

LOT 1, 2, 3 & 4, GRACE ACRES
8.229 ACRES, BEING THE REMAINDER OF A CALLED 14.229 ACRES
TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202009137 OF
THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER

WHEREAS I, JON AND SUSAN BLACKBURN ARE THE SOLE OWNERS OF 8.229 ACRES OF LAND LOCATED IN THE T.E. & L. Co. SURVEY, No. 2552, ABSTRACT No. 1312. BEING THE REMAINDER OF A CALLED 14.229 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202009137 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PRICE SURVEYING", SAID POINT BEING IN THE EAST LINE OF A CALLED 60.0 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1453, PAGE 672 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 3.584 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202005715 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

THENCE WITH THE COMMON LINE OF SAID CALLED 3.584 ACRES AND SAID CALLED 14.229 ACRES, S 89°59'13" E - 910.91 FEET TO A 4 INCH STEEL FENCE CORNER FOUND FOR THE EAST COMMON CORNER OF SAID CALLED 3.584 ACRES AND SAID CALLED 14.229 ACRES, SAID POINT ALSO BEING IN THE WEST LINE OF BOUNTY ROAD;

THENCE WITH THE WEST LINE OF BOUNTY ROAD, S 00°38'46" E - 411.12 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP MARKED "JRP 5959", SAID POINT BEING THE NORTH EAST CORNER OF A CALLED 6.000 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202011636 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 6.000 ACRES AND THE TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

S 89°59'55" W - 493.94 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP MARKED "JRP 5959", N 66°53'25" W - 116.41 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP MARKED "JRP 5959", AND S 89°59'55" W - 313.07 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP MARKED "JRP 5959" FOR THE NORTHWEST CORNER OF SAID CALLED 6.000 ACRES;

THENCE WITH THE COMMON LINE OF SAID CALLED 60.0 ACRES AND SAID CALLED 14.229 ACRES, N 00°13'50" W - 365.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.229 ACRES OF LAND.

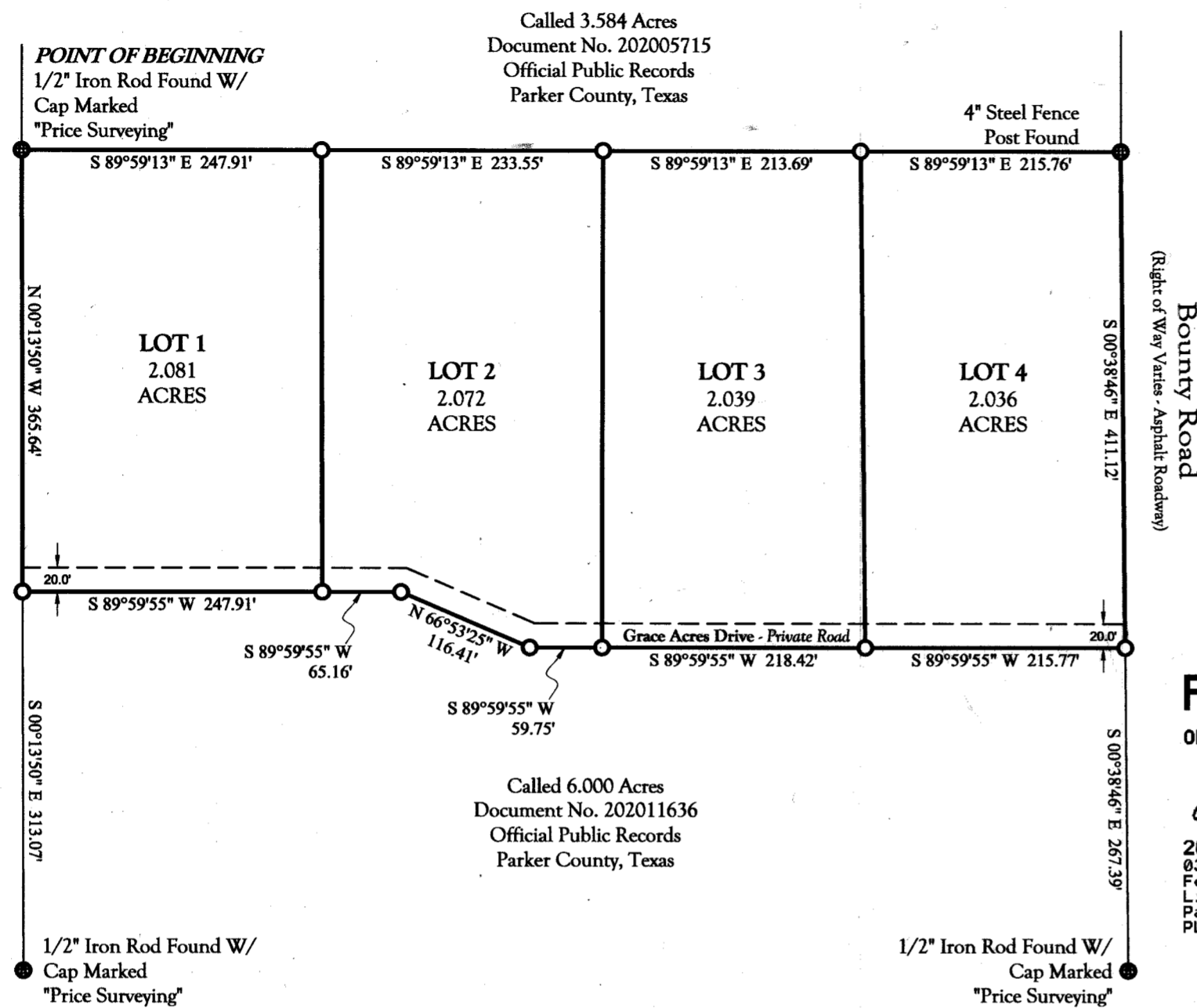
FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202108695
03/08/2021 01:43 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Called 6.000 Acres
Document No. 202011636
Official Public Records
Parker County, Texas

Called 3.584 Acres
Document No. 202005715
Official Public Records
Parker County, Texas

Called 60.0 Acres, Volume 1453, Page 672
Official Public Records, Parker County, Texas

OWNER(S)
JON AND SUSAN BLACKBURN
10537 LOAN STAR ROAD
WEATHERFORD, TEXAS 76088

OWNERS CERTIFICATE
THAT WE, JON BLACKBURN AND SUSAN BLACKBURN, 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 GRACE ACRES, BEING A SUBDIVISION OF 8.229 ACRES IN THE T.E. & L. Co. SURVEY, No. 2552, ABSTRACT No. 1312, PARKER COUNTY, TEXAS. WE, BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY 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 4 DAY OF March, 2021

BY: [Signature]
JON BLACKBURN

BY: [Signature]
SUSAN BLACKBURN 21312.003.001.10

THE STATE OF TEXAS
COUNTY OF PARKER

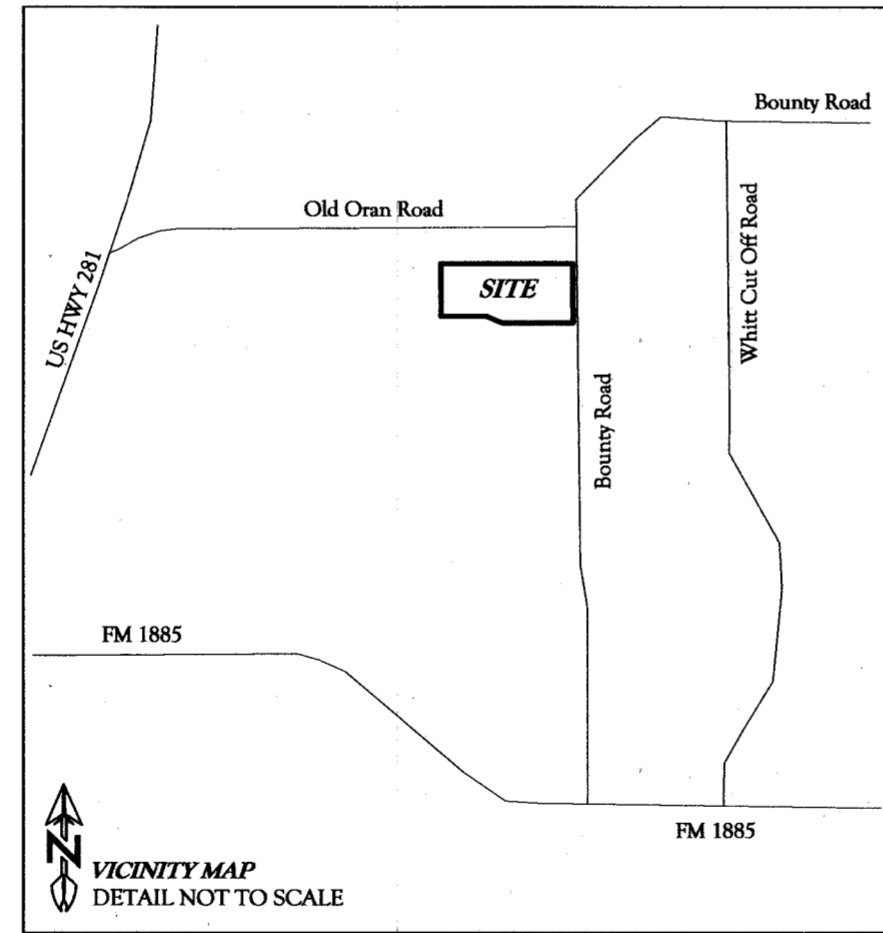
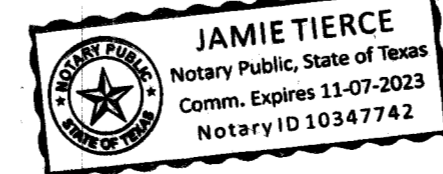
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

[Signature]
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF March, 2021

[Signature]
NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 11-07-2023



I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 26, 2020 / APRIL 20, 2020 / AUGUST 10, 2020. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



[Signature]
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361-813-1888
JUSTIN@NOCTUAMAPS.COM
PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

COUNTY CLERK FILING
VOLUME OR CABINET E
PAGE OR SLIDE 684

\*FLOODPLAIN NOTE\*
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0100F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*TITLE COMMITMENT NOTE\*
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

\*SURVEYORS NOTES\*
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET.
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741
Website: http://pels.texas.gov
Email: info@pels.texas.gov
Ph: 512-440-7723

\*GENERAL NOTES\*
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE ROUSERS.
5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.
7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 48367C0100F, EFFECTIVE ON 04/05/2019, THIS PROPERTY IS WITHIN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

COMMISSIONERS COURT BLOCK
THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 8th DAY OF March, 2021.
[Signatures of Commissioners and County Judge]

EXTRA-TERRITORIAL JURISDICTION STATEMENT
THE STATE OF TEXAS
COUNTY OF PARKER
I, [Signature], BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.
THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
[Signature]
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2021
[Signature]
NOTARY PUBLIC, PARKER COUNTY, TEXAS
MY COMMISSION EXPIRES ON: 11-07-2023