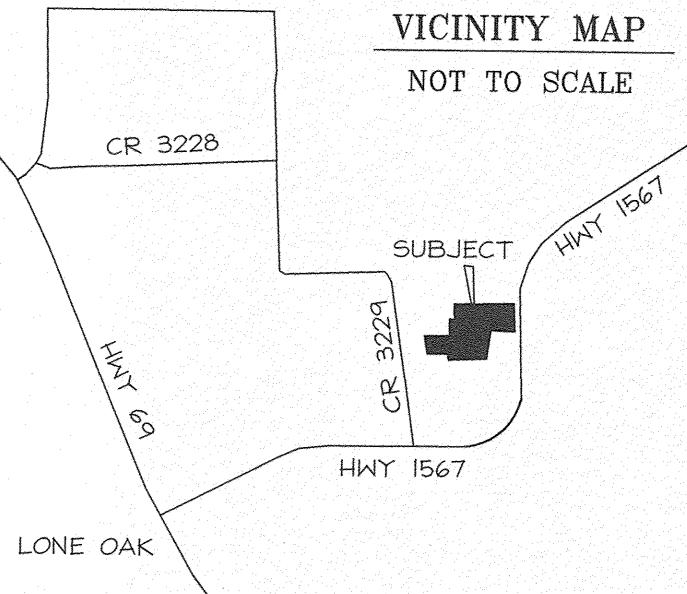


## VICINITY MAP

NOT TO SCALE



## LEGEND

CM Controlling Monument  
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS  
R.P.R.H.C.T. REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS  
B.L. BUILDING LINE (BY THIS PLAT)  
D.U.E. DRAINAGE & UTILITY EASEMENT (BY THIS PLAT)  
O 1/2" STEEL ROD FOUND  
o POINT FOR CORNER  
⊗ 1/2" STEEL ROD SET (BY-LINE)  
O 1/2" STEEL ROD FOUND (STOVAL)  
ASPHALT  
GRAVEL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Becky J. Stovall, County Judge of Hunt County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

Date: 4/15/2023

County Judge

APPROVED this the 25 day of April, 2023, by the Commissioners Court of Hunt County, Texas.

Commissioner

Absent  
CommissionerShelly A. Martin

Commissioner

Debra M. Hunt

Commissioner

Bethany Cooper

Health Inspector

CALLED 2.1 ACRES  
CHARLES STEWART AND WIFE,  
LOU ANN STEWART  
VOL. 1624, PG. 225  
O.P.R.H.C.T.

COUNTY ROAD 3229

CALLED 6.896 ACRES  
MARY K. GOVAN  
FILE NO. 2013-2565  
O.P.R.H.C.T.

CALLED 6.972 ACRES  
L. W. HANSON TRUST  
VOL. 1624, PG. 225  
O.P.R.H.C.T.

H. YOUNG SURVEY, A-1183

REMAINDER OF  
TRACT TWO  
CALLED 21.6 ACRES  
CHARLES DENNIS STEWART  
AND WIFE,  
LOU ANN STEWART  
FILE NO. 2016-7091  
O.P.R.H.C.T.

LOT 4

COUNTRYSIDE ESTATES  
FILE NO. 2019-04342  
P.R.H.C.T.

LOT 3

REMAINDER OF  
CALLED 7-1/4 ACRES  
EDWARD WATTS  
VOL. 213, PG. 682  
R.P.R.H.C.T.

I, Shane Graham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Hunt County, Texas.

Shane Graham  
SHANE GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6044

## CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 25 day of April, 2023, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

CERTIFIED this 27 day of April, 2023Becky Landrum  
County Clerk  
Hunt County, Texas

## CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 18 day of April, 2023, all the owners of real property described hereon did execute and deliver unto the Hunt County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED this 27 day of April, 2023Becky Landrum  
County Clerk  
Hunt County, Texas

2023-07646 PLAT Total Pages: 1

NOTES:

1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP 48231C0425G, DATED JANUARY 6, 2012. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.

3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".

4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY HUNT COUNTY AND INSTALLED PRIOR TO OCCUPANCY.

5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.

6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.

7) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OF DRAINS OR FLOWWAYS, IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS THEREWITH ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, HUNT COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS AND HUNT COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGEWAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

8) CONSTRUCTION NOT COMPLETED WITHIN TWO (2) YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO THE THEN CURRENT COUNTY STANDARDS AND REGULATIONS. THE COUNTY MAY REQUIRE THE SUBDIVISION TO BE RE-PLATED.

9) THERE SHALL BE A 20' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTRAGE OF ALL LOTS, A 15' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS.

10) NO CONCRETE DRIVEWAYS SHALL BE PERMITTED WITHIN ANY COUNTY RIGHT-OF-WAY DEDICATION.

11) ON-SITE SEWAGE FACILITY ZONE (OSSFZ) - ZONE IDENTIFIED AS OSSF SYSTEM. AREA IS TO MEET TECO OFS TAP 281, TABLE 10 SEPARATION DISTANCES, SHALL NOT CONTAIN FLOODPLAIN STRUCTURES OR ANY OTHER BARRIERS THAT WOULD HINDER OR PROHIBIT PROPER FUNCTION OF THE SYSTEM. (THIS ZONE SHALL BE IDENTIFIED AT THE TIME OF THE ON-SITE SEWAGE PERMIT)

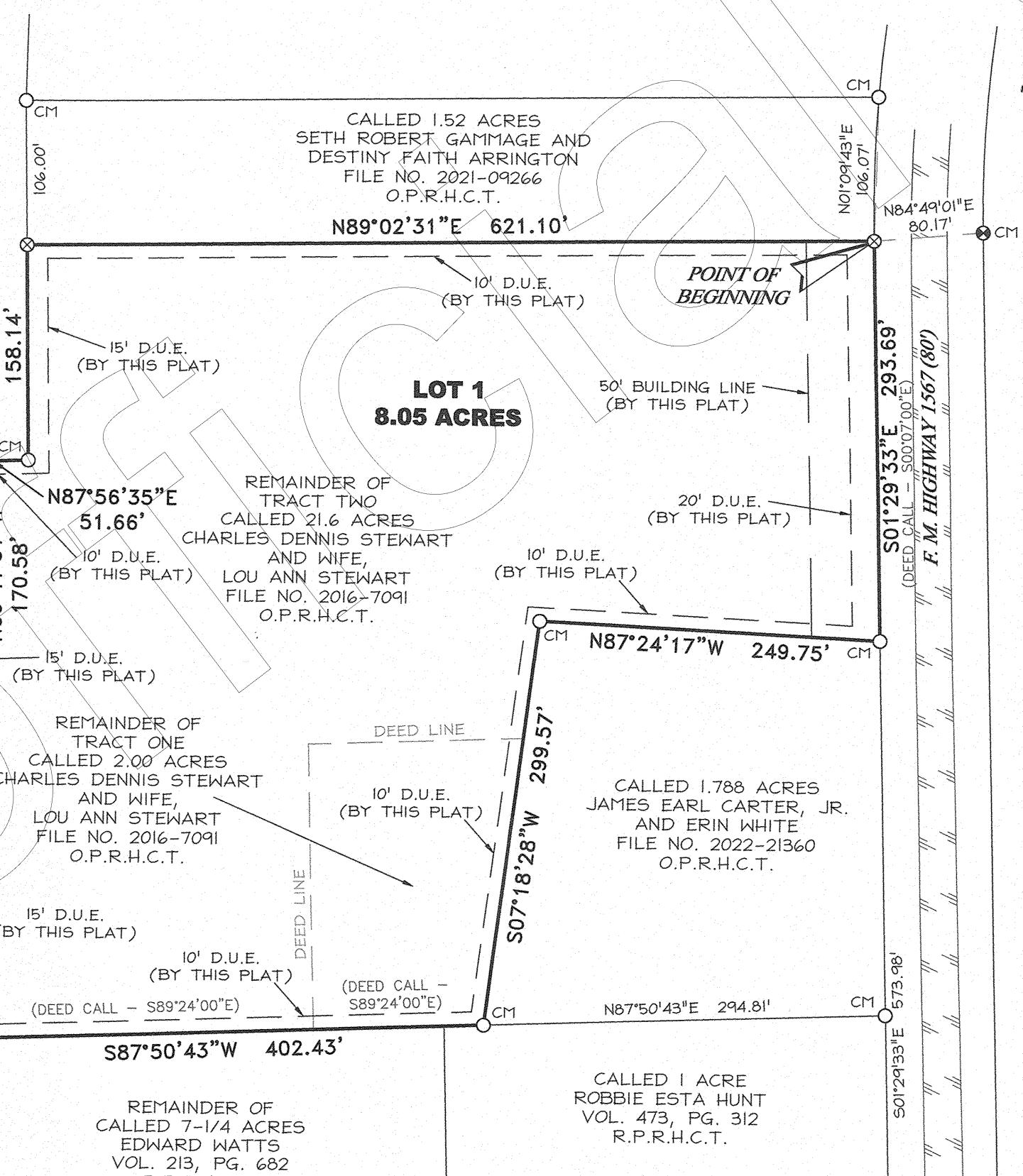
12) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.

13) AN ADEQUATE POTABLE WATER SUPPLY (CASH WATER) WILL BE IMMEDIATELY AVAILABLE TO EACH TRACT IN SUBDIVISION.

14) WATER SERVICE PROVIDER: CASH WATER  
ELECTRIC SERVICE PROVIDER: FEC

15) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.

16) SUBJECT TRACT SUBJECT TO BLANKET EASEMENTS TO CASH WATER SUPPLY CORP. RECORDED IN VOL. 684, PG. 389 D.R.H.C.T. & BLANKET EASEMENT TO CASH SUD RECORDED IN FILE NO. 2013-15116 P.R.H.C.T.



THE STATE OF TEXAS  
COUNTY OF HUNT  
I hereby certify that this instrument was FILED on the  
date and in the time stamped hereon by me and was duly  
RECORDED in the Records of HUNT County, Texas.  
04/27/2023 PLAT  
04/27/2023 03:22 PM  
Becky Landrum, TX County Clerk

John M. Suits  
Notary Public, State of Texas  
Comm. Expires 12-20-2023  
Notary ID 126368127

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup> day of April, 2023.

By: Becky Landrum  
Lou Ann Stewart

Subscribed to and sworn before me, a Notary Public in and for the State of Texas, this the 18<sup>th</sup> day of April, 2023.

Witness, my hand, this the 18<sup>th</sup></