

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Beale*  
 202213930  
 04/12/2022 09:02 AM  
 Fee: 76.00  
 Plat # 18985  
 Parker County, Texas  
 Plat

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS THE  
 11<sup>TH</sup> DAY OF April 2022  
 COUNTY JUDGE  
 COMMISSIONER PRECINCT #1  
 COMMISSIONER PRECINCT #2  
 COMMISSIONER PRECINCT #3  
 COMMISSIONER PRECINCT #4

GRAPHIC SCALE SCALE IN FEET 1"=20'  
 A-WARD PROJECT NO. 2022-1994 SPRINGFIELD

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. 48367/0175E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE HAZARD 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 OR 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 PRS 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 202.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
 WATER TO BE SUPPLIED BY Walnut Creek Water

SEWER TO BE PROVIDED BY Individual Private Septic Systems

**F 203**

OWNER:  
 HECTOR BURGOS BEYNA  
 3001 SPRINGFIELD ROAD  
 SPRINGTOWN, TX

**AWARD SURVEYING COMPANY**  
 252 WEST MAIN STREET, SUITE F, AZLE, TX 79020  
 817-334-WARD (332-9273) 877-982-9273  
 survey@a-wardsurveying.com TBP1, S Firm No. 10194435

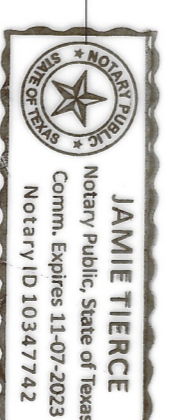
**18985**  
**SP**  
**L-6**

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



**FINAL PLAT**  
**LOTS 3R-1 and 3R-2**  
**VISTA VALLEY ESTATES**  
 being a replat of Lot 3 of VISTA VALLEY ESTATES, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet B, Page 81 of the Plat Records of Parker County, Texas being 5.0004 acres out of the T.&P. RR COMPANY SURVEY, Abstract No. 1433

*Hector Burgos Beyna*  
 Notary Public, State of Texas



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of April, 2022.

STATE OF TEXAS §  
 COUNTY OF PARKERS §  
 WHEREAS, Hector Burgos Beyna is the owner of Lot 3 of VISTA VALLEY ESTATES, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet B, Slide 81 of the Plat Records of Parker County, Texas, and being all of the tract of land described in the deed to Hector Burgos Beyna as recorded in Document No. 2019000797 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING at a 5/8" Iron rod found (whose Northing is 7029796.69 and whose Easting is 2234311.75) for the southeast corner of said Lot 3 at the intersection of north right-of-way line of Springfield Road and the west right-of-way line of Vista Valley Court, having a 60 foot right-of-way as dedicated in said Plat Cabinet B, Slide 81.  
 THENCE South 89°40'21" West, along the common line of said Lot 3 and said north right-of-way line of Springfield Road, a distance of 327.99 feet to a capped 5/8" iron rod set marked "AWARD SURV PRS 5606" for the common south corner of said Lot 3 and Lot 4 in said VISTA VALLEY ESTATES;  
 THENCE North 2°0'11" West, along the common line of said Lot 3 and 4, a distance of 664.44 feet to a 5/8" iron rod found for the common north corner of said Lots 3 and 4, and being in the south line of Lot 14 of said VISTA VALLEY ESTATES;  
 THENCE North 89°36'11" East, along the common line of said Lot 3 and 14, a distance of 327.73 feet to a 5/8" iron rod found for the common east corner of said Lot 3 and 14 and being in the west right-of-way line of Vista Valley Court;  
 THENCE South 2°1'28" East, along the common line of said Lot 3 and Vista Valley Court, a distance of 664.85 feet to the point of beginning and containing 5.0004 acres or 217,819 square feet of land;  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Hector Burgos Beyna does hereby adopt this plat designating the hereinabove described real property as  
 VISTA VALLEY ESTATES  
 and does hereby dedicate to the Public (hereby, the streets and easements shown hereon.  
 Executed this the 5 day of April, 2022.  
 HECTOR BURGOS BEYNA  
 Hector Burgos Beyna

STATES OF TEXAS §  
 COUNTY OF PARKERS §  
 BEFORE ME, the undersigned authority, on this day personally appeared Hector Burgos Beyna, 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 stated.