

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25th DAY OF JANUARY, 2019.

Robert Naron
COUNTY JUDGE

George A. Conkey COMMISSIONER PRECINCT #1
Walter J. Wald COMMISSIONER PRECINCT #3
Clayton COMMISSIONER PRECINCT #2
Bob COMMISSIONER PRECINCT #4

LIENHOLDER

NA
Signature of Lienholder

This the _____ day of _____, 2019.

Notary Public, State of Texas

I, RODNEY J. VICK JR., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Rodney J. Vick Jr.
RODNEY J. VICK JR.

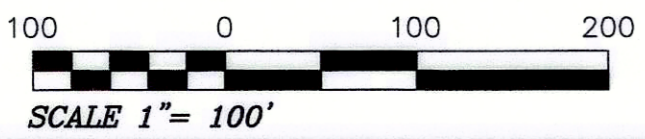
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

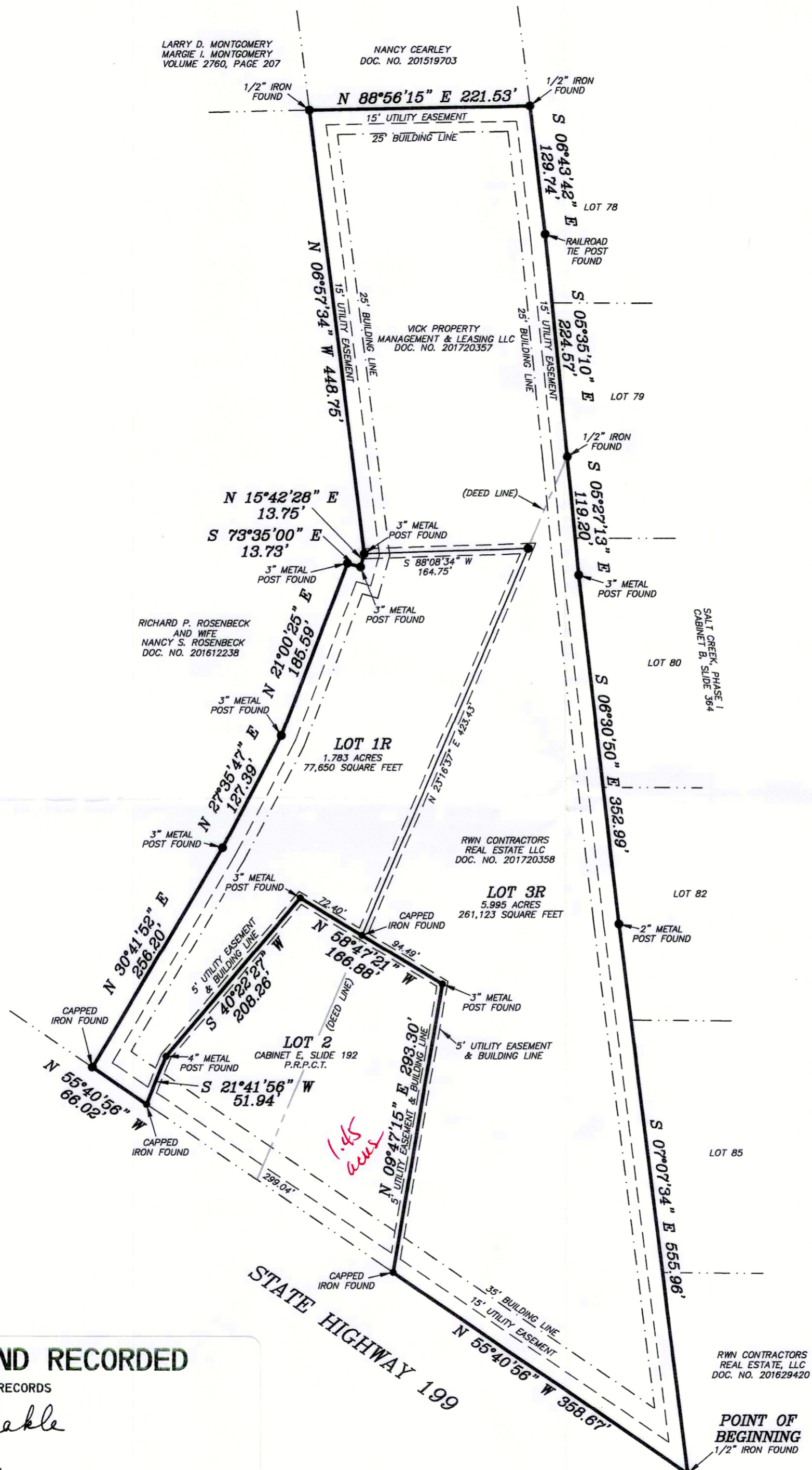
201901909
01/28/2019 10:04 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800



OWNER/DEVELOPER
VICK PROPERTY
MANAGEMENT & LEASING LLC
P.O. BOX 777
SPRINGTOWN, TEXAS 76082

OWNER/DEVELOPER
RWN CONTRACTORS
REAL ESTATE LLC
8700 W. HIGHWAY 199
SPRINGTOWN, TEXAS 76082



COCT. NO.: 11425
H. DIST.:
BY: E-4
L.S. NO.:

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Vick Property Management & Leasing, LLC. and RWN Contractors Real Estates, LLC, being the owners of that certain tract of land more particularly described as follows:

Description for Lot 1 and Lot 3, CONCRETE SOLUTIONS ADDITION, an Addition to Parker County, Texas, according to the plat recorded in Cabinet E, Slide 192, Plat Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call at a 1/2" iron found for the most Southerly Southwest corner of Tract 2, recorded in Volume 1755, Page 537, Real Records, Parker County, Texas, said iron also being for the Northeast corner of a tract of land recorded in Volume 1447, Page 601, Real Records, Parker County, Texas;

THENCE N 89°43'07" W, 682.78 feet to a point in the Northerly line of State Highway No. 199;

THENCE N 54°41'47" W, with the Northerly line of said State Highway No. 199, 716.85 feet to a 1/2" iron found for the POINT OF BEGINNING at the Southeast corner of said Lot 3;

THENCE N 55°40'56" W, with the Northerly line of said State Highway No. 199, 358.67 feet to a capped iron found;

THENCE N 09°47'15" E, 293.30 feet to a 3" metal fence post;

THENCE N 58°47'21" W, 166.88 feet to a 3" metal fence post;

THENCE S 40°22'27" W, 208.26 feet to a 4" metal fence post;

THENCE S 21°41'56" W, 51.94 feet to a capped iron found in the North line of said State Highway No. 199;

THENCE N 55°40'56" W, along the the North line of said State Highway No. 199, 66.02 feet to a capped iron found;

THENCE N 30°41'52" E, 256.20 feet to a 3" metal fence post;

THENCE N 27°35'47" E, 127.39 feet to a 3" metal fence post;

THENCE N 21°00'25" E, 185.59 feet to a 3" metal fence post;

THENCE S 73°35'00" E, 13.73 feet to a 3" metal fence post;

THENCE N 15°42'28" E, 13.75 feet to a 3" metal fence post;

THENCE N 06°57'34" W, 448.75 feet to a 1/2" iron found;

THENCE N 88°56'15" E, 221.53 feet to a 1/2" iron found;

THENCE S 06°43'42" E, 129.74 feet to a railroad tie fence post;

THENCE S 05°35'10" E, 224.57 feet to a 1/2" iron found;

THENCE S 05°27'13" E, 119.20 feet to a 3" metal fence post;

THENCE S 06°30'50" E, 352.99 feet to a 2" metal fence post;

THENCE S 07°07'34" E, 555.96 feet to the POINT OF BEGINNING and containing 7.778 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Vick Property Management & Leasing, LLC. and RWN Contractors Real Estates, LLC, acting by and thru its duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1R and 3R
CONCRETE SOLUTIONS ADDITION
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 25th day of JANUARY, 2019.

Rodney J. Vick Jr.
Rodney J. Vick Jr.
(Managing Member of Vick Property Management & Leasing, LLC.)

Robert Naron
Robert Naron
(Owner/President of RWN Contractors Real Estates, LLC.)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Rodney J. Vick Jr., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25 day of JANUARY, 2019.

Loretta L. Humphries
Loretta L. Humphries
Notary Public State of Texas

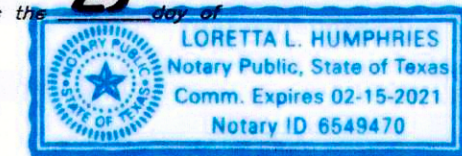


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Robert Naron, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25 day of JANUARY, 2019.

Loretta L. Humphries
Loretta L. Humphries
Notary Public State of Texas



22780.004.001.00
22780.004.008.00

Re-Plat
Lots 1R and 3R,
CONCRETE SOLUTIONS ADDITION
Parker County, Texas,
and Being 7.778 acres of land situated in the
R.C. MORTON SURVEY, Abstract No. 2780
Parker County, Texas.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 12, 2018

E222