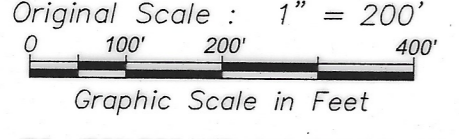
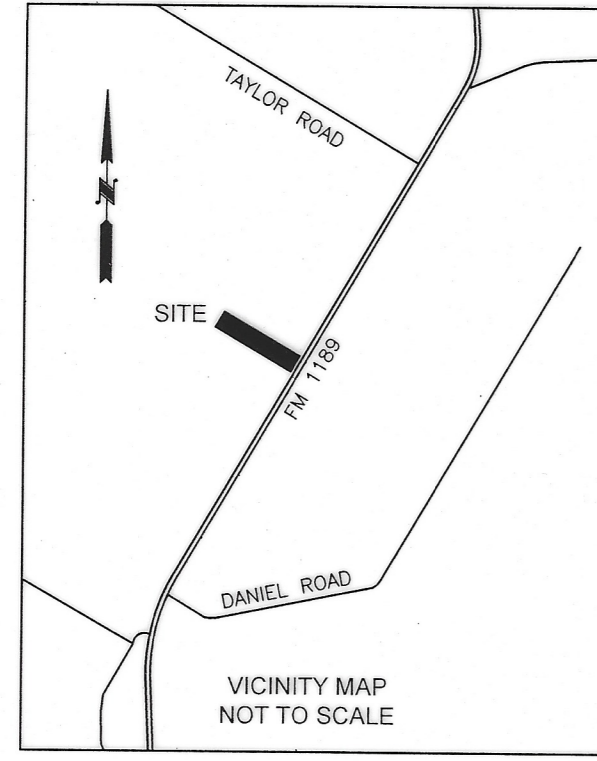


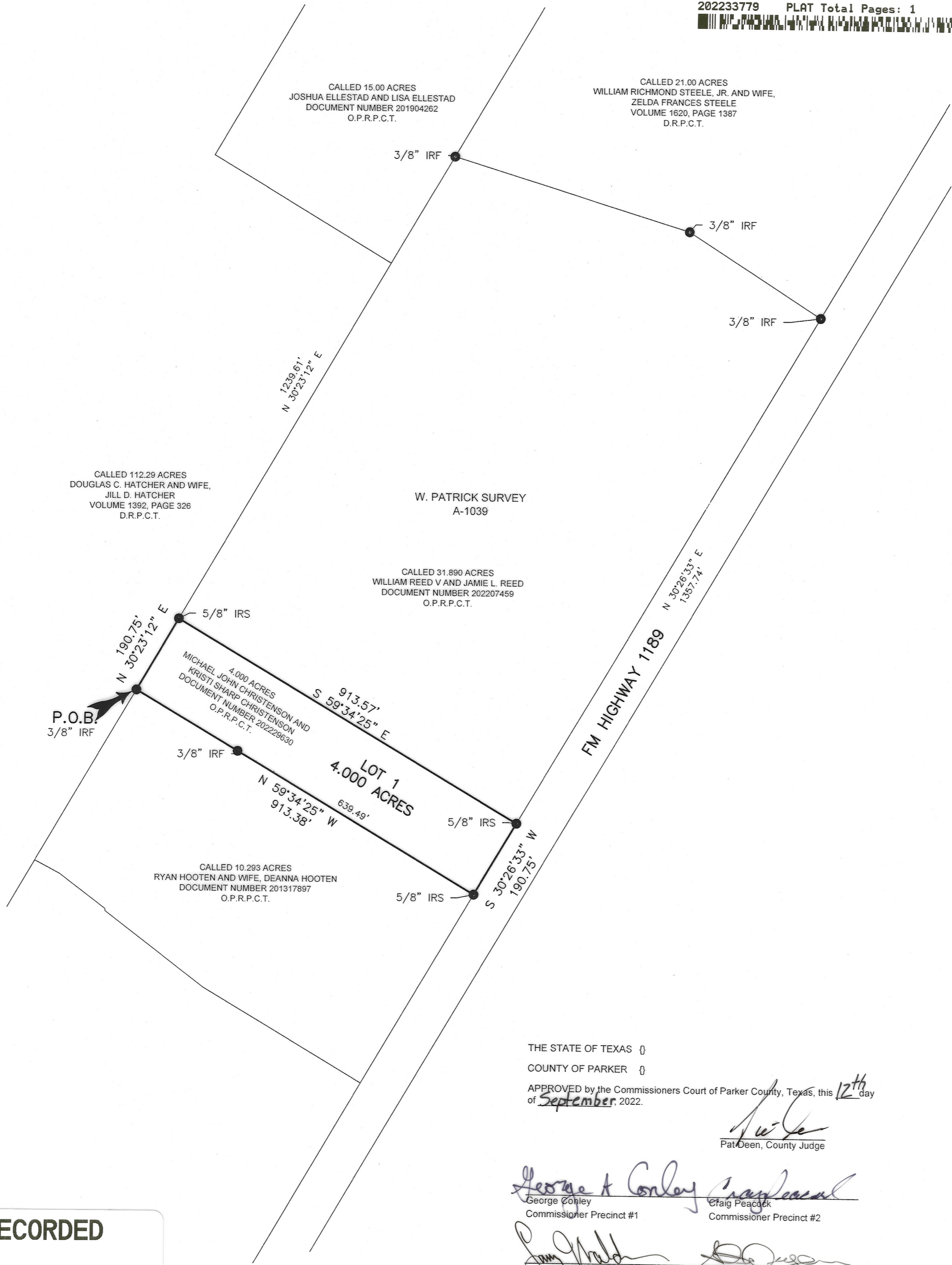
Bearings are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.



Original Scale : 1" = 200'  
 IRS = IRON ROD WITH CAP STAMPED "WIESE RPLS 6369" SET  
 IRF = IRON ROD FOUND  
 O.P.R.P.C.T. = OFFICIAL PROPERTY RECORDS, PARKER COUNTY, TEXAS  
 D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS



202233779 PLAT Total Pages: 1



Metes and Bounds Description  
 All that certain lot, tract or parcel of land being located in the W. Patrick Survey, Abstract 1039, Parker County, Texas, being a portion of that certain 31.890 acre tract of land conveyed to William Reed V and Jamie L. Reed by deed recorded in Document Number 202207459, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), being all of that certain 4.000 acre tract of land conveyed to Michael John Christenson and Kristi Sharp Christenson by deed recorded in Document Number 202229630 and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 3/8-inch iron rod found in the east line of that certain 112.29 acre tract of land described Volume 1392, Page 326, Deed Records, Parker County, Texas for southwest corner of said 31.890 acre tract, southwest corner of said 4.000 acre tract and northwest corner of that certain 10.293 acre tract of land described in Document Number 201317897, O.P.R.P.C.T.;

THENCE with the west line of said 31.890 acre tract, west line of said 4.000 acre tract and east line of said 112.29 acre tract, North 30 degrees 23 minutes 12 seconds East a distance of 190.75 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for northwest corner of said 4.000 acre tract, from which a 3/8-inch iron rod found for northwest corner of said 31.890 acre tract bears North 30 degrees 23 minutes 12 seconds East a distance of 1,239.61 feet;

THENCE with the north line of said 4.000 acre tract, South 59 degrees 34 minutes 25 seconds East a distance of 913.57 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set in the east line of said 31.890 acre tract and west right of way line of FM Highway 1189 for northeast corner of said 4.000 acre tract, from which a 3/8-inch iron rod found for northeast corner of said 31.890 acre tract bears North 30 degrees 26 minutes 33 seconds East a distance of 1,357.74 feet;

THENCE with said west right of way line, east line of said 31.890 acre tract and east line of said 4.000 acre tract, South 30 degrees 26 minutes 33 seconds West a distance of 190.75 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for southeast corner of said 31.890 acre tract, southeast corner of said 4.000 acre tract and northeast corner of said 10.293 acre tract;

THENCE with the south line of said 31.890 acre tract, south line of said 4.000 acre tract and north line of said 10.293 acre tract, North 59 degrees 34 minutes 25 seconds West, at a distance of 639.49 feet pass a 3/8-inch iron rod found, continuing a total distance of 913.38 feet to the point of BEGINNING, containing 4.000 acres of land.

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL JOHN CHRISTENSON AND KRISTI SHARP CHRISTENSON do hereby adopt this plat designating the hereinabove described real property as LOT 1, CHRISTENSON ADDITION, being a 4.000 acre tract out of the W. Patrick Survey, Abstract No. 1039, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this 25 day of August, 2022.

*Michael John Christenson*  
 MICHAEL JOHN CHRISTENSON

*Kristi Sharp Christenson*  
 KRISTI SHARP CHRISTENSON

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL JOHN CHRISTENSON, 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.

Given under my hand and seal of office on this 25 day of August, 2022.

*Gloria Rangel*  
 Notary Public in and for the State of Texas

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared KRISTI SHARP CHRISTENSON, 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.

Given under my hand and seal of office on this 25 day of August, 2022.

*Gloria Rangel*  
 Notary Public in and for the State of Texas

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, this 12th day of September, 2022.

*Pat Deen*  
 Pat Deen, County Judge

*George Conley*  
 George Conley  
 Commissioner Precinct #1

*Craig Peacock*  
 Craig Peacock  
 Commissioner Precinct #2

*Larry Walden*  
 Larry Walden  
 Commissioner Precinct #3

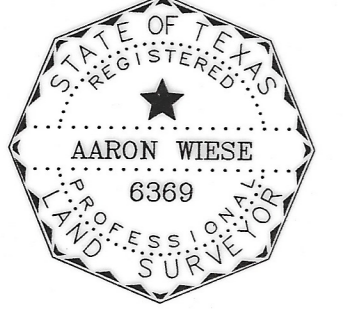
*Steve Dugan*  
 Steve Dugan  
 Commissioner Precinct #4

- Notes:
- This tract lies within Area of Minimal Flood Hazard Zone X, according to F.I.R.M No. 48367C0375E dated September 26, 2008.
  - 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.
  - 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.
  - Water will be supplied by private water wells.
  - Sewer Service will be on-site sewer facilities subject to approval by officials of Parker County.
  - No portion of this tract lies within the extra territorial jurisdiction of any city or town.

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground May 19th, 2022.

*Aaron Wiese*  
 Aaron Wiese  
 Texas Registered Professional Surveyor No. 6369



FILED AND RECORDED

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

202233779  
 09/12/2022 03:57 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

SCALE 1"=200'	PROJ. NO. 2022-105	WIESE LAND SURVEYING, LLC 4890 OLD MILLSAP ROAD MILLSAP, TX 76066 (817) 597-9487 FIRM REGISTRATION NUMBER:10194709	SHEET NO. 1 OF 1
DWN: APW	PARKER COUNTY		
DATE: 08-07-22	TEXAS		

Plat Cabinet F Slide 326

21039.003.006.00

11163  
 BR  
 D-21

LOT 1  
 CHRISTENSON ADDITION  
 AN ADDITION IN PARKER COUNTY, TEXAS

BEING A 4.000 ACRE TRACT OUT OF THE  
 W. PATRICK SURVEY, ABSTRACT NO. 1039  
 PARKER COUNTY, TEXAS