

State of Texas
County of Parker

WHEREAS RONNIE WALLS, BEING THE SOLE OWNERS OF A 6.167 ACRE TRACT OF LAND OUT OF THE G. STELL SURVEY, ABSTRACT NO. 1167, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT AS DESCRIBED IN CC# 201621857, OFFICIAL PUBLIC 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 FOUND 3/8" IRON ROD IN THE EAST LINE OF YORK LANE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN CC# 201613909, O.P.R.P.C.T. AND BEING THE NORTHWEST CORNER OF SAID CC# 201621857, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF THE G.H. HART SURVEY, ABSTRACT NO. 688 IS CALCULATED TO BEAR N 13°41'08" E 3578.03 FEET.

THENCE S 89°48'36" E 797.73 FEET ALONG THE SOUTH LINE OF SAID CC# 201613909 TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID CC# 201621857 NORTHERN MOST NORTHWEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN V. 2879, P. 1393, O.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°25'02" E 348.72 FEET TO A FOUND 3/8" IRON ROD AT AN ELL CORNER OF SAID V. 2879, P. 1393, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°34'58" W 307.95 FEET TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE WESTERN MOST NORTHWEST CORNER OF SAID V. 2879, P. 1393, FOR A CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID THE FOLLOWING COURSES AND DISTANCES:
N 0°20'13" W 29.88 FEET TO A 4" STEEL FENCE POST FOR AN INTERIOR ELL CORNER OF THIS TRACT.
S 89°15'04" W 495.49 FEET TO A 3" STEEL FENCE POST IN THE MONUMENTED EAST LINE OF SAID YORK LANE AND THE WEST LINE OF SAID CC# 201621857, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°39'49" E 330.23 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: December 20, 2019 - JN191233-P



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. 48367C0500F, dated 4/5/2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" capped iron rod 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) Water is to be provided by private water well and sanitary sewer is to be provided by on-site septic facility.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

6) 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.)

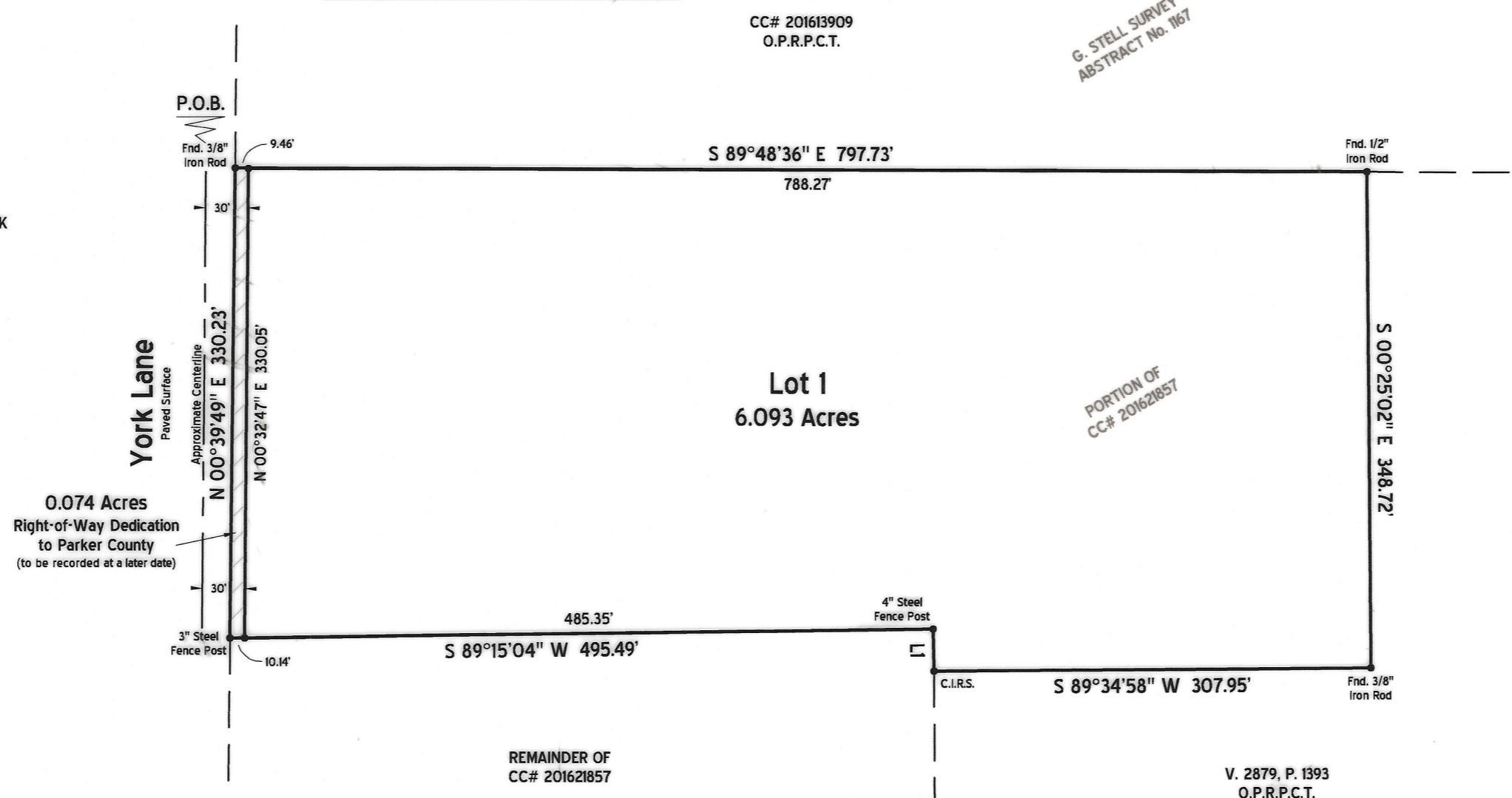
7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) 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.

9) 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.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

LINE	BEARING	DISTANCE
LI	N 01°20'13" W	29.88'



0.074 Acres
Right-of-Way Dedication
to Parker County
(to be recorded at a later date)

REMAINDER OF
CC# 201621857

V. 2879, P. 1393
O.P.R.P.C.T.

Now, Therefore, Know All Men By These Presents:

That RONNIE WALLS 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, C-Bell Addition, 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 18th day of MARCH, 2022.

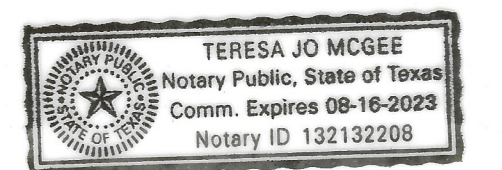
By: Ronnie Walls
Ronnie Walls

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 Ronnie Walls, 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 18th day of March, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



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BR
D-222

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28 day of March, 2022.

George A. Conley
County Judge

George A. Conley
Commissioner Precinct 1

Craig Samuel
Commissioner Precinct 2

George A. Conley
Commissioner Precinct 3

George A. Conley
Commissioner Precinct 4

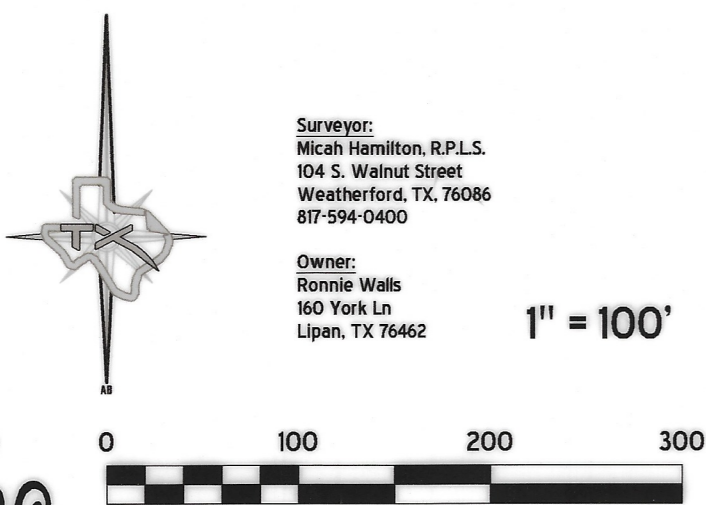
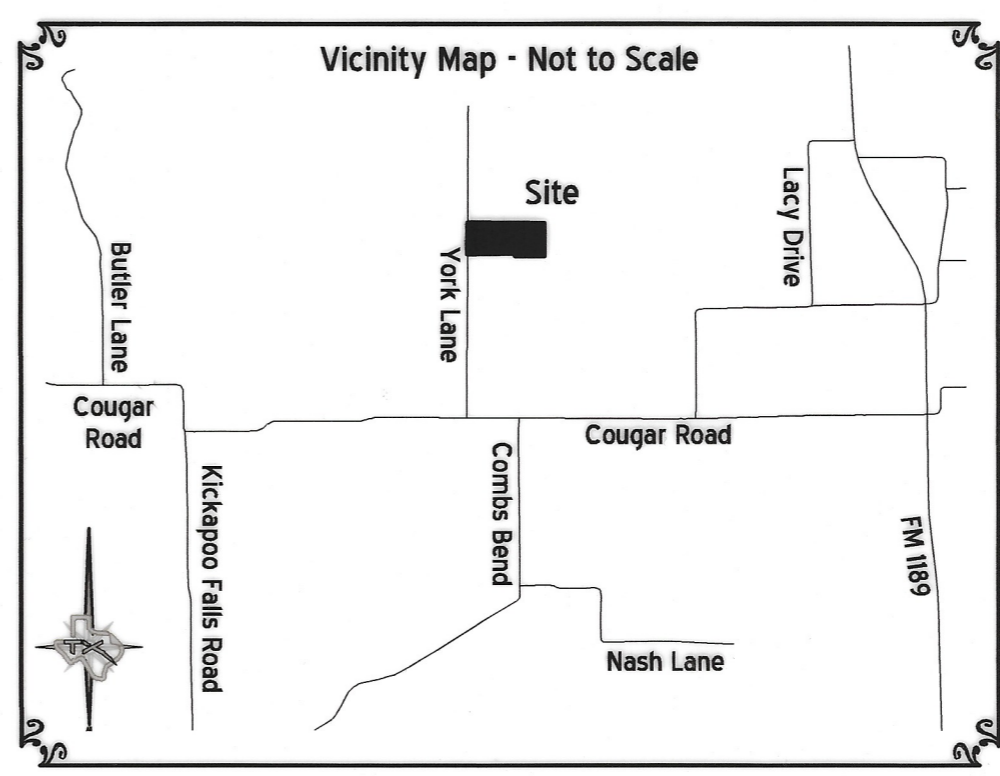
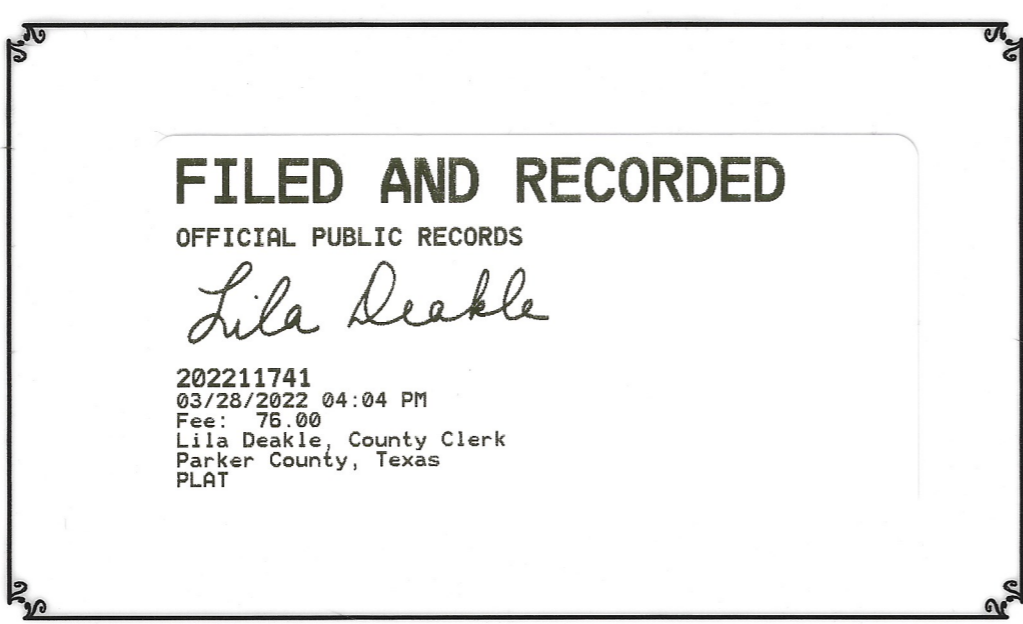
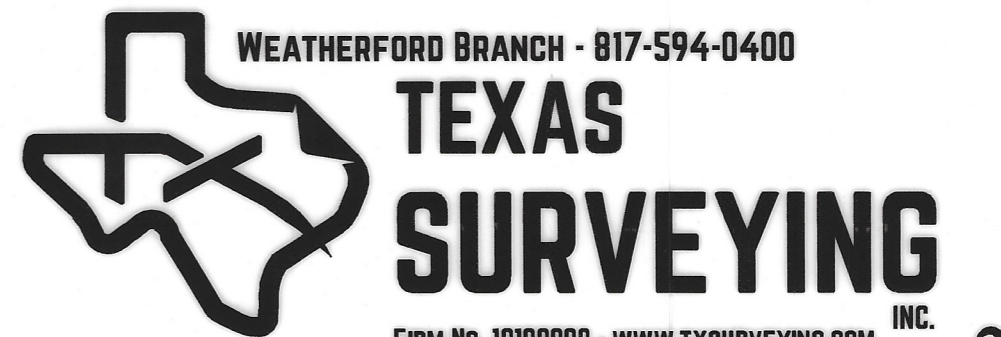
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Minor Plat
Lot 1
C-Bell Addition
an Addition in Parker County, Texas

Being a 6.167 acre tract out of the
G. STELL SURVEY, ABSTRACT No. 1167,
Parker County, Texas

March 2022

WEATHERFORD BRANCH - 817-594-0400



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