

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,
DATED SEPTEMBER 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: 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

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF
PARKER COUNTY

NOTE: THE DEDICATION OF THE STREETS AND ALLEYS
SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE
SURFACE ESTATE OF SUCH PROPERTY, SAVE AND
EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER
SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY
RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT
IS THE PURPOSE AND INTENT OF THIS RESERVATION
THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0
ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH
THE RULES AND REGULATIONS OF THE UPPER TRINITY
GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY
SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY
TRANSFER OF A LOT SHALL INCLUDE SUCH
GROUNDWATER RIGHTS TO THE ADJOINING STREET OR
ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE
IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT
A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE
OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A
WATER WELL ON THE LOT UNDER THE RULES OF THE
DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS
ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY
TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER
RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET
THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT
OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN
NINETY (90) DAYS OF SUCH TRANSFER.

D.C. HATCHER, ET UX
112.29 ACRES (TR 1)
V. 1392, P. 326

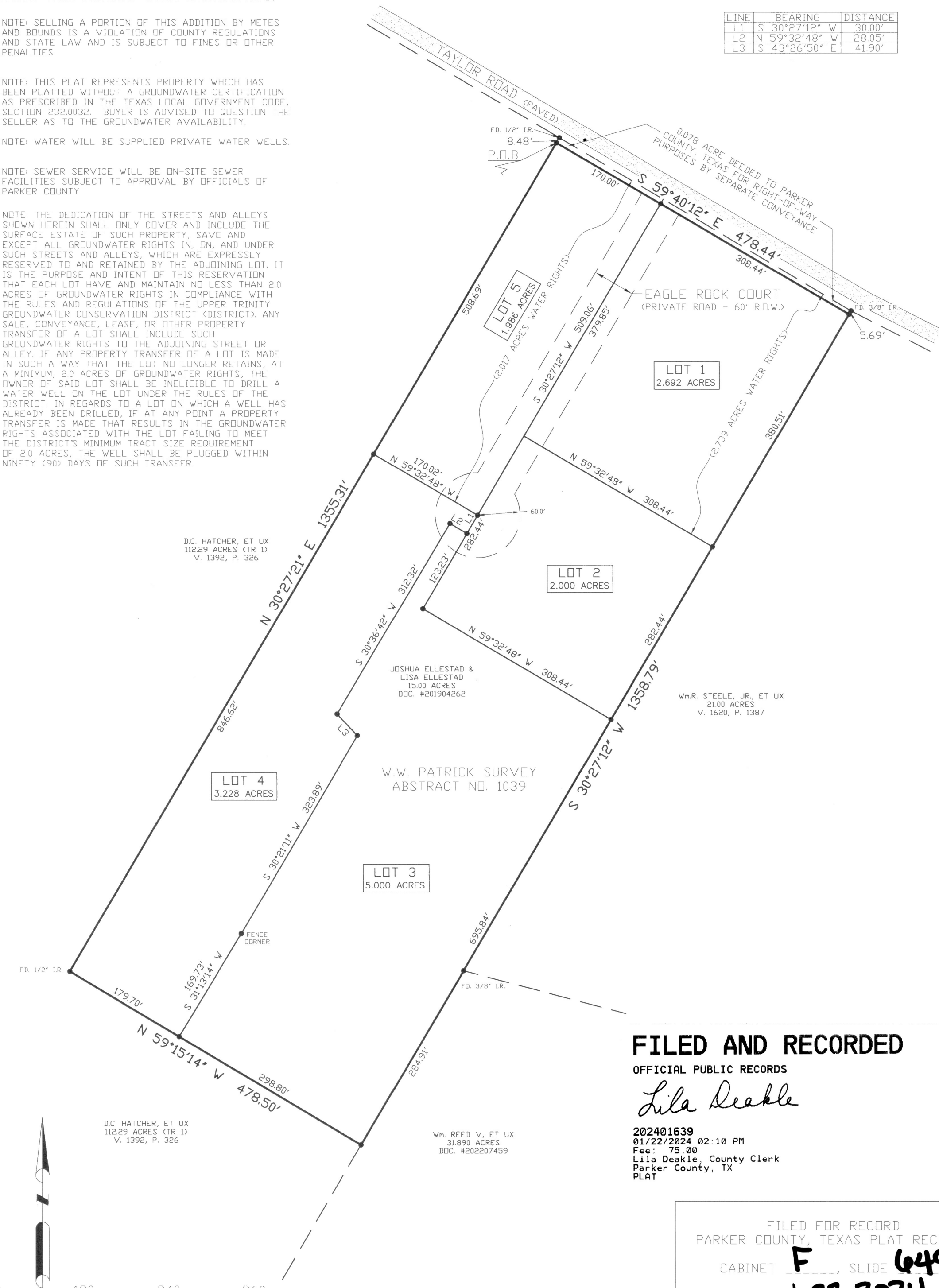
W.W. PATRICK SURVEY
ABSTRACT NO. 1039

W.M. REED V. ET UX
31.890 ACRES
DOC. #202207459

202401639 PLAT Total Pages: 1



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 30°27'12" W | 30.00' |
| L2 | N 59°32'48" W | 28.05' |
| L3 | S 43°26'50" E | 41.90' |



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202401639
01/22/2024 02:10 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 649

DATE 1-22-2024

LEGAL DESCRIPTION

Of a 14.906 acres tract of land out of the W.W. Patrick Survey, Abstract No. 1039, Parker County, Texas; being part of a certain 15.00 acres tract described in Document No. 201904262 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Taylor Road (paved) in the west line of said 15.00 acres tract and in the east line of a certain 112.29 acres tract (Tract 1) described in Volume 1392, page 326 of the Real Records for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod at the northwest corner of said 15.00 acres tract bears N. 30 deg. 27 min. 21 sec. E. 8.48 feet and the northwest corner of said W.W. Patrick Survey is called to bear N. 30 deg. 27 min. 21 sec. E. 8.48 feet and N. 59 deg. 20 min. 09 sec. W. 478.98 feet.

Thence S. 59 deg. 40 min. 12 sec. E. 478.44 feet along the south right of way line of said Taylor Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 15.00 acres tract and the west line of a certain 21.00 acres tract described in Volume 1620, Page 1387 of said Real Records for the northeast corner of this tract. Whence a found 3/8" iron rod at the northeast corner of said 15.00 acres tract bears N. 30 deg. 27 min. 12 sec. E. 5.69 feet.

Thence S. 30 deg. 27 min. 12 sec. W. at 1073.88 feet pass a found 3/8" iron rod at the southwest corner of said 21.00 acres tract and at the northwest corner of a certain 31.890 acres tract described in Document No. 202207459 of said Official Public Records and in all 1358.79 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 31.890 acres tract and at the most easterly northeast corner of said 112.29 acres tract for the southeast corner of this tract.

Thence N. 59 deg. 15 min. 14 sec. W. 478.50 feet to a found 1/2" iron rod at an ell corner of said 112.29 acres tract for the southwest corner of this tract.

Thence N. 30 deg. 27 min. 21 sec. E. 1355.31 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, JOSHUA ELLESTAD and LISA ELLESTAD, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as EAGLE ROCK SUBDIVISION. This plat being a subdivision of 14.906 acres out of the W.W. Patrick Survey, Abstract No. 1039, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 5 DAY OF January, 2024

BY: JOSHUA ELLESTAD

BY: LISA ELLESTAD

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOSHUA ELLESTAD and LISA ELLESTAD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 5 day of January, 2024

JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 5, 2023.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN221448 221448B.dwg FN231239, 40

LIEN HOLDER STATEMENT

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR WYNDHAM CAPITAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, whose address is P.O. BOX 2026, FLINT, MI 48501-2026, TEL. (888) 679-MERS, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature

Printed

Title

STATE OF

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on

this day personally appeared
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this ___ day of ___, 20__

Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 22nd DAY OF January, 2024.

COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Jacob H. Hest
COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

11896
BR
D-21

THIS PLAT WAS AMENDED FOR THE SOLE
PURPOSE OF DEDICATING A STRIP OF LAND TO
PARKER COUNTY FOR RIGHT-OF-WAY PURPOSES

AMENDING PLAT

EAGLE ROCK SUBDIVISION
LOTS 1 THRU 5

BEING AN AMENDING PLAT OF EAGLE
ROCK SUBDIVISION, ACCORDING TO
PLAT RECORDED IN CABINET F,
SLIDE 513 OF THE PLAT RECORDS
OF PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 26, 2023