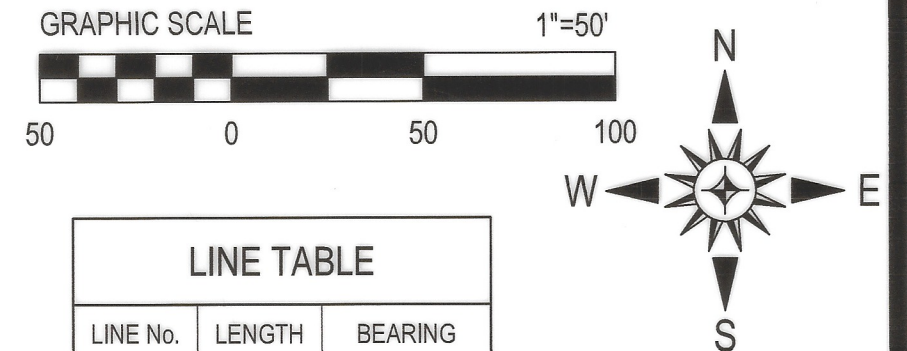


GENERAL NOTES:

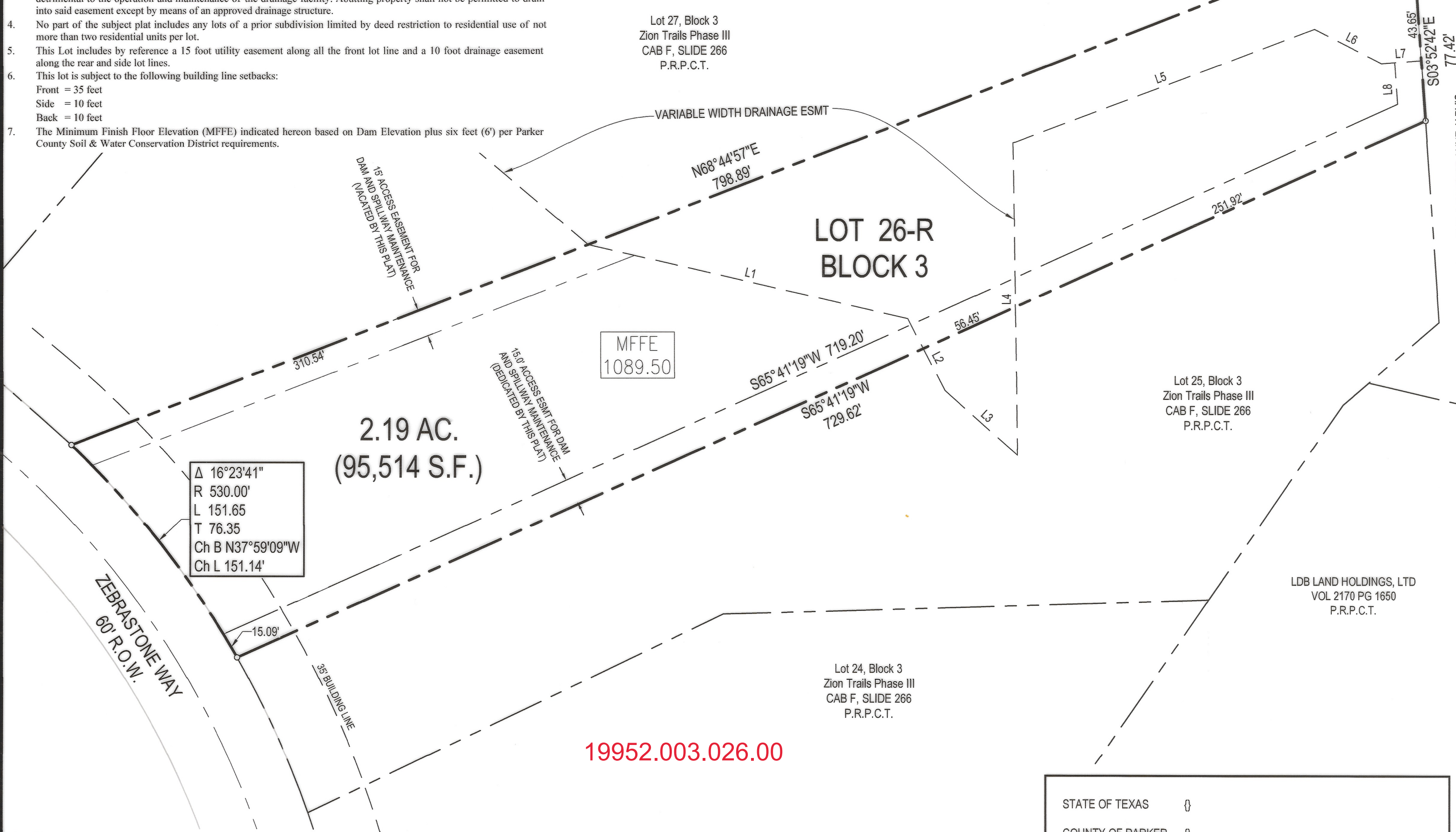
- Bearing are based on the Texas State Plane Coordinate System, Texas Central Zone 4203 (NAD 83).
- FEMA Flood Hazard Zones referenced in this plat are according to the flood insurance map for Parker County, dated September 26, 2008 Map No. 48367C0150E. Any reference to FEMA Flood Hazard Zones are an estimate based on the date shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.
- The drainage easement shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- This Lot includes by reference a 15 foot utility easement along all the front lot line and a 10 foot drainage easement along the rear and side lot lines.
- This lot is subject to the following building line setbacks:
Front = 35 feet
Side = 10 feet
Back = 10 feet
- The Minimum Finish Floor Elevation (MFFE) indicated hereon based on Dam Elevation plus six feet (6') per Parker County Soil & Water Conservation District requirements.

202316492 PLAT Total Pages: 1



LINE TABLE		
LINE No.	LENGTH	BEARING
L1	183.59	S76°57'24"E
L2	45.35	S27°08'59"E
L3	54.25	S48°21'08"E
L4	174.76	N00°48'10"W
L5	180.23	N69°29'21"E
L6	42.00	S62°43'18"E
L7	22.51	N85°58'16"E
L8	23.30	N03°52'42"W

NOTE :
THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE ACCESS EASEMENT

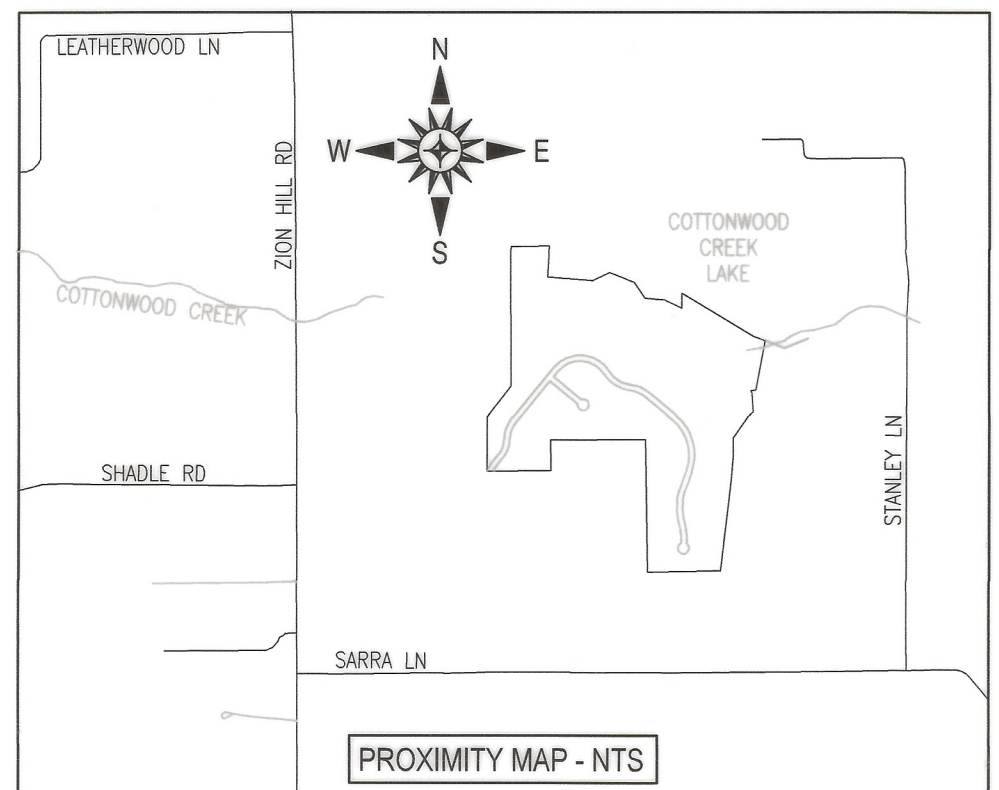


Δ 16°23'41"
R 530.00'
L 151.65
T 76.35
Ch B N37°59'09"W
Ch L 151.14'

2.19 AC.
(95,514 S.F.)

MFFE
1089.50

19952.003.026.00



Legal Description:
Being all of Lot 26, Block 3 of Zion Trails, Phase III, as recorded in Cabinet F, Slide 266 Plat Records, Parker County, Texas.
STATE OF TEXAS }
COUNTY OF PARKER }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That TRINITY CLASSIC HOMES, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as LOT 26-R, BLOCK 3 OF ZION TRAILS PHASE 3, an addition to Parker County, Texas, in fee simple, to the public use forever, right-of-way, and other public improvements shown thereon, the easements, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by Parker County. This plat approved subject to all platting ordinances, rules, regulation and resolutions of Parker County, Texas. I also certify that no portion of this property is within the Extraterritorial Jurisdiction of any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations, and ordinances relating to water supply.

WITNESS, my hand this the 1st day of June, 2023. STATE OF TEXAS }
COUNTY OF Parker }

BY:
TRINITY CLASSIC HOMES
By: [Signature]
Name: Cody B. Ellis
Title: CEO

Before me, the undersigned authority on this day personally appeared Cody Ellis known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he 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 1st day of June, 2023
Phelicia Rose
Notary Public in and for The State of Texas

STATE OF TEXAS }
COUNTY OF PARKER }

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

[Signature] 05/31/23
Date
Roger W. Hart
Registered Professional Land Surveyor
Texas Registration No. 4484



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas

on the 26 day of June, 2023
Absent
Pat Dean, County Judge

[Signature] George Holt
Commissioner Precinct #1

[Signature] Jacob Holt
Commissioner Precinct #2

[Signature] Larry Walker
Commissioner Precinct #3

[Signature] Mike Hale
Commissioner Precinct #4

19952
PO
H-7

REPLAT
Lot 26-R, Block 3

ZION TRAILS
PHASE III

being a revision Lot 26, Block 3 of ZION TRAILS PHASE III according to the plat recorded in Cab F, Slide 266, P.R.P.C.T

Being 2.19 Acres Situated in the REUBEN MCKINNEY SURVEY Abstract No. 2150

Parker County, Texas

MAY, 2023

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202316492
06/26/2023 03:26 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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.

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "BARRON-STARK"
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 514
DATE 6/26/23

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
TRINITY CLASSIC HOMES
200 COCHRAN ROAD
WEATHERFORD,
PARKER COUNTY, TX 76085

JOB No. 337-9820
MAY 2023

SHEET
1 of 1

USER: ROGER W. HART
FILE NAME: BARRON STARK SWIFT ENG337 - ZION TRAILS PHASE III ADDITION SURVEY DRAWING REPT AT LOTS 26-R