

State of Texas
County of Parker

Whereas, Kennie Ray Clark Jr., being the owner of a 5.380 acres tract of land out of the J. ROBINSON SURVEY, ABSTRACT No. 1122, Parker County, Texas; being a portion of that certain tract conveyed in Volume 1975, Page 946, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the east line of Twin Springs Ranch Lane (60' R.o.W. - TWIN SPRINGS RANCH - according to the plat recorded in Plat Cabinet D, Slide 344 Plat Records, Parker County, Texas), for the southwest and beginning corner of this tract. WHENCE a found 1/2" iron rod for the southwest corner of said V. 1975, P. 946 bears S 23°43'08" E 196.85 feet and northwest corner of said J ROBINSON SURVEY calls to bear N 60°17'44" W 1391.33 feet.

THENCE N 23°43'08" W 742.72 feet, along the east line of said Twin Springs Ranch Lane, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract. WHENCE a found 1/2" iron rod, being the Northwest corner of said V. 1975, P. 946 and the southwest corner of Lot 5, RANCH OAK ESTATES, according to the plat recorded in Plat Cab. D, Sl. 105, P.R.P.C.T., bears N 23°43'08" W 60.29 feet.

THENCE over and across said V. 1975, P. 946, the following bearings and distances.

- N 60°42'08" E 307.99 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract.
- S 24°01'11" E 776.00 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract.
- S 66°53'41" W 310.62 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: May 19, 2022 - JW2201037T3R1P

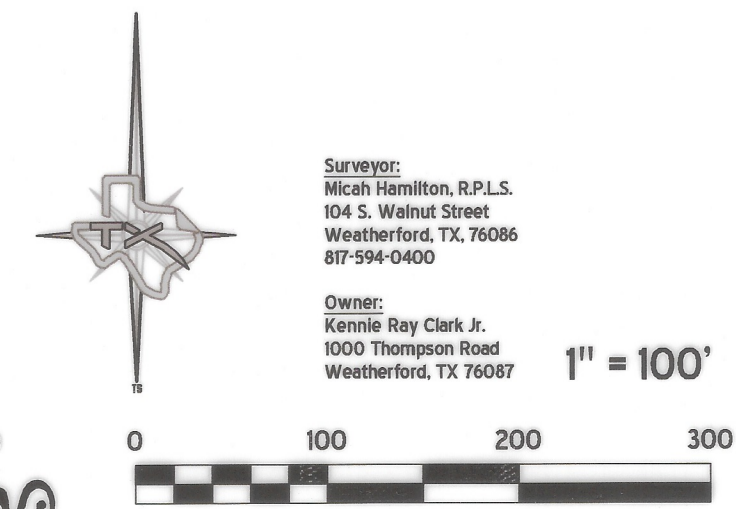


Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- According to the F.I.R.M. Community Panel Map No. 48367C0400F, dated 4/4/2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

County Notes:

- 1) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
- 3) 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 availability.
- 4) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

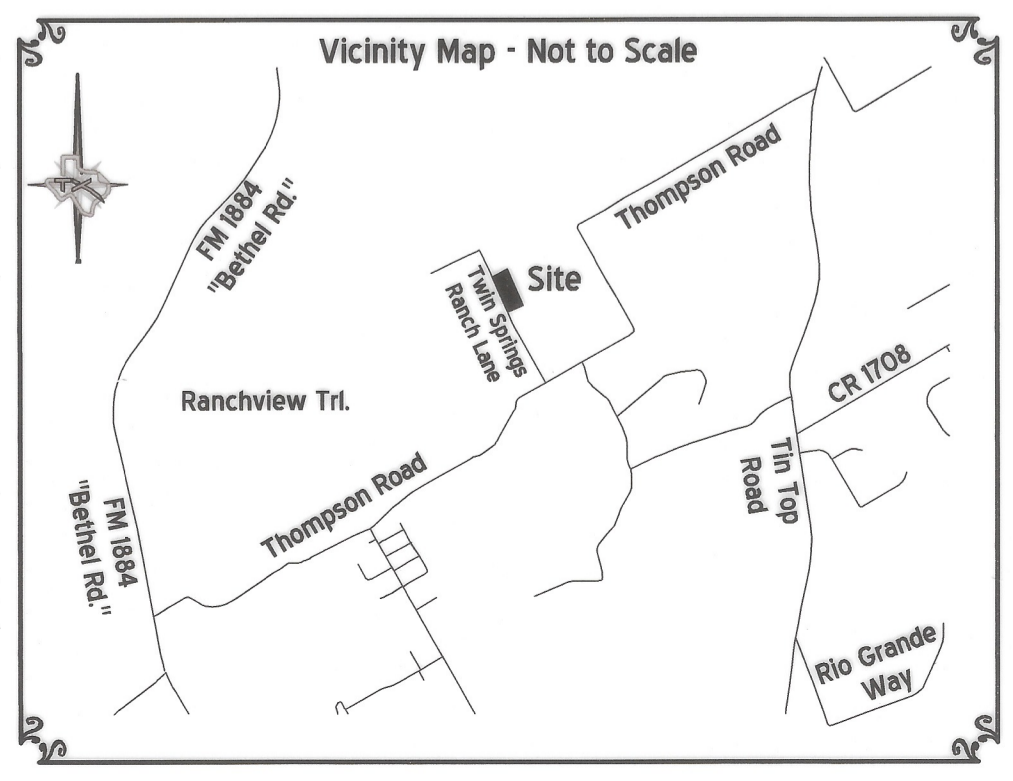
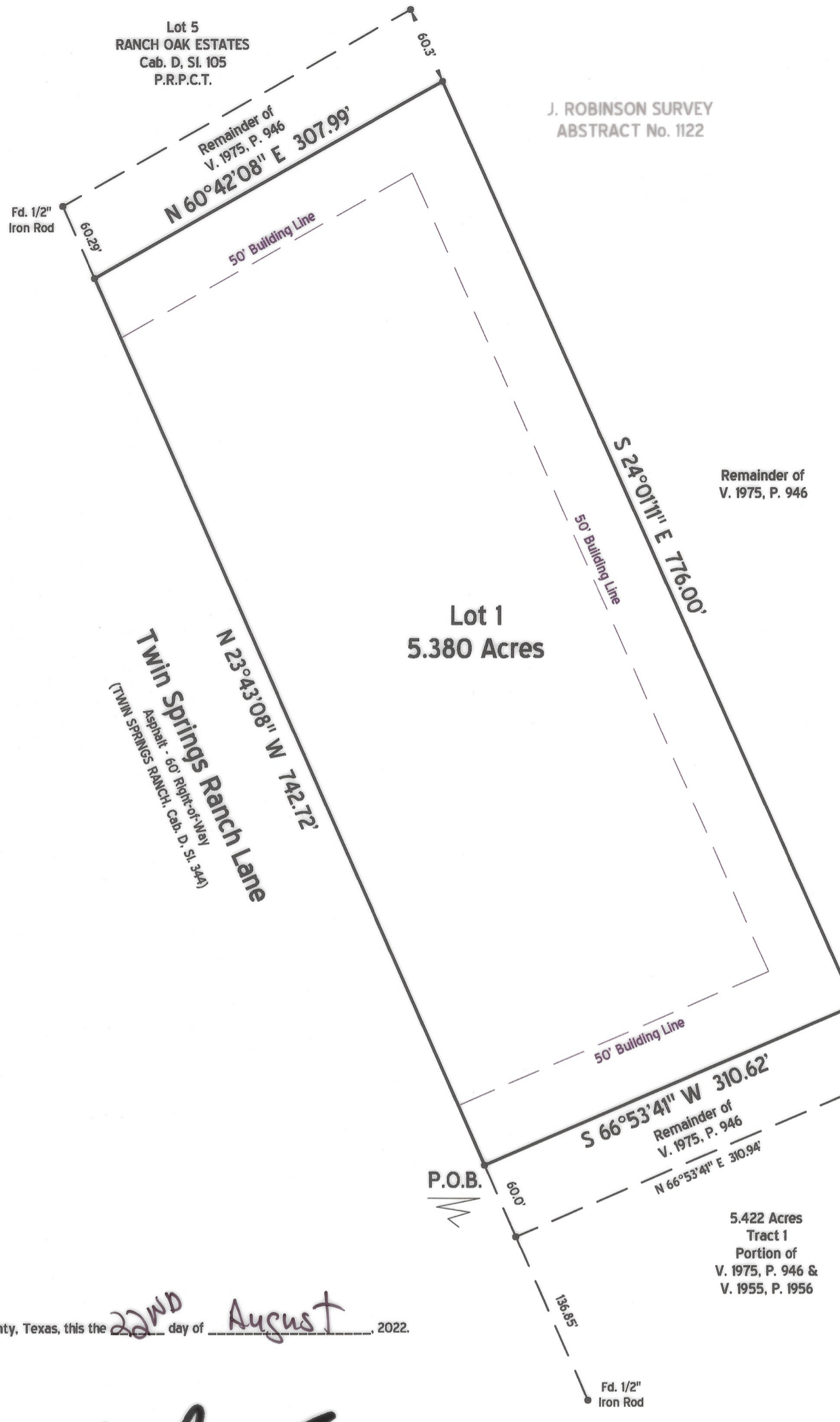


State of Texas
County of Parker
Approved by the Commissioners' Court of Parker County, Texas, this the 22nd day of August, 2022.

County Judge: *[Signature]*
Commissioner Precinct 1: *[Signature]*
Commissioner Precinct 2: *[Signature]*
Commissioner Precinct 3: *[Signature]*
Commissioner Precinct 4: *[Signature]*

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202231578
08/22/2022 03:05 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet **F** Slide **305**



Now, Therefore, Know All Men By These Presents:

That Kennie Ray Clark Jr. acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Clark's Hilltop, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

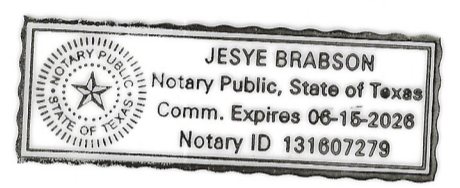
This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.
Witness, my hand, this the 15 day of August, 2022

By: *Kennie Ray Clark Jr.*
Kennie Ray Clark Jr.

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kennie Ray Clark Jr. known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 15th day of August, 2022.

Jesy Brabson
Notary Public in and for the State of Texas



21122.001.004.00

11203
WE
G-20

Final Plat
Lot 1
Clark's Hilltop
an addition in Parker County, Texas
Being a 5.380 acres tract of land out of the
J. ROBINSON SURVEY, ABSTRACT No. 1122,
Parker County, Texas
August 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
FIRM No. 10100000 - WWW.TXSURVEYING.COM