

LOCATION MAP
SCALE 1" = 3000'

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES 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.

ACCORDING TO MAP NO. 4598700200E 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.

ALL CORNERS ARE 5/8" CAPPED IRON ROD SET STAMPED "AWARD SURV RPLS 5606" UNLESS OTHERWISE NOTED.

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.

WATER TO BE PROVIDED BY INDIVIDUAL WATER WELL.

SEWER TO BE PROVIDED BY Onsite Sewer Facilities.

THIS PROPERTY IS NOT WITHIN ANY CITY'S EXTRA TERRITORIAL JURISDICTION.

202319270 PLAT Total Pages: 1

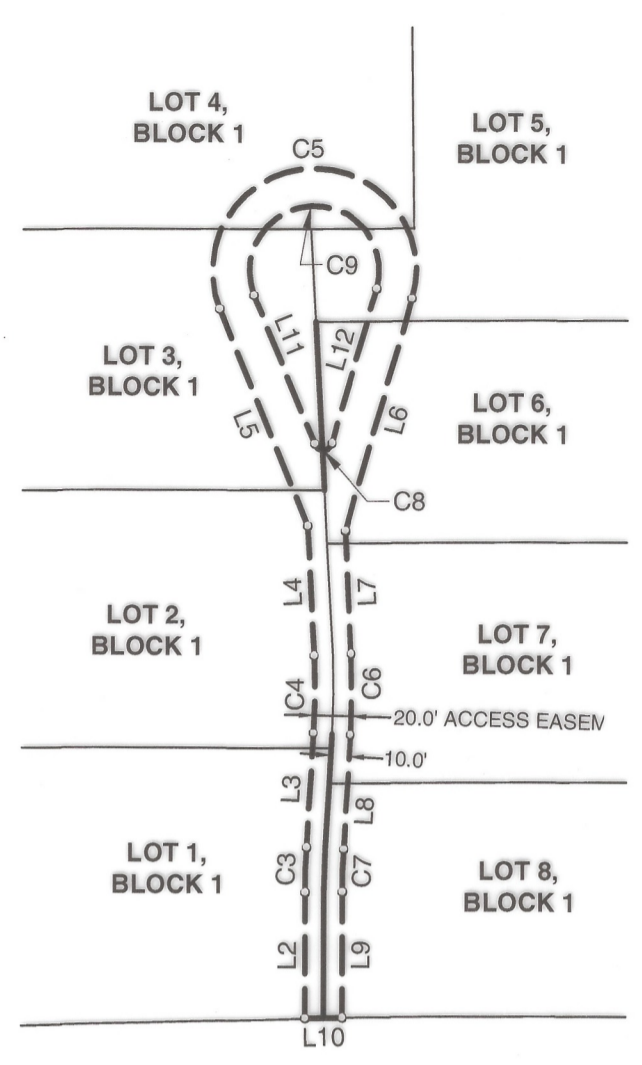
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 24th DAY OF July, 2023.

COUNTY JUDGE
George & Conley

COMMISSIONER PRECINCT #1
Janice Ford

COMMISSIONER PRECINCT #3
James Paul Ward

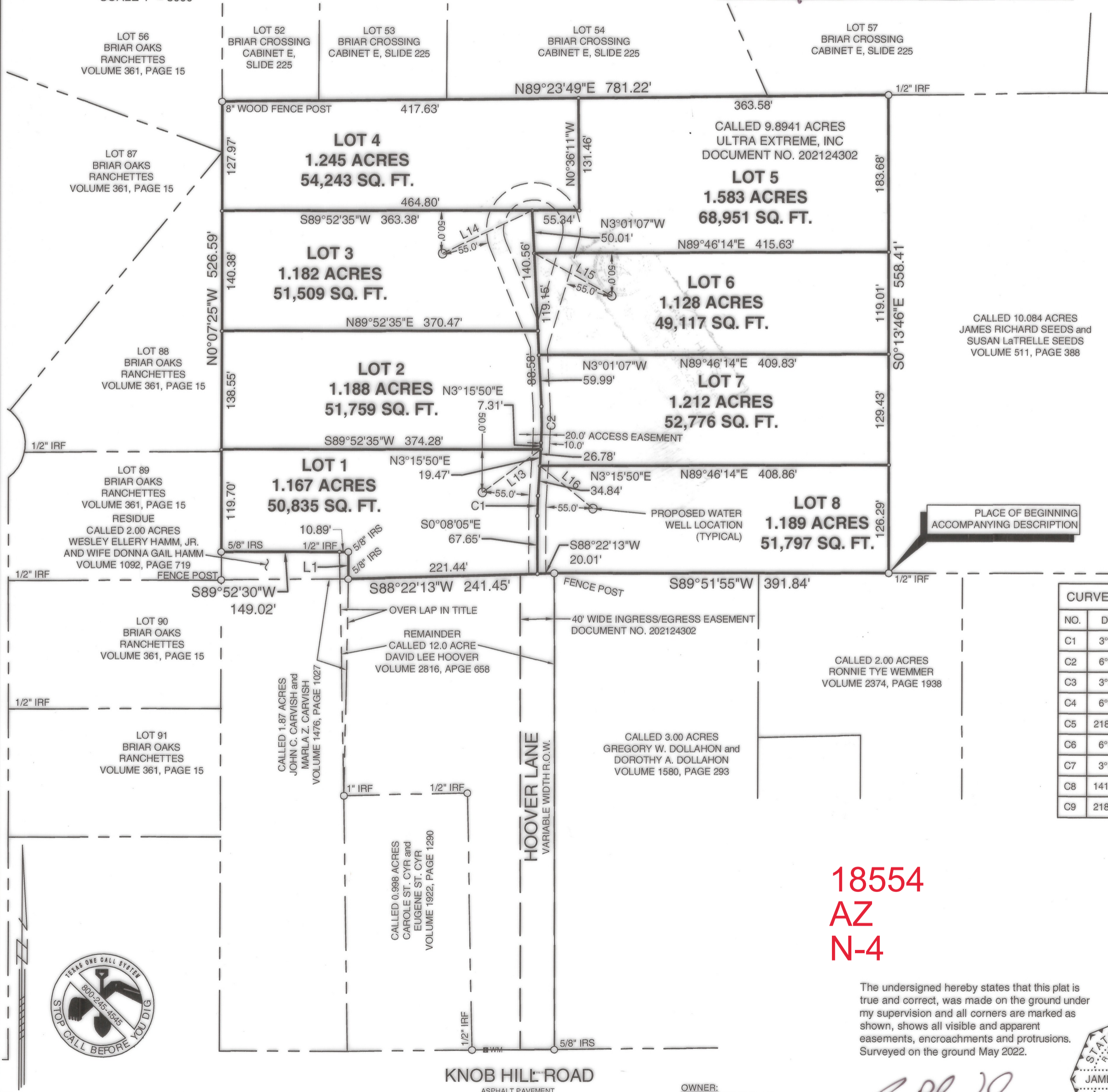
COMMISSIONER PRECINCT #4
James Paul Ward



HOOVER LANE
ACCESS AND UTILITY EASEMENT DETAIL
SCALE: 1" = 100'

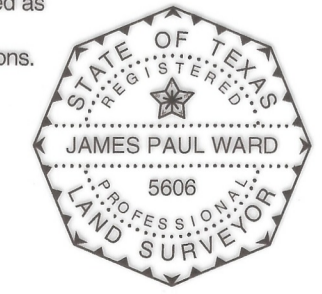
| NO. | BEARING | LENGTH |
|-----|-------------|---------|
| L1 | N00°07'30"W | 31.70' |
| L2 | N00°08'05"W | 67.91' |
| L3 | N03°15'50"E | 61.62' |
| L4 | N02°52'05"W | 69.67' |
| L5 | N22°17'28"W | 125.91' |
| L6 | S16°02'12"W | 129.74' |
| L7 | S02°52'05"E | 66.15' |
| L8 | S03°15'50"W | 61.62' |
| L9 | S00°08'05"E | 67.39' |
| L10 | S88°22'13"W | 20.01' |
| L11 | S22°17'28"E | 86.32' |
| L12 | N16°02'12"E | 86.32' |

| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|------------|---------|---------|---------------|---------|
| C1 | 3°23'55" | 400.00' | 23.73' | S01°33'52"W | 23.72' |
| C2 | 6°07'54" | 400.00' | 42.81' | N00°11'53"E | 42.79' |
| C3 | 3°23'55" | 410.00' | 24.32' | N01°33'52"E | 24.32' |
| C4 | 6°07'54" | 390.00' | 41.74' | N00°11'53"E | 41.72' |
| C5 | 218°19'40" | 55.00' | 209.58' | N86°52'22"E | 103.90' |
| C6 | 6°07'54" | 410.00' | 43.88' | S00°11'53"W | 43.86' |
| C7 | 3°23'55" | 390.00' | 23.13' | S01°33'52"W | 23.13' |
| C8 | 141°40'20" | 5.00' | 12.36' | N86°52'22"E | 9.45' |
| C9 | 218°19'40" | 35.00' | 133.37' | S86°52'22"W | 66.12' |



18554
AZ
N-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 2022.



OWNER:
ULTRA EXTREME, INC
PO BOX 1919, AZLE, TX
ultraextreminc.com
(817) 966-3808
CLAYTON TRAMMELL, PRESIDENT

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202319270
07/25/2023 08:35 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, ULTRA EXTREME INC, the owner of that certain 9.8941 acre tract of land located in the TEXAS AND PACIFIC RAILROAD COMPANY SURVEY No. 1, Abstract No. 1371, situated about 21.4 miles North 43° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all that certain 9.8941 acre tract of land described in the deed to Ultra Extreme Inc as recorded in Document No. 202124302 of the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

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.

BEGINNING at a 1/2" iron rod found for the easterly southeast corner of said 9.8941 acre tract, the southwest corner of a called 10.084 acre tract of land described in the deed to James Richard Seeds and Susan La Trelle Seeds as recorded in Volume 511, Page 388 of said Deed Records and being in the north line of a called 2.0 acre tract of land described in the deed to Ronnie Tye Wemmer as recorded in Volume 2374, Page 1938 of said Deed Records;

THENCE South 89°51'55" West, along the common line of said 9.8941 acre tract and said 2.00 acre tract, to and along the north line of a called 3.00 acre tract of land described in the deed to Gregory W. Dollahan and Dorothy A. Dollahan as recorded in Volume 1580, Page 293 of said Deed Records, a distance of 391.84 feet to a fence post for an angle point in tract being described, a re-entrant corner of said 9.8941 acre tract and the northwest corner of said 3.00 acre tract;

THENCE South 88°22'13" West, along the common line of said 9.8941 acre tract and a called 12.0 acre remainder tract of land described in the deed to David Lee Hoover as recorded in Volume 2816, page 658 of said deed records, a distance of 241.45 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southernmost southwest corner of said 9.8941 acre tract and the an ostensible reentrant corner of said 12.0 acre tract and the northeast corner of a called 1.87 acre tract of land described in the deed to John C. Carvish and Marla Z. Carvish as recorded in Volume 1476, Page 1027 of said Deed Records and being in the east line of 2.00 acre tract of land described in the deed to Wesley Ellery Hamm, Jr. and wife Donna Gail Hamm as recorded in Volume 1092, Page 719 of said Deed Records;

THENCE North 00°07'30" West along the common line of said 9.8941 acre tract and said 2.00 acre tract, a distance of 31.70 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common corner of said 9.8941 acre tract and said 2.00 acre tract;

THENCE South 89°52'30" West, along the common line of said 9.8941 acre tract and said 2.00 acre tract, a distance of 149.02 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common west corner of said 9.8941 acre tract and said 2.00 acre tract and being in the east line of BRIAR OAKS RANCHETTES, an addition to Parker County, Texas according to the plat thereof recorded in Volume 361, Page 15 of the Plat Records of Parker County, Texas;

THENCE North 0°7'25" West, along the common line of said 9.8941 acre tract and said BRIAR OAKS RENCHETTES, a distance of 559.15 feet to a 8" wood fence post for the northwest corner of said 9.8941 acre tract and the southwest corner of Lot 52 in BRIAR CROSSING, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet E, Side 225 of said Plat Records;

THENCE North 89°23'49" East, along the common line of said 9.8941 acre tract and said BRIAR CROSSING, a distance of 781.22 feet to a 1/2" iron rod found for the northeast corner of said 9.8941 acre tract and the northwest corner of the aforementioned 10.084 acre tract;

THENCE South 0°13'46" East, along the common line of said 9.8941 acre tract and said 10.084 acre tract, a distance of 558.41 feet to the POINT OF BEGINNING and containing 9.8941 acres or 430,987 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Ultra Extreme Inc, acting by and through its duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as

LOTS 1 THRU 8
TWIN OAKS ESTATES
PARKER COUNTY, TEXAS

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

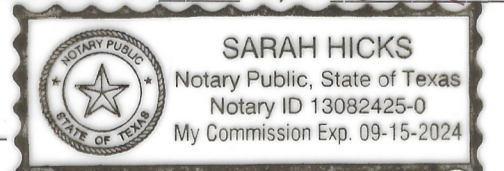
Executed this the 26 day of June, 2023.

Clayton Trammell
Clayton Trammell, President
Ultra Extreme, Inc.

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Clayton Trammell, President of Ultra Extreme, Inc, 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 26 day of June 2023.



Sarah Hicks
Notary Public State of Texas

AMENDING PLAT
LOTS 1 - 8, BLOCK 1
TWIN OAKS ESTATES
BEING 9.894 acres out of the
TEXAS AND PACIFIC RAILROAD COMPANY
SURVEY NO. 1, ABSTRACT NO. 1371,
situated about 21.4 miles North 43° East
of the courthouse in Weatherford,
the county seat for Parker County, Texas

AWARD 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

GRAPHIC SCALE SCALE IN FEET 1" = 100'
A-WARD PROJECT NO: 2021-1330 KNOB HILL ROAD

F530

