

OWNER'S CERTIFICATE

That I, JAKE LINK, the owner 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 FOX PLACE, being a subdivision of 11.735 acres out of the Southeast 1/4 of Section No. 254, M.E.P. & P. RR. Co. Survey (Dennis Dunn Survey), Abstract No. 412, Parker County, Texas. I, 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.

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

EXECUTED THIS THE 23rd DAY OF May, 2019

BY: JAKE LINK

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 JAKE LINK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 23rd day of May, 2019

JAMIE BELVYN TIERCE
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 07, 2019

LIEN HOLDER STATEMENT

SPONSORER-WIGGS, L.P., 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: Bruce Wiggs

Printed: Bruce Wiggs

Title: Mgr.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201912783
05/28/2019 10:36 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 28 DAY OF May, 2019.

County Judge: [Signature]

George A. Conley
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

LEGAL DESCRIPTION

Of an 11.735 acres tract of land out of the Southeast 1/4 of Section No. 254, M.E.P. & P. RR. Co. Survey (Dennis Dunn Survey), Abstract No. 412, Parker County, Texas; being part of a certain 25.535 acres tract described in Document No. 201809172 of the Official 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 west line of Fox Road (paved) and at the northeast corner of said 25.535 acres tract and at the southeast corner of a certain 7.732 acres tract described in Volume 2941, Page 1544 of said Official Records for the northeast and beginning corner of this tract. Whence the southeast corner of said Dennis Dunn Survey is called to bear S. 00 deg. 07 min. 25 sec. E. 872.19 feet, S. 00 deg. 10 min. 03 sec. E. 499.90 feet and S. 89 deg. 57 min. 41 sec. E. 22.34 feet.

Thence S. 00 deg. 07 min. 25 sec. E. 622.69 feet along the west line of said Fox Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 25.535 acres tract and at the northeast corner of a certain 3.000 acres tract described in Document No. 201801749 of said Official Records for the most easterly southeast corner of this tract.

Thence N. 86 deg. 24 min. 57 sec. W. 387.05 feet along the north line of said 3.000 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 0.120 acre tract described in Document No. 201809171 of said Official Records for a corner of this and said 25.535 acres tract.

Thence N. 06 deg. 26 min. 40 sec. E. 11.55 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.120 acre tract for an ell corner of this and said 25.535 acres tract.

Thence N. 83 deg. 33 min. 20 sec. W. 208.72 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 0.120 acre tract for an ell corner of this and said 25.535 acres tract.

Thence S. 06 deg. 26 min. 40 sec. W. 67.88 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 0.120 acre tract and in the northwest line of said 3.000 acres tract for a corner of this and said 25.535 acres tract.

Thence S. 62 deg. 47 min. 59 sec. W. 25.63 feet to a 5" wood post at the most westerly northwest corner of said 3.000 acres tract for a corner of this and said 25.535 acres tract.

Thence S. 09 deg. 52 min. 39 sec. W. 152.69 feet to a 5" wood post at the most westerly southwest corner of said 3.000 acres tract and at an ell corner of said 25.535 acres tract and at a corner of a certain 13.800 acres tract described in Document No. 201911073 of said Official Records for the most southerly southeast corner of this tract.

Thence S. 83 deg. 00 min. 23 sec. W. 785.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 25.535 acres tract and at the northwest corner of said 13.800 acres tract for the southwest corner of this tract.

Thence N. 00 deg. 46 min. 07 sec. W. 176.18 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 20.472 acres tract described in Document No. 201416077 of said Official Records for the northwest corner of this and said 25.535 acres tract.

Thence along the north line of said 25.535 acres tract and the south line of said 20.472 acres tract the following courses and distances:

- N. 60 deg. 10 min. 43 sec. E. 312.87' to a found 3/8" iron rod
- S. 74 deg. 05 min. 56 sec. E. 16.40 feet to a 2" steel post
- N. 68 deg. 39 min. 09 sec. E. 374.82' to a 2" steel post
- N. 68 deg. 51 min. 19 sec. E. 297.74 feet to a 2" steel post
- N. 54 deg. 43 min. 20 sec. E. 9.61 feet to a 3" steel post at the southeast corner of said 20.472 acres tract and at the southwest corner of said 7.732 acres tract for a corner of this tract

Thence N. 58 deg. 25 min. 00 sec. E. 596.04 feet to the place of beginning.

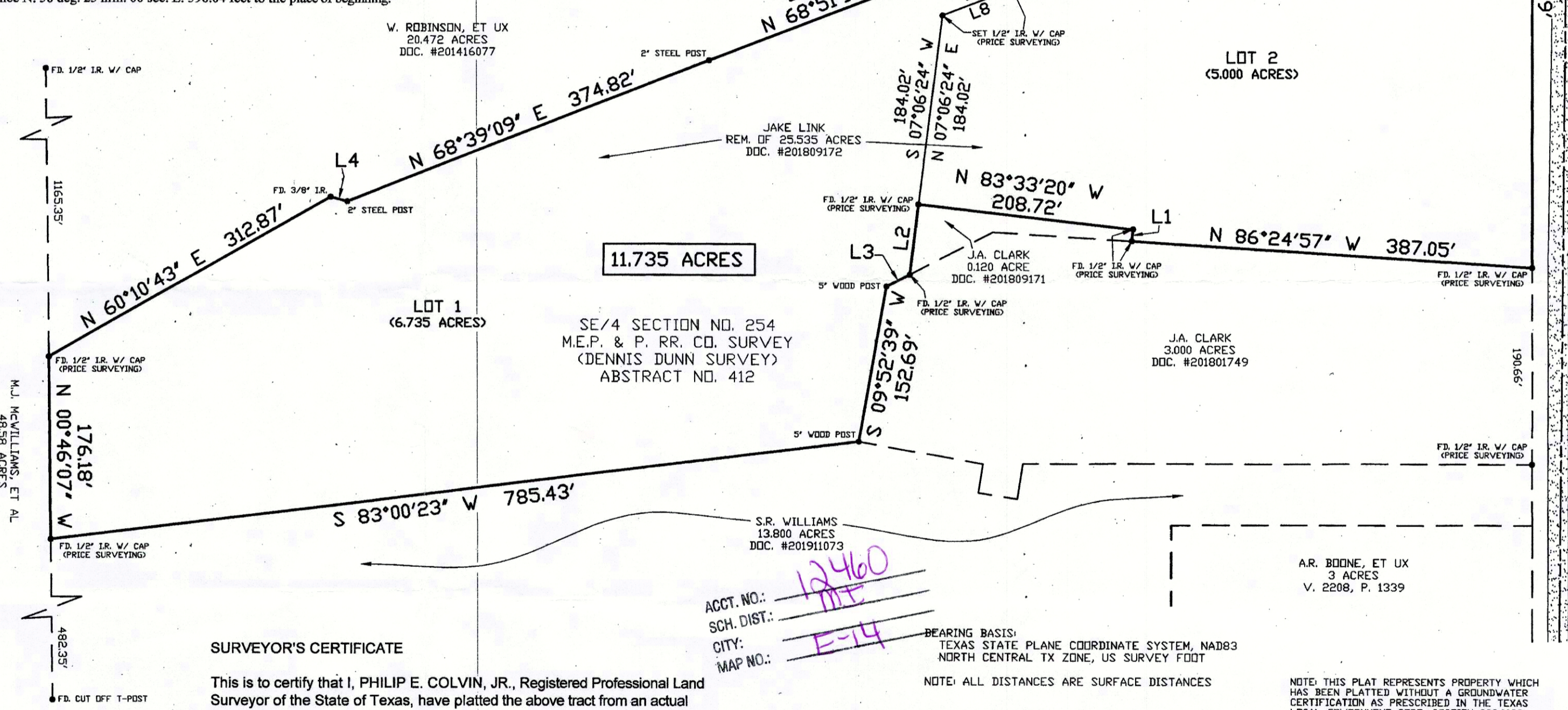


Table with columns: LINE, BEARING, DISTANCE. Contains 8 rows of survey data.

W. ROBINSON, ET UX
20.472 ACRES
DOC. #201416077

JAKE LINK
REM. OF 25.535 ACRES
DOC. #201809172

J.A. CLARK
0.120 ACRE
DOC. #201809171

J.A. CLARK
3.000 ACRES
DOC. #201801749

S.R. WILLIAMS
13.800 ACRES
DOC. #201911073

A.R. BOONE, ET UX
3 ACRES
V. 2208, P. 1339

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 MAY 18, 2019.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN19153 19153A.dwg 12339.crd FN190290



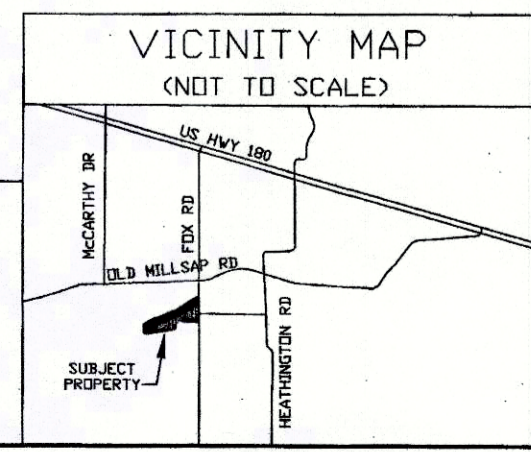
ACCT. NO.: 12460
SCH. DIST.: ME
CITY: E-14
MAP NO.:

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. 48367C0250F,
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 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 BY PRIVATE
WATER WELLS
NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS
OF PARKER COUNTY

OWNER INFORMATION
JAKE LINK
604 YORK LANE
LIPAN, TX 76462
PH. 817-559-7304

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET: E, SLIDE 298
DATE: _____



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

20412.001.00.10
FINAL PLAT
FOX PLACE
LOTS 1 AND 2
BEING A SUBDIVISION OF 11.735
ACRES OUT OF THE SOUTHEAST 1/4
OF SECTION NO. 254, M.E.P. & P. RR.
CO. SURVEY, ABSTRACT NO. 412,
PARKER COUNTY, TX
PLAT DATE: MAY 20, 2018

