

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, RALPH EVANS FINANCIAL COMPANY ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNER OF A 1.006 ACRE TRACT AND A 1.001 ACRE TRACT SITUATED IN THE ANDREW JONES SURVEY, ABSTRACT NUMBER 743, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACTS OF LAND DESCRIBED IN DEED TO RALPH EVANS FINANCIAL COMPANY, RECORDED IN DOCUMENT NO. XXXXXX, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE

BEGINNING AT A 1/2" IRON FOUND AT THE SOUTHEAST CORNER OF LOT 5R-7, REMINGTON PARK ESTATES, PHASE II, RECORDED IN PLAT CABINET D, SLIDE 529, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 00°28'23" W, 122.04 FEET TO A CAPPED IRON SET;

THENCE N 89°31'37" W, 377.80 FEET TO A CAPPED IRON SET;

THENCE N 08°57'26" W, 69.51 FEET TO A CAPPED IRON SET IN THE SOUTH LINE OF REMINGTON PARK DRIVE AND BEING FOR THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET;

THENCE WITH THE SOUTH LINE OF SAID REMINGTON PARK DRIVE AND WITH SAID CURVE TO THE RIGHT WHOSE CHORD BEARS N 58°56'22" E, 102.24 FEET AND BEING AN ARC LENGTH OF 107.31 FEET TO A 1/2" IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5R-7;

THENCE S 89°31'37" E, WITH THE SOUTH LINE OF SAID LOT 5R-7, 302.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.006 ACRES OF LAND.

TRACT TWO

BEGINNING AT A CAPPED IRON SET AT THE SOUTHWEST CORNER OF LOT 5R-9-1, BLOCK 2R, REMINGTON PARK ESTATES, PHASE II, RECORDED IN PLAT CABINET D, SLIDE 790, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 87°13'38" W, 370.97 FEET TO A CAPPED IRON SET;

THENCE NORTH, 128.14 FEET TO A CAPPED IRON FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 5R-11, REMINGTON PARK ESTATES, PHASE II, RECORDED IN PLAT CABINET D, SLIDE 529, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 89°29'37" E, WITH THE SOUTH LINE OF SAID LOT 5R-11 AND LOT 5R-10, 371.36 FEET TO CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5R-10 AND BEING IN THE WEST LINE OF SAID LOT 5R-9-1;

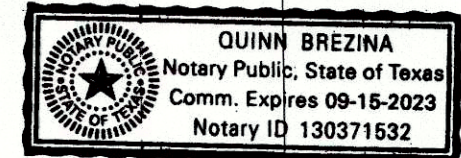
THENCE S 00°26'08" W, WITH THE WEST LINE OF SAID LOT 5R-9-1, 106.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.001 ACRES OF LAND.

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 5R-8 AND 5R-13, 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 15th DAY OF May, 2020.

W. Ralph Evans
 W. Ralph Evans
 Ralph Evans Financial Company



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 BE 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 15th DAY OF May, 2020.

Quinn Brezina
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (SEAL)
 MY COMMISSION EXPIRES ON 9/15/2023

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 THIS 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 PARK ESTATES, PHASE II, 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 483670007E, 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 15th DAY OF May, 2020.

George A. Conley
 COMMISSIONER PRECINCT #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

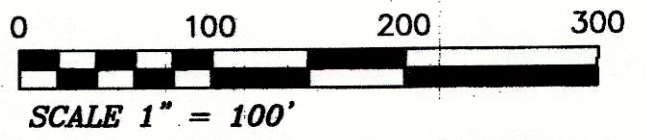
202014560
 05/26/2020 12:18 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 JANUARY 05, 2020

NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 78082
 RSN# 817-584-9027
 nrb@nrb-surveying.com
 FIRM NO. 10198800



OWNER/DEVELOPER
 RALPH EVANS FINANCIAL COMPANY
 2607 KNOB ROAD
 SPRINGTOWN, TEXAS 78082
 817.268.0478

20743.001.005.00
 20743.001.006.00

FINAL PLAT
 Lots 5R-8 & 5R-13,
 REMINGTON PARK ESTATES, PHASE II,
 an Addition to Parker County, Texas and being 2.007
 acres of land situated in the Andrew Jones Survey,
 Abstract No. 743, Parker County, Texas.

ACCT. NO.: 16645
 SCH. DIST.: 3
 CITY: L5
 MAP NO.: L5

E-520