

Of an 18,859 acres tract of land out of the Southeast 1/4 of Section No. 194, T. & P. RR. Co. Survey (J.M. Gouardie Survey), Abstract No. 1755, Parker County, Texas; being part of Lot 1 of the Emma Young Subdivision, according to plat recorded in Cabinet C, Slide 478 of the Plat Records of Parker County, Texas; and being the same tract described in Document No. 201-408203 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the north right of way line of U.S. Highway No. 180 and at the southwest corner of said Lot 1 for the southwest and beginning corner of this tract. Whence the northeast corner of said J.M. Gouardie Survey is called to bear N. 52 deg. 59 min. 38 sec. E. 2572.29 feet;

Thence N. 00 deg. 33 min. 58 sec. W. 1422.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract and said Lot 1.

Thence S. 89 deg. 37 min. 15 sec. E. 830.46 feet to a found "PK" nail for the northeast corner of this tract and said Lot 1.

Thence S. 00 deg. 30 min. 23 sec. E. 622.18 feet to a found 1/2" iron rod in the east line of said Lot 1 and at the northeast corner of a certain 10,046 acres tract described in Volume 2904, Page 808 of the Official Records for the most easterly southeast corner of this tract.

Thence S. 81 deg. 04 min. 47 sec. W. 211.94 feet to a found 1/2" iron rod at the most northerly northwest corner of said 10,046 acres tract for a corner of this tract.

Thence S. 29 deg. 39 min. 33 sec. W. 204.41 feet to a found 1/2" iron rod for a corner of this and said 10,046 acres tract.

Thence S. 47 deg. 32 min. 09 sec. W. 362.16 feet to a found 1/2" iron rod at the most westerly northwest corner of said 10,046 acres tract for a corner of this tract.

Thence S. 07 deg. 21 min. 18 sec. W. 425.55 feet to a found 1/2" iron rod with cap in the north right of way line of said U.S. Highway No. 180 and at the southwest corner of said 10,046 acres tract and in the south line of said Lot 1 for the most southerly southeast corner of this tract.

Thence northwesterly along the arc of a 01 deg. 00 min. 47 sec. curve to the right with a radius of 5655.00 feet, a central angle of 02 deg. 05 min. 39 sec., a chord of N. 66 deg. 36 min. 57 sec. W. 206.69 feet, and an arc length of 206.70 feet to the place of beginning.

OWNERS CERTIFICATE

That we, KRISTY HOWINGTON and JEREMY HOWINGTON, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1-A-R & LOT 1-B-R, EMMA YOUNG SUBDIVISION. This plat being a subdivision of part of Lot 1 of Emma Young Subdivision, according to plat recorded in Cabinet C, Slide 478 of the Plat Records of 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 within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 20 DAY OF December, 2021

BY: Kristy Howington FILED AND RECORDED  
KRISTY HOWINGTON OFFICIAL PUBLIC RECORDS

BY: Jeremy Howington Lila Deakle  
JEREMY HOWINGTON Lila Deakle, County Clerk  
202201197  
Filed: 12/20/2021 04:33 PM  
Parker County, Texas

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 KRISTY HOWINGTON and JEREMY HOWINGTON, 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 20 day of December, 2021

Jamie Tierce  
Signature  
THE STATE OF TEXAS  
COUNTY OF PARKER



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

Patricia Deakle  
COUNTY JUDGE

Shawna Coley  
COMR. PRECINCT #1

Christina  
COMR. PRECINCT #2

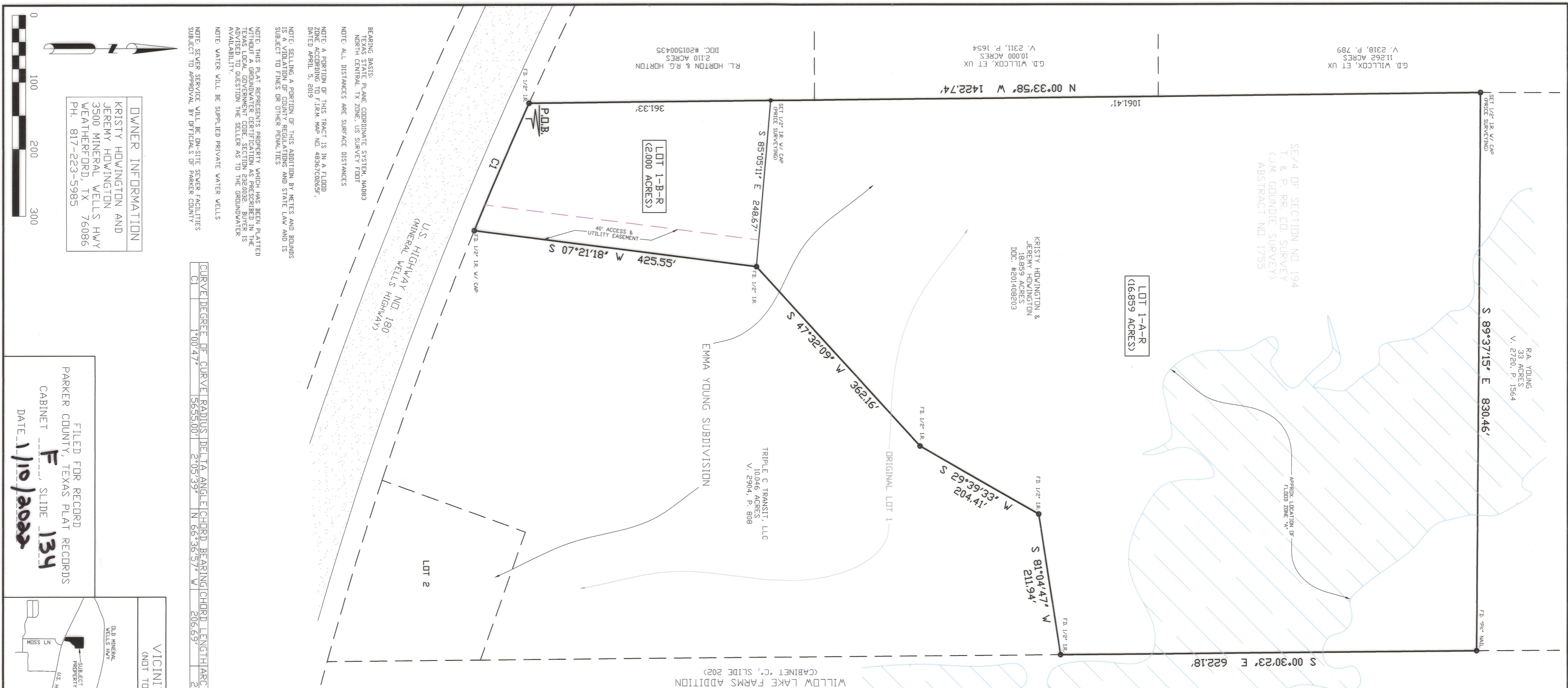
SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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 APRIL 29, 2014.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN211551 14029 cad FN211088

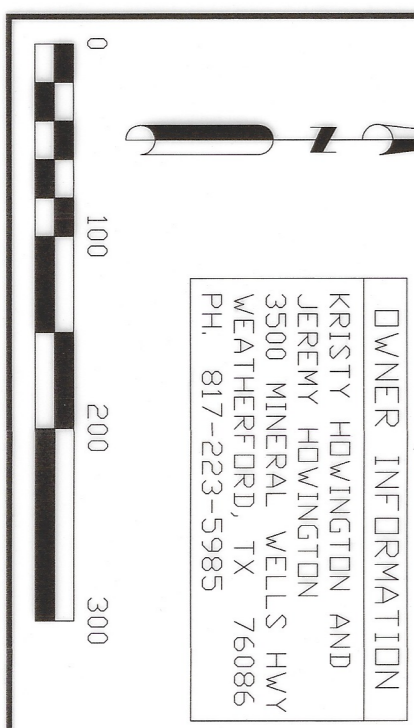


VICINITY MAP (NOT TO SCALE)	BEING A SUBDIVISION OF PART OF LOT 1 OF EMMA YOUNG SUBDIVISION, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 478 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
DATE: <u>1/10/2022</u>	PLAT DATE: NOVEMBER 1, 2021



OWNER INFORMATION  
KRISTY HOWINGTON AND  
JEREMY HOWINGTON  
3500 MINERAL WELLS HWY  
WEATHERFORD, TX 76086  
PH. 817-223-5985

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 134  
DATE 1/10/2022



CURVE DEGREE OF CURVE	DELTA ANGLE CHORD BEARING CHORD LENGTH	ARC LENGTH
C1	1°07'47"	5655.00'
	2°05'39"	N 66°36'57" W 206.69'
		206.70'

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 4836700605F, DATED APRIL 5, 2019  
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 IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE, SECTION 226.0032. BUYERS 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

APPROX. LOCATION OF FLOOD ZONE

EMMA YOUNG SUBDIVISION  
LOT 1-A-R & LOT 1-B-R