C. Stewart as recorded in Document No. 201512372, of said official public records and being on said southeast right-of-way line;
THENCE along the common line of said 5.00 acre tract and said 15.97 acre remainder tract, the following courses and distances:
South 84°16'49" East, a distance of 475.03 feet (South 84°21'35" East, 483.85) to a capped iron rod found for the northeast corner of said 5.00 acre tract;



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202229897
08/08/2022 03:07 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 294

**FINAL PLAT
LOTS 1 AND 2**

R.J. STEWART ADDITION
an addition to Parker County, Texas being a part of the F.A. CARY SURVEY, Abstract No. 2101 being about 12.0 miles North 9° East of the courthouse in Weatherford, the county seat for Parker County, Texas.
4.8985 acres

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435