

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 9th DAY OF July, 2018.

Absent

George A. Teague
COMMISSIONER PRECINCT #1

John W. Gentry
COMMISSIONER PRECINCT #2

John W. Gentry
COMMISSIONER PRECINCT #3

John W. Gentry
COMMISSIONER PRECINCT #4

I, JIM D. JETER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Jim D. Jeter
JIM D. JETER

201816740 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Jim D. Jeter & Paula W. Jeter being the owners of that certain 10.08 acre tract of land more particularly described as follows:

Description for a 9.37 acre tract of land situated in the THOMAS J. NOLEN SURVEY, Abstract No. 1000, Parker County, Texas, said tract being the same tract of land described in deed to Jim D. Jeter and Paula W. Jeter, recorded in Clerks File No. 201619808, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 1/2" iron found at the Northwest corner of that certain tract of land described in deed to Roland H. Hall and wife Nicole M. Hall, recorded in Volume 2046, Page 1424, Real Records, Parker County, Texas, said iron being by deed call, South, 1737.14 feet and East, 460.96 feet from the called Northwest corner of said Thomas J. Nolen Survey;

THENCE S 00°06'44" W, 342.96 feet to a 1/2" iron found at the Southwest corner of said Volume 2046, Page 1424 and at the Northwest corner of that certain tract of land described in deed to Eva Mack, recorded in Document No. 201403520, Real Records, Parker County, Texas and being at the Southeast corner of that certain tract of land described in deed to Darrell Johns and spouse Janice Johns, recorded in Volume 2046, Page 1424, Real Records, Parker County, Texas and being for the POINT OF BEGINNING;

THENCE S 00°04'26" W, with the most Northerly West line of said Document No. 201403520, 154.47 feet to a 1/2" iron found at the most Northerly Southwest corner of said Document No. 201403520;

THENCE N 77°00'26" E, with the most Westerly South line of said Document No. 201403520, 276.62 feet to a 1/2" iron found at an ell corner of said Document No. 201403520;

THENCE S 28°36'23" E, with the most Southerly West line of said Document No. 201403520, 370.20 feet to a 1/2" iron found in Sabathney Road, said iron being for the Southwest corner of said Document No. 201403520;

THENCE S 74°31'05" W, with said Sabathney Road, 517.54 feet to a 60d nail set in said Sabathney Road;

THENCE N 87°13'16" W, with said Sabathney Road, 443.46 feet to a p.k. nail found;

THENCE N 01°55'36" E, 552.51 feet to a 1/2" iron set at the Southwest corner of said Volume 2046, Page 1424;

THENCE S 88°36'31" E, with the South line of said Volume 2046, Page 1424, 472.97 feet to the POINT OF BEGINNING and containing 9.37 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jim D. Jeter and Paula W. Jeter acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

BASIS OF BEARING PER THE MOST SOUTHERLY WEST LINE OF DOCUMENT NO. 201619808, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

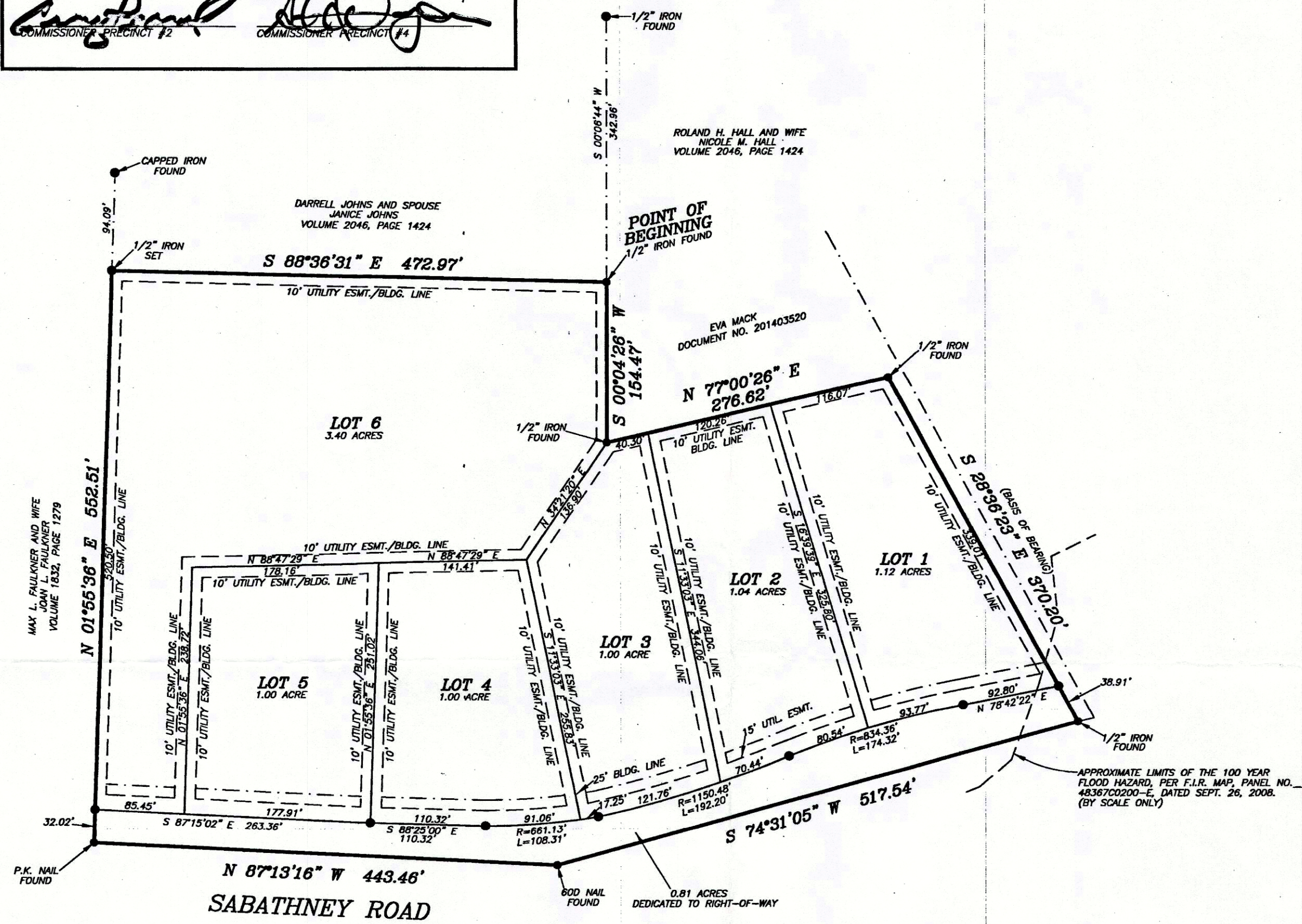
ALL CORNERS ARE "C" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

SURVEYOR NOT RESPONSIBLE FOR UNDERGROUND UTILITIES AND GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.



Lots 1 thru 6,
ASH CREEK RANCH,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 10th day of July, 2018.

Jim D. Jeter
Jim D. Jeter

Paula W. Jeter
Paula W. Jeter

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jim D. Jeter, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of July, 2018.

Notary Signature
Notary Public State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Paula W. Jeter, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of July, 2018.

Notary Signature
Notary Public State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201816740
07/09/2018 10:49 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: _____
SCH. DIST.: 10271
CITY: AZ
MAP NO.: M-8

LIENHOLDER

GLENDA LUKE
3588 FARMER ROAD
AZLE, TEXAS 76020

Glenda Luke
GLENDA LUKE
This the 10th day of July, 2018.

Notary Signature
Notary Public, State of Texas

JAMIE BELYNN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

E123

OWNER/DEVELOPER
JIM D. JETER
PAULA W. JETER
7516 FOREST TRAIL COURT
WEATHERFORD, TEXAS 76085

0' 100' 200' 300'

SCALE 1"=100'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RS# 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10188800

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
2023
TEXAS REGISTRATION NO. 2023
APRIL 18, 2018

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.

Final Plat Showing
Lots 1 thru 6,
ASH CREEK RANCH
an Addition to Parker County, Texas
and being 9.37 acres of land situated in the
THOMAS J. NOLEN SURVEY, Abstract No. 1000, Parker
County, Texas.

2,000.006.011.00

2018228 RSB