

Whereas, Poolville Development LLC, being the sole owner of a 16.923 acres tract of land out of the J. MORA SURVEY, ABSTRACT No. 854, Parker County, Texas being a portion of that certain tract described in CC# 202123455, 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 found railroad x-tie post in the south line of Erwin Road, being the northwest corner of said CC# 202123455 tract, for the northwest and beginning corner of this tract. WHENCE the southwest corner of the J. ERWIN SURVEY, ABSTRACT No. 423, is calculated to bear S 07°58'19" E 3926.71 feet.

THENCE along said south line of Erwin Road as follows:

N 89°57'31" E, 1015.68 feet to a found 1/2" capped iron rod for a corner of this tract.

S 86°41'11" E, 121.46 feet to a found 1/2" capped iron rod, for a corner of this tract.

S 86°19'21" E, 203.32 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for the northeast corner of this tract. WHENCE a found 1/2" capped iron rod in the north line of said CC# 202123455 tract bears S 86°19'21" E 8.16 feet.

THENCE over & across said CC# 202123455 tract the following:

S 00°02'29" E 551.89 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for the southeast corner of this tract.

N 85°04'56" W 33.60 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 86°19'21" W 194.18 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 88°41'11" W 103.61 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 89°57'31" W 1008.84 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the west line of said CC# 202123455 tract, for the southwest corner of this tract. WHENCE a 22" Tree at the most westerly southwest corner of said CC# 202123455 tract bears S 00°04'36" E 733.98 feet.

THENCE N 00°04'36" W 550.00 feet with the west line of said CC# 202123455 tract to the POINT OF BEGINNING.

**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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Field Date: September 22, 2021 - W2108056P1



Now, Therefore, Know All Men By These Presents:

That Chas Mcbee acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-8, Block 1, Erwin Villas, Phase 1, 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 1 day of November, 2021.

By:

Chris Mcbee  
Poolville Development LLC



State of Texas  
County of Tarrant

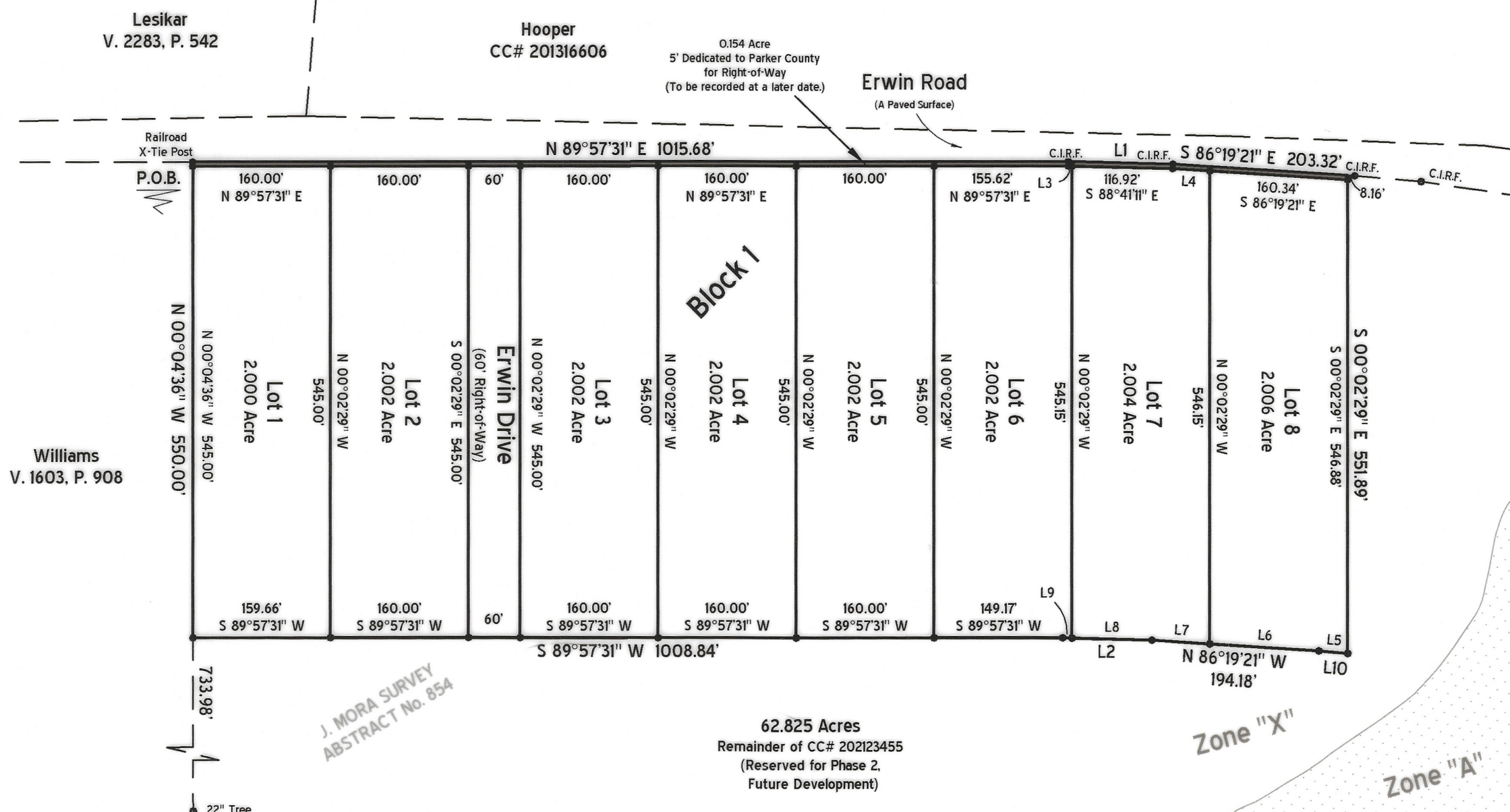
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chas Mcbee known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1 day of November, 2021.

Kristi Thomas  
Notary Public in and for the State of Texas

**Easements:**

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.



**Notes:**

1) With respect to the documents listed in Title Commitment No. 21-0775 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):  
Tri-County Electric Easement - V. 2955, P. 1982 (Blanket - 30' Electric Easement, 15' each side of all lines and poles);  
Tri-County Electric Easement - V. 2955, P. 1984 (Blanket - 30' Electric Easement, 15' each side of all lines and poles);  
Natural Gas Pipeline Co. of America Agreement - V. 1360, P. 1402 (Blanket); R.P.R.P.C.T.  
Natural Gas Pipeline Co. of America Agreement - V. 1366, P. 1256 (Exact location undetermined, recommend 811 locate); R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) 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. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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) Utilities shown hereon are based on above ground utility placement, and field locations of reference marks (i.e. pin flags, paint, etc.) per local utilities in reference to Texas 811 ticket number 2175902347.

5) 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.)

6) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

7) C.I.R.F. - Found 1/2" iron rod with plastic cap.

8) Sanitary sewer is to be provided by on-site septic facilities.

9) Water is to be provided by private water wells.

10) This plat represents property which has been platted without a groundwater certification (Texas Local Government Code, Section 232.0032) provided by Upper Trinity Groundwater Conservation District (UTGCD).

11) 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.

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

J. MORA SURVEY  
ABSTRACT No. 854

62.825 Acres  
Remainder of CC# 202123455  
(Reserved for Phase 2,  
Future Development)

Zone "X"  
Zone "A"

STATE OF TEXAS  
COUNTY OF Parker

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20 DAY OF November, 2021.

COUNTY JUDGE George A. Conley

COMMISSIONER PRECINCT #1 George A. Conley

COMMISSIONER PRECINCT #3 Lynn Walden

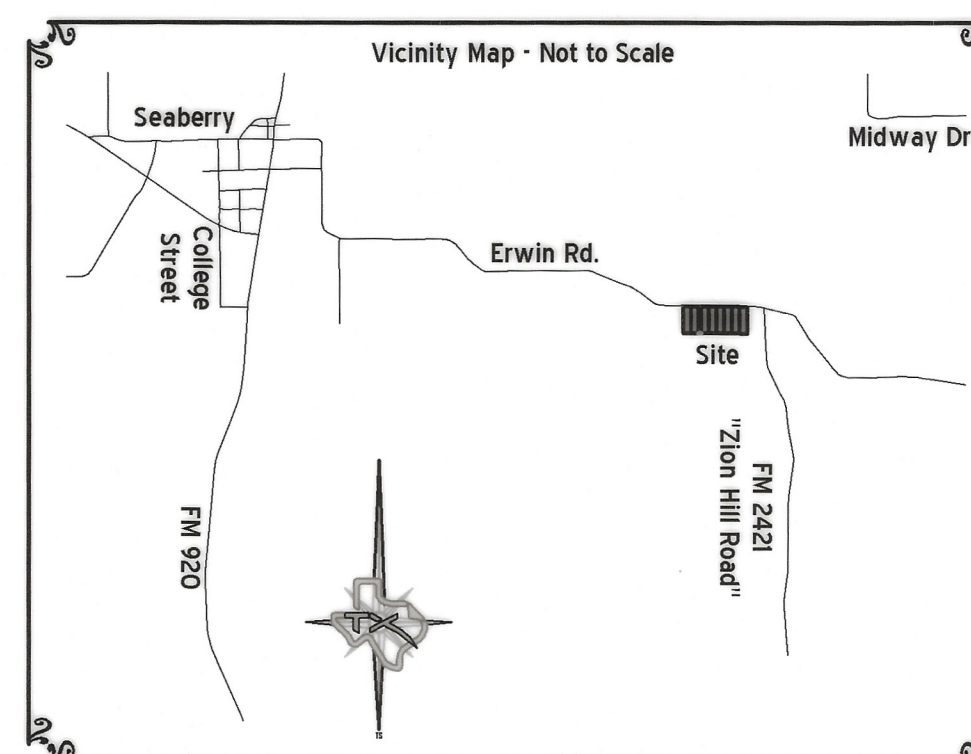
COMMISSIONER PRECINCT #2 Cameron Ehn

COMMISSIONER PRECINCT #4 Cameron Ehn

20854.024.001.00

12121  
PO  
F-4

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202145620  
11/22/2021 12:40 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



**Final Plat**  
**Lots 1-8, Block 1**  
**Erwin Villas**  
**Phase 1**  
an Addition in Parker County, Texas  
Being a 16.923 acres tract out of the  
J. MORA SURVEY, ABSTRACT No. 854,  
Parker County, Texas

October 2021



Plat Cabinet F Slide 92

