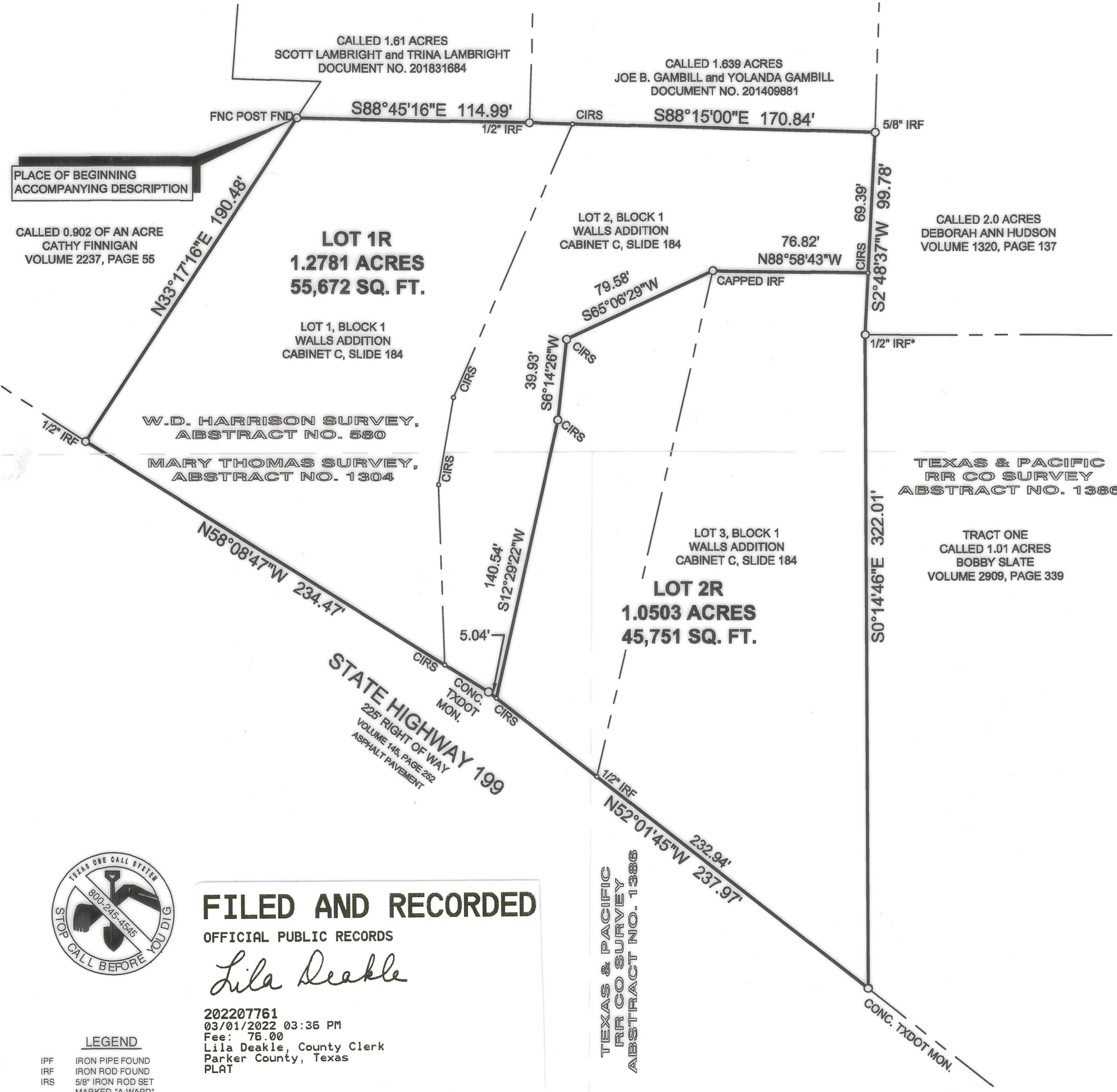




202207761 PLAT Total Pages: 1

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION §232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

LOCATION MAP SCALE 1"=2000'



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Robert Lynn Walls, being the sole owner of all of Lots 1, 2, & 3, Block 1, WALLS ADDITION, an addition to Parker County, Texas according to the plat recorded in Cabinet C, Slide 184, Plat Records, Parker County, Texas; embracing all that certain tract or parcel of land described in the deed to Robert Lynn Walls as recorded in Document No. 202111121, Deed Records, 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 fence corner post found for the northwest corner of said Lot 1 common to the southernmost southwest corner of a called 1.61 acre tract of land described in the deed to Scott Lambright and Trina Lambright as recorded in Document No. 201831684 of said deed records and being on the east line of a called 0.902 of an acre tract of land described in the deed to Cathy Finnigan as recorded in Volume 2237, Page 55 of said deed records;

THENCE South 88°45'16" East, along the common line of said Lot 1 and said 1.61 acre tract, a distance of 114.99 feet to a 1/2" iron rod found for the southeast corner of said 1.61 acre tract common to the southwest corner of a called 1.639 acre tract of land described in the deed to Joe B. Gamball and Yolanda Gamball as recorded in Document No. 201409881 of said deed records and being on the north line of said Lot 1;

THENCE South 88°15'00" East, along the common line of said Lot 1 and said 1.639 acre tract, to and along the north line of said Lot 2, a distance of 170.84 feet to a 5/8" iron rod found for the northeast corner of said Lot 2 common to the southeast corner of said 1.639 acre tract and being on the west line of a called 2.0 acre tract of land described in the deed to Deborah Ann Hudson as recorded in Volume 1320, Page 137 of said deed records;

THENCE South 88°15'00" East, along the common line of said Lot 1 and said 1.639 acre tract, to and along the north line of said Lot 2, a distance of 170.84 feet to a 5/8" iron rod found for the northeast corner of said Lot 2 common to the southeast corner of said 1.639 acre tract and being on the west line of a called 2.0 acre tract of land described in the deed to Deborah Ann Hudson as recorded in Volume 1320, Page 137 of said deed records;

THENCE South 2°48'37" West, along the common line of said Lot 2 and said 2.0 acre tract, to and along the east line of said Lot 3, a distance of 99.78 feet to a 1/2" iron rod found for the southwest corner of said 2.0 acre tract common to the northwest corner of a called 1.01 acre tract as described as Tract One in the deed to Bobby Slate as recorded in Volume 2909, Page 339 of said deed records and being on the east line of said Lot 3;

THENCE South 0°14'46" East, along the common line of said Lot 3 and said 1.01 acre tract, a distance of 322.01 feet to a Concrete TXDOT Monument found for the common south corner of said Lot 3 and said 1.01 acre tract and being on the north right-of-way line of State Highway 199, a 225' wide right-of-way at this point as dedicated in the deed recorded in Volume 145, Page 252 of said deed records;

THENCE North 52°01'45" West, along the common line of said Lot 3 and said north right-of-way line, to and along the south line of said Lot 2, a distance of 237.97 feet to a Concrete TXDOT Monument found;

THENCE North 58°08'47" West, along the common line of said Lot 2 and said north right-of-way line, to and along the south line of said Lot 1, a distance of 234.47 feet to a 1/2" iron rod found for the common south corner of said Lot 1 and said 0.902 of an acre tract and being on said north right-of-way line;

THENCE North 33°17'16" East, along the common line of said Lot 1 and said 0.902 of an acre tract, a distance of 190.48 feet to the POINT OF BEGINNING and containing 2.3284 acres or 101,423 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROBERT LYNN WALLS, does hereby adopt this plat designating the hereinabove described real property as LOTS 1R AND 2R, BLOCK 1 WALLS ADDITION an addition to Parker County, Texas, and does hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this 11th day of Feb, 2022.

Robert Lynn Walls

STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Lynn Walls, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of February, 2022.

Oleta Ann Parker
Notary Public in and for the State of Texas

My Commission Expires on: 1/31/2026

FLOOD STATEMENT: ACCORDING TO MAP NO. 48367C0175E 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.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATION OR BUILDING.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES "THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREET, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES.

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES

LINEAR FEE OF ROADS: NO NEW ROADS

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.

19001 SP K-6

REPLAT
LOTS 1R AND 2R, BLOCK 1
WALLS ADDITION
AN ADDITION IN PARKER COUNTY, TEXAS
Being a Replat of all of Lots 1, 2, & 3, Block 1, WALLS ADDITION, an addition in Parker County, Texas.

OWNER:
ROBERT WALLS
11755 FM 730 N
AZLE, TX

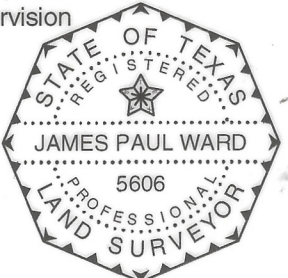
WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

CITY OF SPRINGTOWN CITY COUNCIL APPROVAL DATE
MAYOR
SECRETARY
CITY OF SPRINGTOWN PLANNING AND ZONING APPROVAL DATE
CHAIRMAN
SECRETARY

19001.001.001.00
19001.001.003.00
CABINET F, SLIDE 172

STATE OF TEXAS §
COUNTY OF PARKER §
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

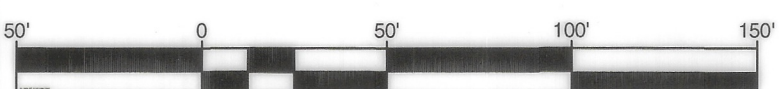
James Paul Ward
Registered Professional Land Surveyor, No. 5606



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202207761
03/01/2022 03:36 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

- LEGEND
IRF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
IRS MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
IRR MARKED "A-WARD"
CONC. CONCRETE MONUMENT
BEARINGS OR DISTANCE SHOWN IN () ARE PLAT OR DEED CALL



A-WARD PROJECT NO: 2021-1409 HIGHWAY 199_PLAT