

STATE OF TEXAS

COUNTY OF PARKER

We, DUSTIN REICHEL and KRISTIN REICHEL, Dedicators and Owners of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

Dustin Reichelt
DUSTIN REICHEL

Kristin Reichelt
KRISTIN REICHEL

OWNER'S CERTIFICATE

That We, DUSTIN REICHEL and KRISTIN REICHEL, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ATTICUS ACRE WOOD to Parker County, Texas, being part of the Wm. Mann Survey, Abstract No. 924, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 19th DAY OF November, 2015

BY: *Dustin Reichelt*
(DUSTIN REICHEL)

BY: *Kristin Reichelt*
(KRISTIN REICHEL)

STATE OF TEXAS

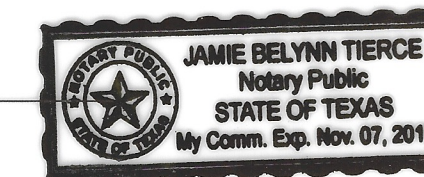
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DUSTIN REICHEL and KRISTIN REICHEL, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 19th day of November, 2015

Signature *Jamie Blynn Tierce*

11/7/2019
My Commission Expires On



10277
WE
H-19

LEGAL DESCRIPTION

Of a 1.213 acres tract of land out of the Wm. Mann Survey, Abstract No. 924, Parker County, Texas; being the same tract described in Document No. 201518942 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod in the south right of way line of Southwinds Drive (paved) and at the most southerly southwest corner of a certain 0.224 acre tract described in Volume 2196, Page 1577 of the Official Records and at the northeast corner of Lot 50 of Southwinds, Phase II, according to plat recorded in Plat Cabinet "A", Slide 594 of the Plat Records, for the northwest and beginning corner of this tract.

Thence S. 87 deg. 15 min. 53 sec. E. 32.00 feet along the south right of way line of said Southwinds Drive to a found 60D nail for a corner of this and said 0.224 acre tract.

Thence southeasterly along the arc of a 57 deg. 17 min. 45 sec. curve to the right with a radius of 100.00 feet, a central angle of 46 deg. 05 min. 12 sec., a chord of S. 65 deg. 12 min. 09 sec. E. 78.29 feet and an arc length of 80.44 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at a corner of a certain 45.888 acres tract described in Document No. 201421253 of the Official Records for a corner of this tract.

Thence southeasterly along the arc of a 19 deg. 05 min. 55 sec. curve to the left with a radius of 300.00 feet, a central angle of 19 deg. 43 min. 58 sec., a chord of S. 51 deg. 40 min. 46 sec. E. 102.81 feet and an arc length of 103.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said 45.888 acres tract for the northeast corner of this tract.

Thence S. 35 deg. 25 min. 47 sec. W. 327.25 feet to a found cut-off T-post at a corner of said 45.888 acres tract and at the northeast corner of Lot 39 of Southwinds, Phase II, for the southeast corner of this tract.

Thence N. 62 deg. 07 min. 16 sec. W. 135.47 feet to a found 60D nail at the northwest corner of said Lot 39 and at the southeast corner of said Lot 50 for the southwest corner of this tract.

Thence N. 49 deg. 21 min. 22 sec. E. 74.78 feet to a found 3/8" spike for a corner of this tract and said Lot 50.
Thence N. 15 deg. 16 min. 36 sec. E. 261.97 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 23rd DAY OF November, 2015.

Absent
COUNTY JUDGE

George A. Conroy
COMR. PRECINCT #1

Crawford
COMR. PRECINCT #2

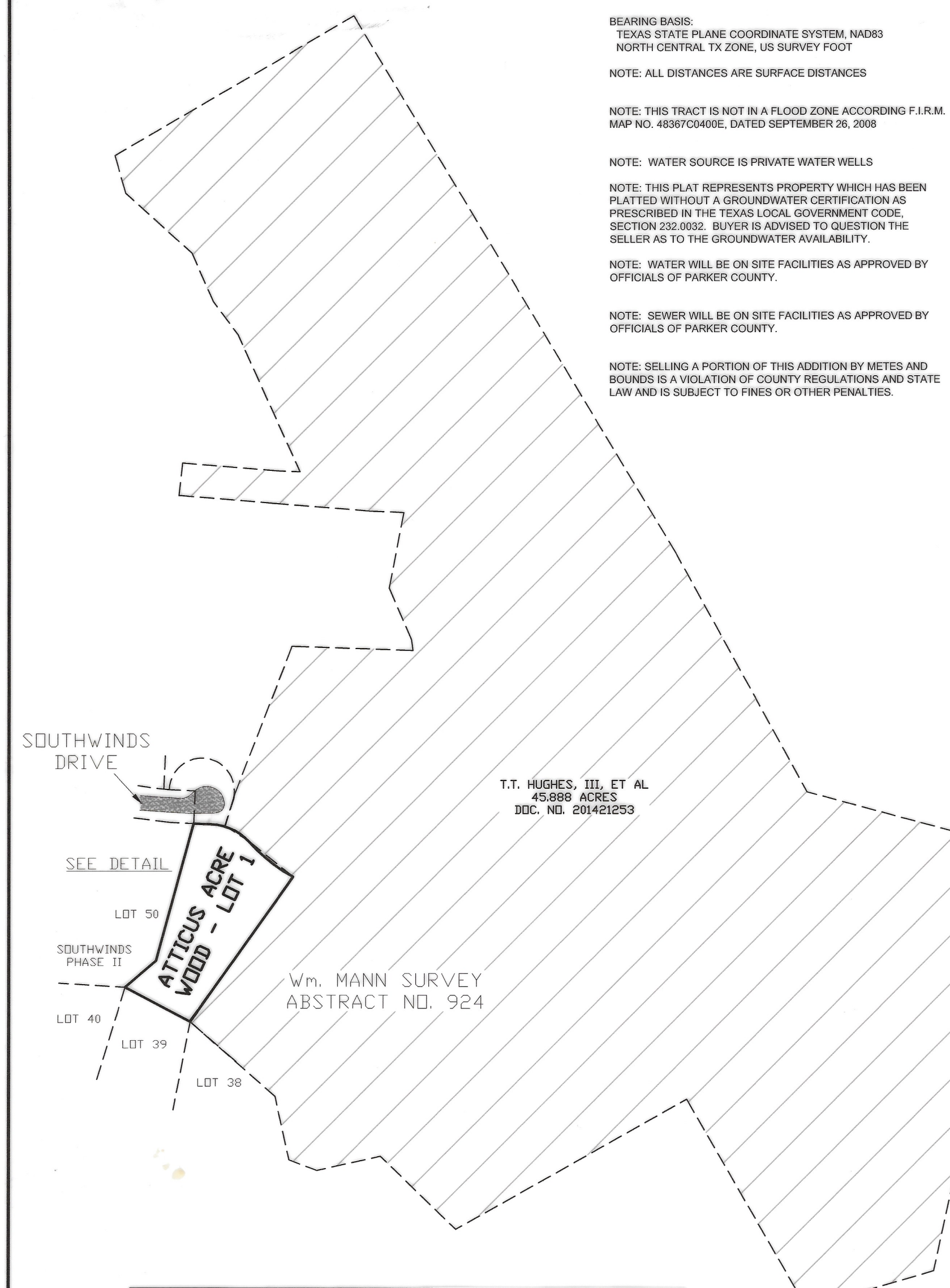
Tom Wald
COMR. PRECINCT #3

Stacy
COMR. PRECINCT #4

COUNTY CLERK

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201524705
11/23/2015 9:09:45 AM
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



CURVE	DEGREE	RADIUS	DELTA	CHORD	CHORD	ARC
C1	57°17'45"	100.00'	46°05'12"	S 65°12'09" E	78.29'	80.44'
C2	19°05'55"	300.00'	19°43'58"	S 51°40'46" E	102.81'	103.32'

10277.001.001.00

SURVEYOR'S CERTIFICATE

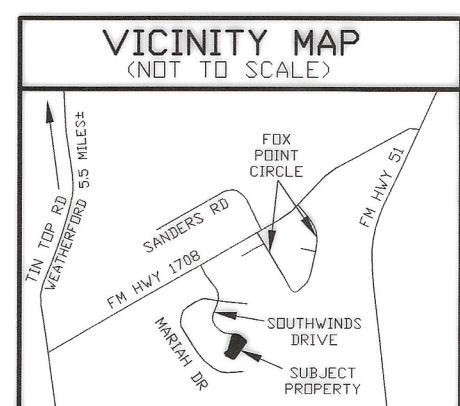
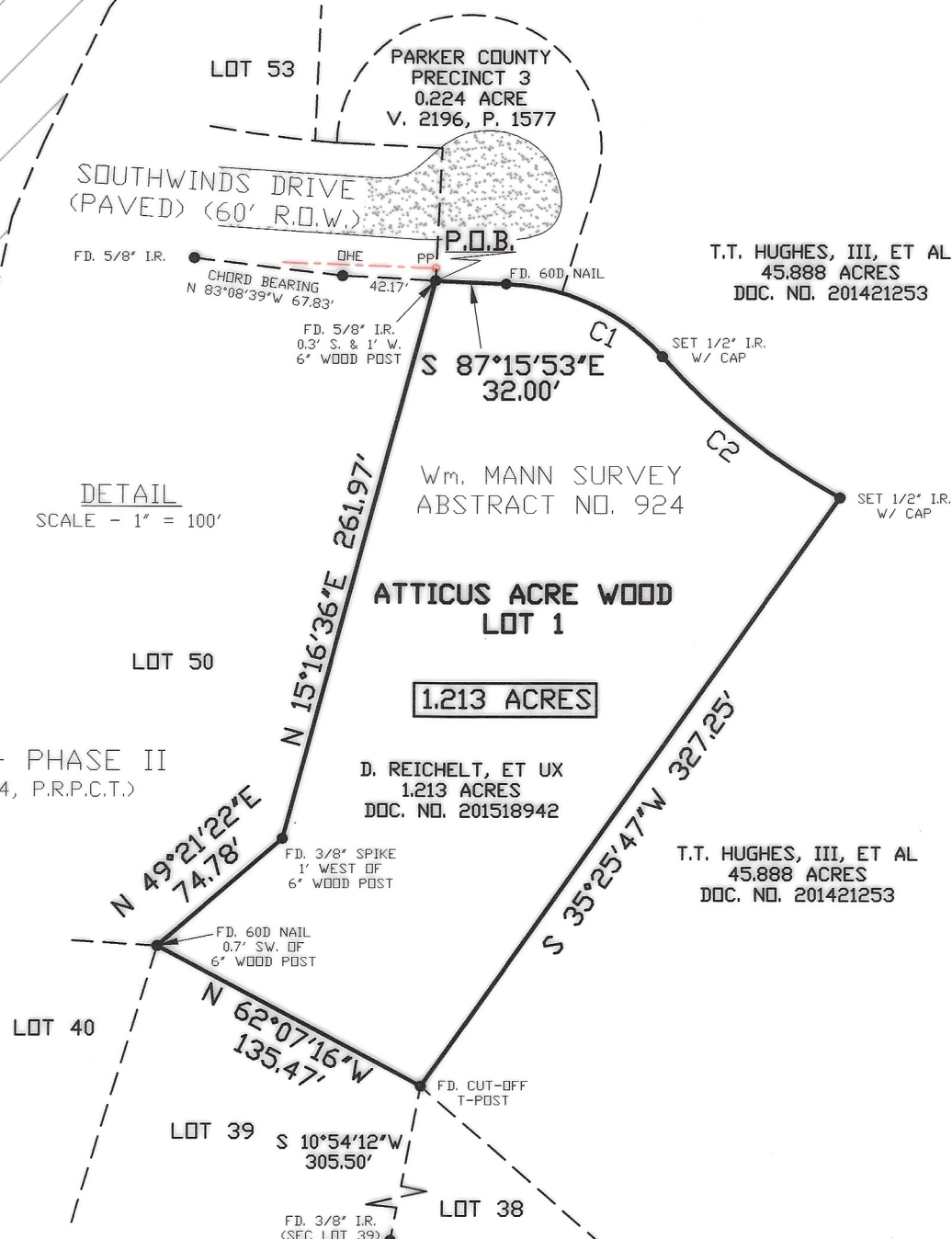
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 16, 2015.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN15675 15675A.dwg



SOUTHWINDS - PHASE II
(P.C. "A", SL. 594, P.R.P.C.T.)

D-481



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT

LOT 1
ATTICUS ACRE WOOD
ADDITION

BEING A SUBDIVISION OF 1.213 ACRES
OUT OF THE Wm. MANN SURVEY, ABSTRACT
NO. 924, PARKER COUNTY, TEXAS

