

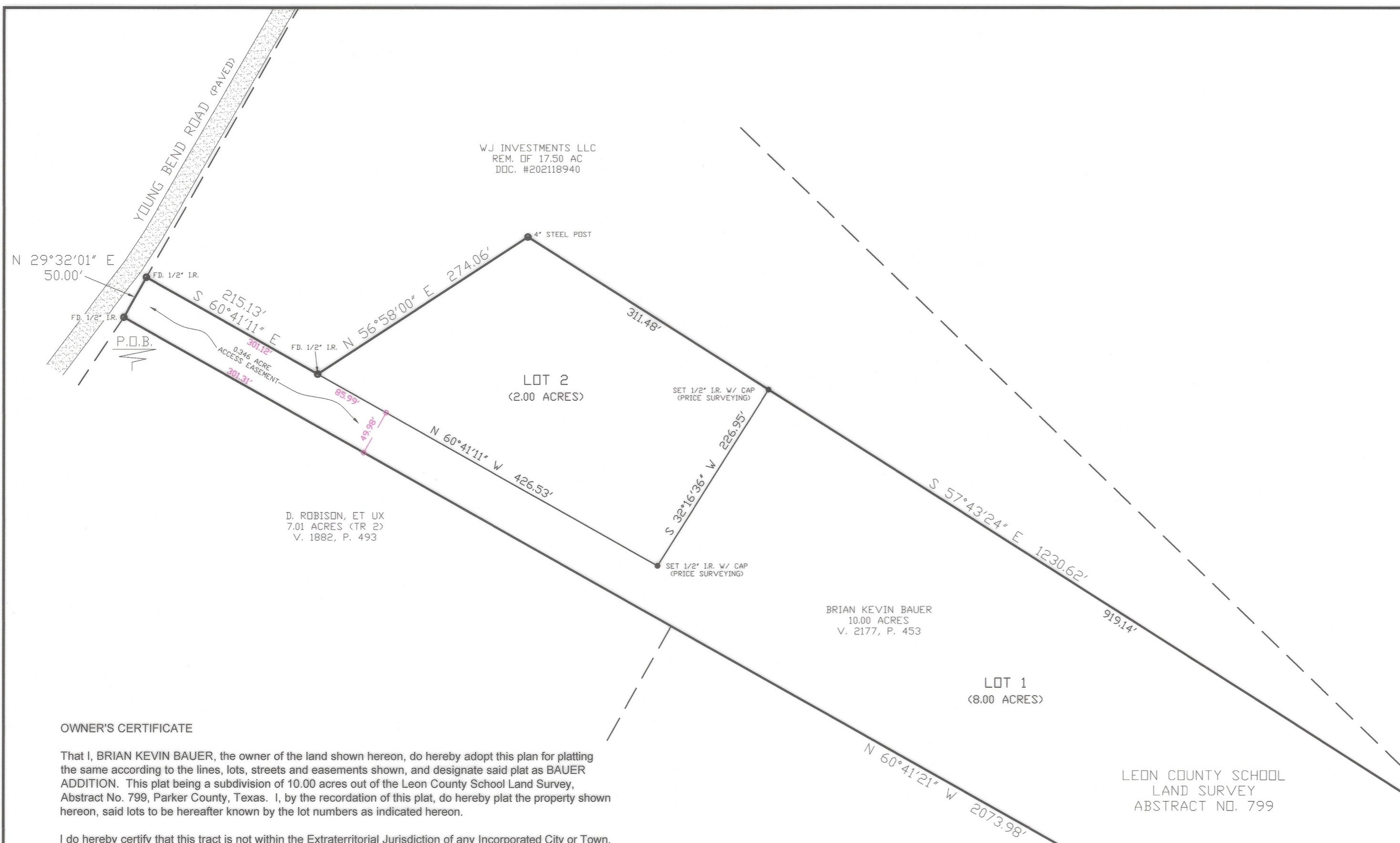
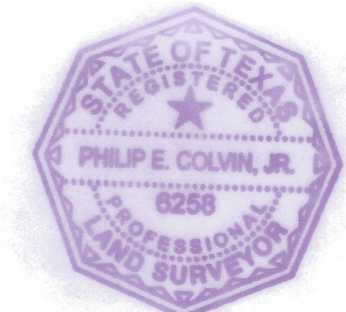
LEGAL DESCRIPTION

Of a 10.00 acres tract of land out of the Leon County School Land Survey, Abstract No. 799, Parker County, Texas; being the same tract described in Volume 2177, Page 453 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a found 1/2" iron rod in the east line of Young Bend Road (paved) and at the northwest corner of a certain 7.01 acres tract (Tract 2) described in Volume 1882, Page 493 of the Real Records for the southwest and beginning corner of this tract. Whence the northwest corner of the Leon County School Survey, Block 51, is called to bear N. 29 deg. 27 min. 19 sec. E. 1715.09 feet.
 Thence N. 29 deg. 32 min. 01 sec. E. 50.00 feet along the east line of said Young Bend Road to a found 1/2" iron rod for the most westerly northwest corner of this tract.
 Thence S. 60 deg. 41 min. 11 sec. E. 215.13 feet to a found 1/2" iron rod for an ell corner of this tract.
 Thence N. 56 deg. 58 min. 00 sec. E. 274.06 feet to a 4" steel post for the most northerly northwest corner of this tract.
 Thence S. 57 deg. 43 min. 24 sec. E. 1230.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of a certain 17.1030 acres tract described in Document No. 202209018 of said Official Public Records for the most northerly northeast corner of this tract.
 Thence S. 46 deg. 08 min. 47 sec. E. 519.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 17.1030 acres tract and in the west line of a certain 10.035 acres tract described in Document No. 201806304 of said Official Public Records for the most easterly northeast corner of this tract.
 Thence S. 29 deg. 35 min. 49 sec. W. 98.58 feet to a found 1/2" iron rod at the southwest corner of said 10.035 acres tract for the southeast corner of this tract.
 Thence N. 60 deg. 41 min. 21 sec. W. 2073.98 feet to the place of beginning.

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 MAY 25, 2022.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN22510 22510A.dwg FN220623



OWNER'S CERTIFICATE

That I, BRIAN KEVIN BAUER, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BAUER ADDITION. This plat being a subdivision of 10.00 acres out of the Leon County School Land Survey, Abstract No. 799, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 20 DAY OF June, 2022

BY: *Brian Kevin Bauer*
 BRIAN KEVIN BAUER

STATE OF TEXAS
 COUNTY OF Parker

20799.013.001.00
 20799.013.001.50

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRIAN KEVIN BAUER, known to me to be the person whose name 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 stated.

GIVEN under my hand and seal of office this 20 day of June, 2022

Jamie Tierce
 JAMIE TIERCE
 Notary Public, State of Texas
 Comm. Expires 11-07-2023
 Notary ID 10347742

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 NORTH CENTRAL TX ZONE, US SURVEY FOOT
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008

NOTE: ONEOK WEST TEXAS NGL PIPELINE, L.L.C. AND ONEOK ARBUCKLE II PIPELINE, L.L.C. OPERATES AND MAINTAINS A 20 FOOT WIDE AND 50 FOOT WIDE RIGHT-OF-WAY RESPECTIVELY, AS SHOWN ON THE FACE OF THE PLAT AND REFERENCED BY, VOLUME 524, PAGE 18 AND DOCUMENT NUMBER 201900134, SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES RIGHT-OF-WAY HOLDER AND SHALL NOT BE USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER. NO LAKE, POND, BUILDING OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

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

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

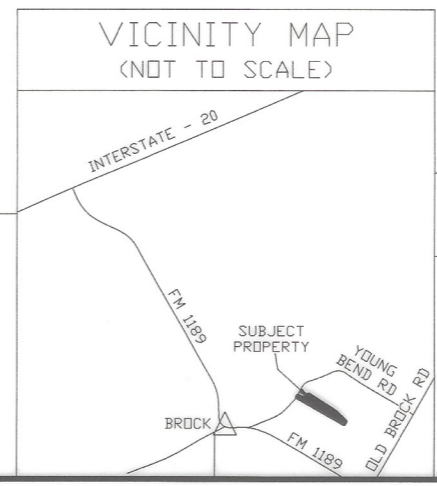
NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 27th DAY OF June, 2022.

Paula
 COUNTY JUDGE
George A. Corley
 COMER, PRECINCT #1
Absent
 COMER, PRECINCT #2
Sam M. Hald
 COMER, PRECINCT #3

10402
 BR
 D-19



OWNER INFORMATION
 BRIAN BAUER
 510 YOUNG BEND ROAD
 BROCK, TX 76087
 PH. 817-597-8215

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 271
 DATE 6-27-22

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

FINAL PLAT
 BAUER ADDITION
 LOT 1 AND LOT 2
 BEING A SUBDIVISION OF 10.00 ACRES OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799, PARKER COUNTY, TX
 PLAT DATE: JUNE 21, 2022

