

STATE OF TEXAS)
COUNTY OF PARKER)

KNOW ALL MEN BY THESE PRESENTS, W. RALPH EVANS AND LINDA S. EVANS ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

DESCRIPTION FOR A 1.208 ACRE TRACT OF LAND SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NO. 743, PARKER COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 9, REMINGTON PARK ESTATES, PHASE V, RECORDED IN PLAT CABINET E, SLIDE 266, PLAT RECORDS, PARKER COUNTY, TEXAS AND 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, R.R.P.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON FOUND IN THE EAST LINE OF KNOB COURT, SAID IRON BEING FOR THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 8;

THENCE N 88°37'30" E, WITH THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9, AT 240.07 FEET PASSING A CAPPED IRON FOUND AT THE NORTHEAST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID LOT 8 AND CONTINUING IN ALL, 290.07 FEET TO A CAPPED IRON SET;

THENCE S 00°01'13" E, 181.50 FEET TO A CAPPED IRON SET IN THE NORTH LINE OF KNOB ROAD;

THENCE S 88°37'30" W, WITH THE NORTH LINE OF SAID KNOB ROAD, AT 50.00 FEET PASSING A CAPPED IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND CONTINUING IN ALL, 290.07 FEET TO A CAPPED IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID KNOB ROAD AND THE EAST LINE OF SAID KNOB COURT;

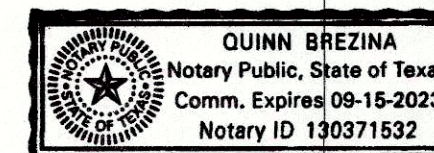
THENCE N 00°01'13" W, WITH THE EAST LINE OF SAID KNOB COURT, 181.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.208 ACRES OF LAND.

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 HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 9R, REMINGTON PARK ESTATES PHASE V, 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 23rd DAY OF September, 2020.

W. Ralph Evans
W. RALPH EVANS
Linda S. Evans
LINDA S. EVANS

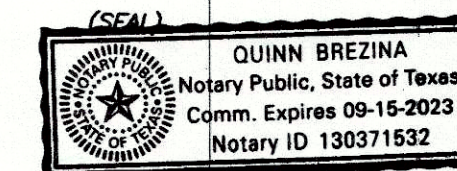


STATE OF TEXAS)
COUNTY OF PARKER)

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 23rd DAY OF September, 2020.

Quinn Brezina
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 9/15/23

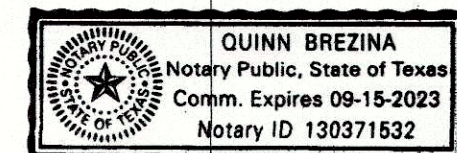


STATE OF TEXAS)
COUNTY OF PARKER)

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 23rd DAY OF September, 2020.

Quinn Brezina
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 9/15/23



ACCT. NO.: 16045
SCH. DIST.: SP
CITY: SPRINGTOWN
MAP NO.: L5

RE PLAT
Lot 9R,

REMINGTON PARK ESTATES, PHASE V,
being a re-plat of Lot 9, Remington Park Estates,
Phase V, recorded in Plat Cabinet E, Slide 266, Plat
Records, Parker County, Texas and being 1.208 acres
of land situated in the Andrew Jones Survey, Abstract
No. 743, Parker County, Texas.

OWNER/DEVELOPER
W. RALPH EVANS & LINDA S. EVANS
2607 KNOB ROAD
SPRINGTOWN, TEXAS 76082
817.266.0478

16045.005.009.00

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, TEXAS.
- 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 4836700795, 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.

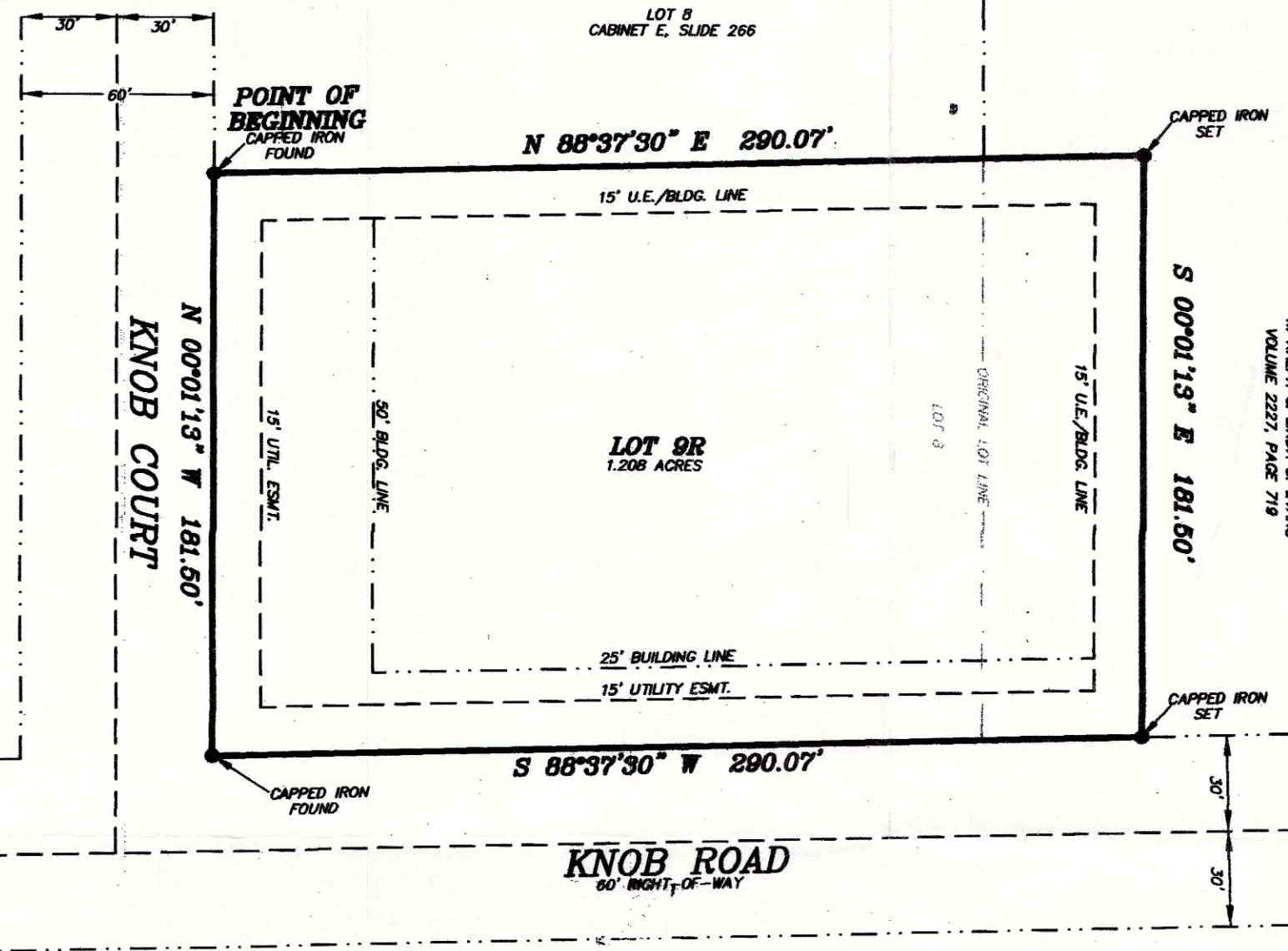
THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 23rd DAY OF September, 2020.

COUNTY JUDGE
Joseph A. Conley
COMMISSIONER PRECINCT #1
Robert
COMMISSIONER PRECINCT #2
Tom Holden
COMMISSIONER PRECINCT #3
Ally
COMMISSIONER PRECINCT #4

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 28, 2020



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202033233
10/13/2020 02:11 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



SCALE 1" = 50'

E 607