NOTES:

1) AT THE TIME OF PLATTING, THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED TEXAS SURVEYING, INC., UNLESS OTHERWISE NOTED.

3) AT THE TIME OF PLATTING, THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

4) AT THE TIME OF PLATTING, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

5) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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.

7) 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.)

8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

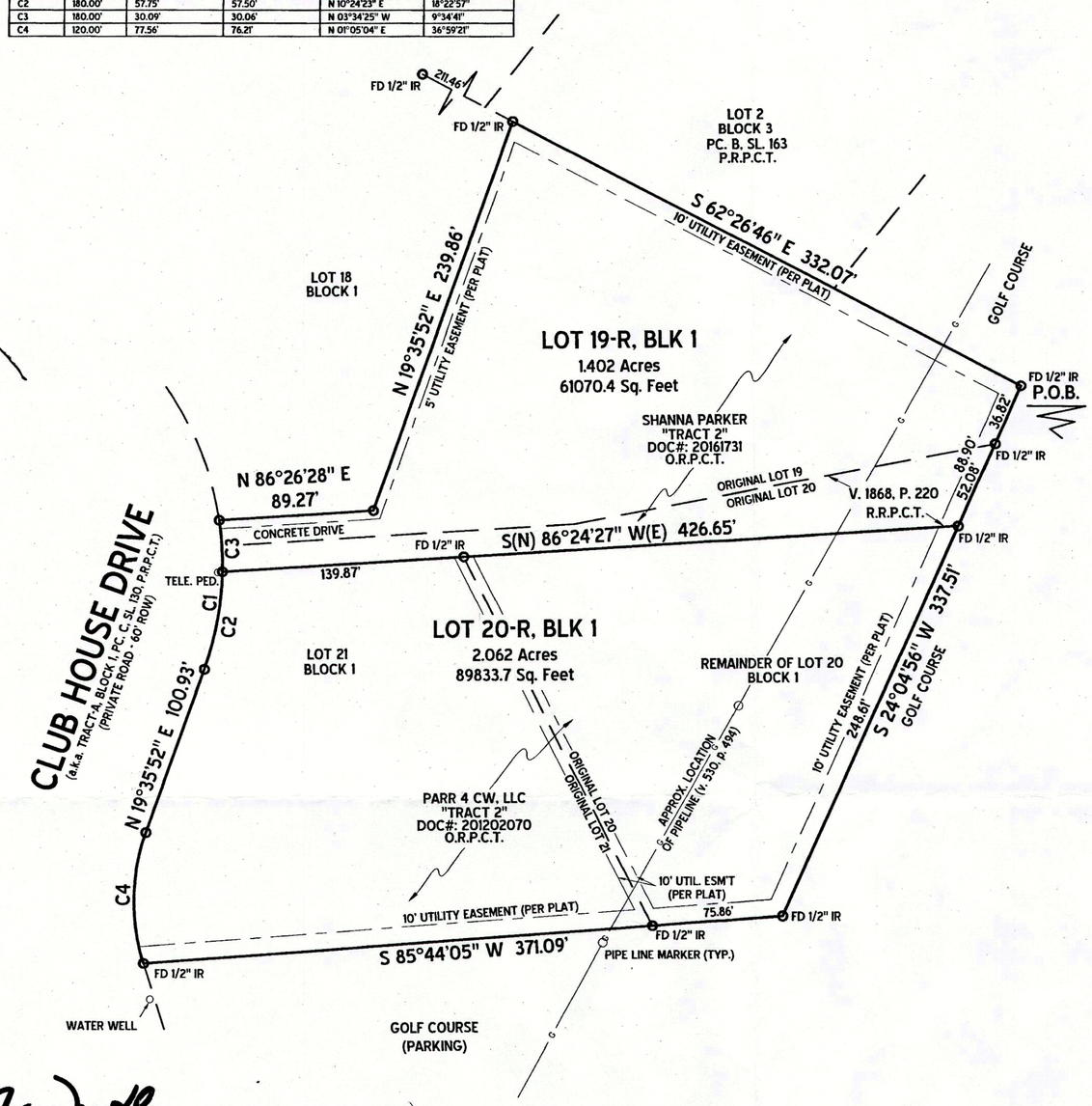
9) AT THE TIME OF PLATTING, WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.

10) AT THE TIME OF PLATTING, SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.

11) AT THE TIME OF PLATTING, THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

12) 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	87.84'	86.97'	N 05°37'03" E	27°57'37"
C2	180.00'	57.75'	57.50'	N 10°24'23" E	18°22'57"
C3	180.00'	30.09'	30.06'	N 03°34'25" W	9°34'41"
C4	120.00'	77.56'	76.21'	N 01°05'04" E	36°59'21"



STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF June 2017.

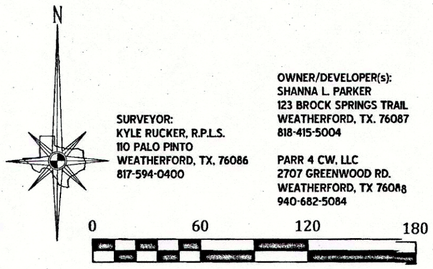
COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4



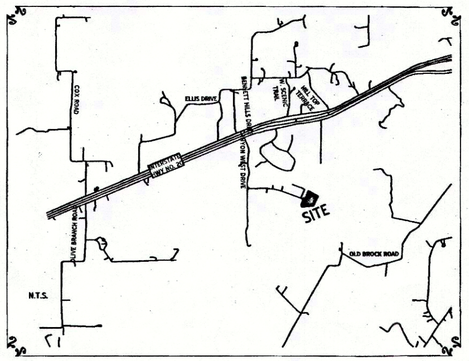
SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TX. 76086
817-594-0400

OWNER/DEVELOPER(s):
SHANNA L. PARKER
123 BROCK SPRINGS TRAIL
WEATHERFORD, TX. 76087
818-415-5004

PARR 4 CW, LLC
2707 GREENWOOD RD.
WEATHERFORD, TX 76088
940-682-5084

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

201713974
06/12/2017 10:21 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



STATE OF TEXAS
COUNTY OF PARKER

201713974 PLAT Total Pages: 1

WHEREAS, SHANNA L. PARKER & PARR 4CW, LLC, BEING THE SOLE OWNERS OF A 3.464 ACRES TRACT OF LAND BEING ALL OF LOT 19, 20, & 21, BLOCK 1, CANYON WEST, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 130, PLAT RECORDS OF PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN "TRACTS 2" AS DESCRIBED IN DOC# 201202070 & DOC# 201621731, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT 19, BLOCK 1, CANYON WEST, PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 130, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. SAID IRON ROD BEING THE MOST EASTERLY CORNER OF SAID CANYON WEST, PHASE 1, PC. B, SL. 130, P.R.P.C.T.

THENCE S 24°04'53" W 337.51 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 1 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 85°44'05" W 371.09 FEET TO A FOUND 1/2" IRON ROD IN THE EAST LINE CLUB HOUSE DRIVE (a.k.a. TRACT-A, BLOCK 1, CANYON WEST, PHASE 1, PC. B, SL. 130, P.R.P.C.T. - 60' PRIVATE ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 120.0 FEET AND A CHORD WHICH BEARS N 01°05'04" E 76.21 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 77.56 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 19°35'52" E 100.93 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN A CURVE TO THE LEFT WITH A RADIUS OF 180.0 FEET AND A CHORD WHICH BEARS N 05°37'03" E 86.97 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 87.84 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.)

THENCE N 86°26'28" E 89.27 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC) FOR A CORNER OF THIS TRACT.

THENCE N 19°35'52" E 239.86 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 62°26'46" E 332.07 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHANNA L. PARKER & PARR 4 CW, LLC, ACTING HEREIN, DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 19-R & 20-R, BLOCK 1, CANYON WEST, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 9th DAY OF June, 2017.

BY:

SHANNA L. PARKER

Nancy K. Stuart
PARR 4 CW, LLC / TRUSTEE

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 SHANNA L. PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF June, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

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 NANCY Stuart 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF June, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RASHONDA DAWN TAYLOR
Notary Public, State of Texas
Comm. Expires 07-22-2020
Notary ID 130750631

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX 76086
FIELD DATE MARCH 2017 - JN170313P

STATE OF TEXAS
REGISTERED
KYLE RUCKER
6444
PROFESSIONAL
LAND SURVEYOR

LOTS 19R & 20R, BLOCK 1
CANYON WEST, PHASE 1

BEING A REPLAT OF ALL OF LOTS 19, 20, & 21, BLOCK 1, CANYON WEST, PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 130, PLAT RECORDS OF PARKER COUNTY, TEXAS

MAY 2017

TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

D 729
10970.001.019.00
~~10970.001.020.00~~
~~10970.001.021.00~~
10975.001.000.00 2.294 acres