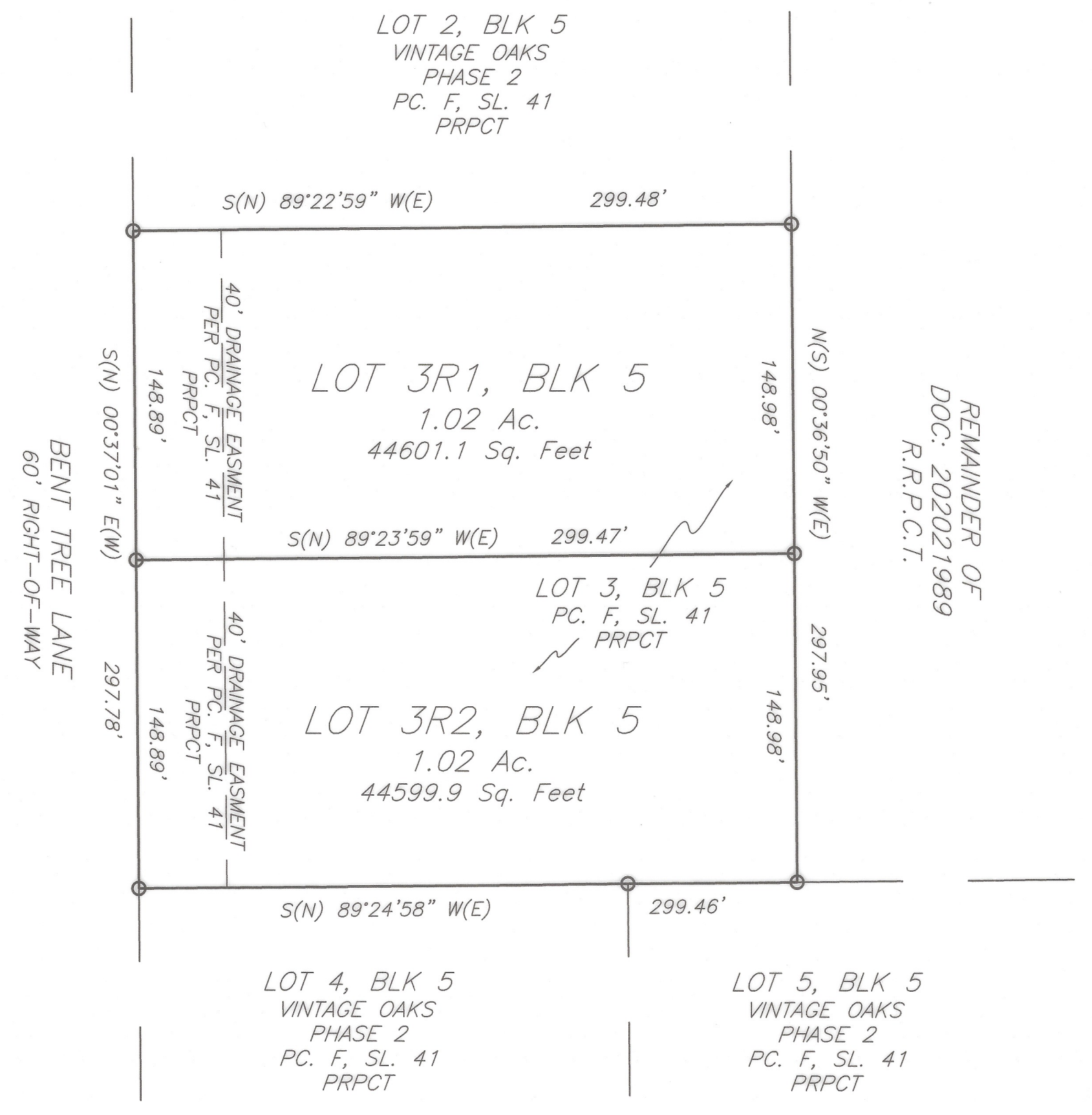


VICINITY MAP NOT TO SCALE

REPLAT OF LOTS 3R1 & 3R2, BLOCK 5, VINTAGE OAKS PHASE 2 BEING A REPLAT OF LOT 3, BLOCK 5 VINTAGE OAKS PHASE 2 AS RECORDED IN PLAT CABINET F, SLIDE 41, PLAT RECORDS, PARKER COUNTY, TEXAS



REMAINDER OF
DOC: 202021989
R.R.P.C.T.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
THE 25th DAY OF April, 2022.

[Signatures]
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES
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.

[Signature]
FINNEY ESTATES, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED HENRY LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED,
GIVEN UNDER MY HAND AND SEAL ON THIS THE 20th DAY OF April, 2022.

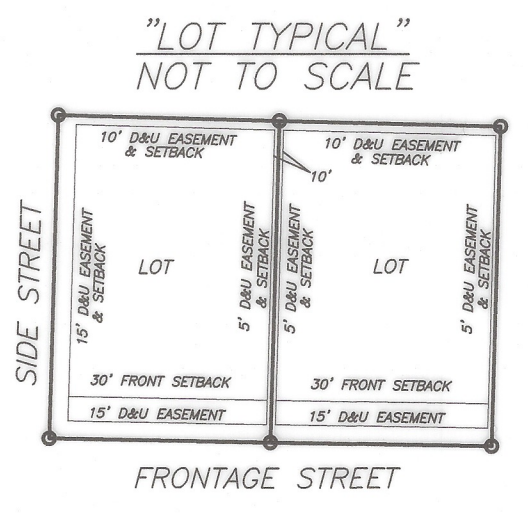
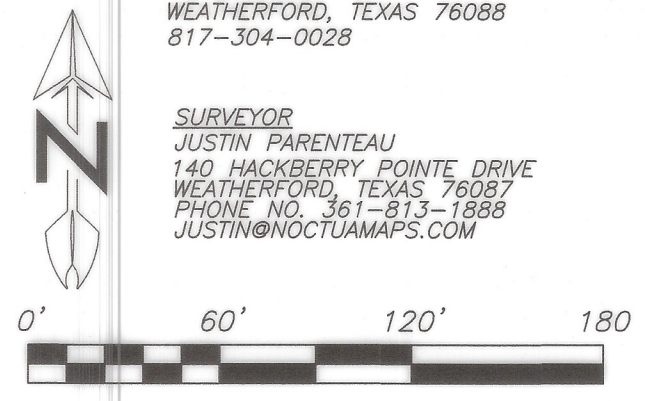
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 130741161

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE
EXCAVATION. ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH
FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,
OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE
SEARCH MAY DISCLOSE.
5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING
PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1517 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov>
Email: info@pels.texas.gov
Phone: 512-440-7723

DEVELOPED BY
FINNEY ESTATES LLC
PO BOX 483
HASLET, TEXAS 76052

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76088
817-304-0028

SURVEYOR
JUSTIN PARENTEAU
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



LEGAL DESCRIPTION

BEING ALL OF LOT 3, BLOCK 5, VINTAGE OAKS PHASE 2, ACCORDING TO THE PLAT AS RECORDED
PLAT CABINET F, SLIDE 41, PLAT RECORDS, PARKER COUNTY, TEXAS.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL
INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND FEBRUARY 13, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK
AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME
NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

[Signature]
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202215779
04/26/2022 08:38 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CABINET **F**, SLIDE **215**

18977
AZ
L-9

18977.005.003.00

- NOTES:
- NO PORTION OF THIS PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0579D, DATED 12/16/2011.
 - CALL UTILITY PROVIDERS AND/OR *811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE CAPPED 1/2" IRON RODS.
 - 30' RESIDENTIAL FRONT SETBACK LINES: 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR SETBACK LINES, UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS.
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS NORTH CENTRAL 4202 (SCALE FACTOR - GRID).
 - LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER PROVIDED BY WALNUT CREEK WATER SUPPLY Co.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.