

**LEGAL DESCRIPTION**

Of a 126.025 acres tract of land out of the E. Myers Survey, Abstract No. 963 and the T. Phillips Survey, Abstract No. 1082, Parker County, Texas; being the same tract described in Document No. 202081702 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a point in the centerline of a creek and at the most northerly northwest corner of a certain 13.538 acres tract described in Document No. 201711250 of said Official Public Records for the northeast and beginning corner of this tract. Whence the southwest corner of the W.M. Green Survey, Abstract No. 546, is called to bear S. 49 deg. 53 min. 01 sec. E. 1005.92 feet.

Thence along the centerline of said creek and with the west line of said 13.538 acres tract the following courses and distances:

- S. 21 deg. 55 min. 23 sec. E. 5.28 feet
- S. 01 deg. 03 min. 19 sec. W. 44.45 feet
- S. 18 deg. 17 min. 00 sec. W. 40.35 feet
- S. 39 deg. 38 min. 05 sec. W. 39.52 feet
- N. 85 deg. 29 min. 03 sec. W. 46.92 feet
- S. 36 deg. 24 min. 45 sec. W. 19.87 feet
- S. 12 deg. 11 min. 52 sec. E. 91.56 feet
- S. 10 deg. 56 min. 43 sec. W. 82.61 feet
- S. 29 deg. 07 min. 43 sec. E. 63.39 feet
- S. 32 deg. 57 min. 44 sec. E. 143.60 feet
- N. 52 deg. 42 min. 24 sec. E. 41.90 feet
- N. 71 deg. 54 min. 12 sec. E. 61.19 feet
- S. 83 deg. 22 min. 30 sec. E. 64.57 feet
- S. 08 deg. 53 min. 58 sec. E. 68.89 feet
- S. 08 deg. 18 min. 06 sec. W. 65.81 feet
- S. 38 deg. 57 min. 11 sec. W. 91.70 feet
- S. 32 deg. 09 min. 45 sec. W. 113.33 feet
- S. 51 deg. 21 min. 17 sec. W. 57.78 feet
- N. 86 deg. 46 min. 53 sec. W. 85.22 feet
- S. 61 deg. 43 min. 01 sec. W. 52.96 feet
- S. 24 deg. 29 min. 17 sec. W. 86.69 feet
- S. 67 deg. 52 min. 38 sec. W. 235.12 feet
- N. 72 deg. 07 min. 21 sec. W. 88.09 feet to a set 60D nail at the most westerly northwest corner of said 13.538 acres tract for an ell corner of this tract

Thence S. 30 deg. 50 min. 09 sec. W. at 43.95 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 1.029 acres easement described in Document No. 202016651 of said Official Public Records and in all 83.95 feet to a found 1/2" iron rod at the southeast corner of said 1.029 acres easement and at an ell corner of a certain 99.861 acres tract described in Document No. 201711246 of said Official Public Records for a corner of this tract.

Thence along the north line of said 99.861 acres tract and the south line of said 1.029 acres easement the following courses and distances:

- N. 58 deg. 41 min. 57 sec. W. 19.42 feet to a found 1/2" iron rod
- Westerly along the arc of a 57 deg. 17 min. 45 sec. curve to the left with a radius of 100.00 feet, a central angle of 78 deg. 55 min. 31 sec., a chord of S. 81 deg. 25 min. 00 sec. W. 127.11 feet and an arc length of 137.75 feet to a found 1/2" iron rod
- S. 42 deg. 02 min. 05 sec. W. 482.27 feet to a found 1/2" iron rod
- S. 40 deg. 39 min. 35 sec. W. 453.20 feet to a found 1/2" iron rod at the southwest corner of said 1.029 acres easement

Thence S. 48 deg. 23 min. 23 sec. W. 325.90 feet to a found 1/2" iron rod at the northwest corner of said 99.861 acres tract for an ell corner of this tract.

Thence S. 06 deg. 44 min. 12 sec. E. 843.31 feet to a found 1/2" iron rod at the southwest corner of said 99.861 acres tract and in the north line of a certain 15.511 acres tract described in Document No. 201824992 of said Official Public Records for the southeast corner of this tract

Thence S. 60 deg. 00 min. 05 sec. W. 431.73 feet to a found 1/2" iron rod at the northwest corner of said 15.511 acres tract and at the northeast corner of Block 2 of Western Lake Estates, according to plat recorded in Cabinet "A", Slide 155 of the Plat Records for a corner of this tract.

Thence along the north line of said Block 2 the following courses and distances:

- S. 60 deg. 04 min. 50 sec. W. 762.46 feet to a found 3/8" spike
- S. 59 deg. 55 min. 21 sec. W. 752.13 feet to a found 3/8" iron rod at the southeast corner of Block 1 of said Western Lake Estates for the southwest corner of this tract

Thence along the east line of said Block 1 the following courses and distances:

- N. 30 deg. 34 min. 32 sec. W. 348.27 feet to a found 3/8" iron rod
- N. 30 deg. 33 min. 34 sec. W. 350.20 feet to a found 3/8" iron rod
- N. 30 deg. 40 min. 50 sec. W. 1169.49 feet to a found 3/8" iron rod at and ell corner of said Block 1 for the northwest corner of this tract

Thence N. 59 deg. 52 min. 02 sec. E. 1398.52 feet to a 3" steel post at an ell corner of Lot 1 of Southridge Estates, according to plat recorded in Cabinet "C", Slide 406 of said Plat Records, for a corner of this tract.

Thence S. 28 deg. 30 min. 48 sec. E. 138.01 feet to a found 5/8" iron rod at a corner of said Lot 1 for an ell corner of this tract.

Thence N. 61 deg. 42 min. 31 sec. E. 1179.10 feet to a found railroad spike at the southwest corner of a certain 5.0 acres tract described in Volume 2174, Page 1183 of said Official Public Records for a corner of this tract.

Thence N. 61 deg. 32 min. 56 sec. E. 445.35 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 5.0 acres tract and at the southwest corner of a certain 10.0 acres tract described in Volume 1709, Page 847 of the Real Records for a corner of this tract.

Thence N. 59 deg. 34 min. 58 sec. E. 615.18 feet to a found 3/8" spike at the southeast corner of said 10.0 acres tract for a corner of this tract.

Thence N. 59 deg. 28 min. 28 sec. E. 938.38 feet to the place of beginning.

THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
 ON THIS THE 11 DAY OF January, 2021.

*Paul*  
 COUNTY JUDGE

*George A. Conley*  
 COMR. PRECINCT #1

*Chris Peacock*  
 COMR. PRECINCT #2

*Sam Walden*  
 COMR. PRECINCT #3

*Stanley*  
 COMR. PRECINCT #4

ACCT NO: 12987  
 SCH DIST: WE

OWNER INFORMATION  
 JCEF LIMITED, LLC  
 8659 WHITE SETTLEMENT RD.  
 FORT WORTH, TX 76108  
 PH. 817-367-6167

21082.002.000.50  
 20963.001.000.00

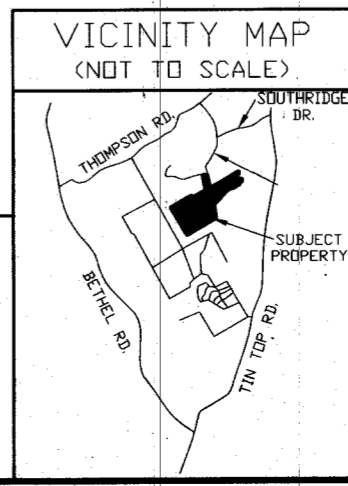
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

202102931  
 01/21/2021 02:41 PM  
 Fee: 80.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET **E**, SLIDE **646**  
 DATE \_\_\_\_\_



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

FINAL PLAT  
**GREMMINGER RANCH  
 AT SOUTHRIDGE**

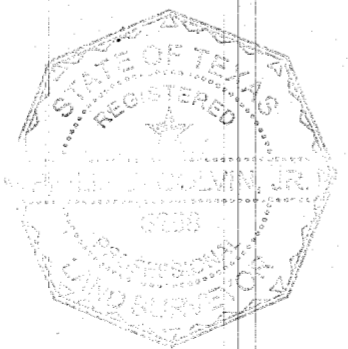
BEING A SUBDIVISION OF  
 126.025 ACRES OUT OF THE E.  
 MYERS SURVEY, ABSTRACT NO.  
 963 AND THE T. PHILLIPS  
 SURVEY, ABSTRACT NO. 1082,  
 PARKER COUNTY, TX

PLAT DATE: JANUARY 5, 2021

**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 NOVEMBER 23, 2020.

*Philip E. Colvin, Jr.*  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN20623 FN200826



VARIABLE DRAINAGE EASEMENT  
 A VARIABLE WIDTH DRAINAGE EASEMENT ENCOMPASSES ANY AND ALL EXISTING CREEKS, GULLIES, RAVINES, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES AND ARE HEREBY DEDICATED AS EASEMENTS FOR DRAINAGE PURPOSES. NO CONSTRUCTION OR FILLING WITHOUT THE WRITTEN APPROVAL FROM THE COUNTY SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

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 F.I.R.M. MAP NO. 48367C0400P, DATED APRIL 5, 2019.  
 NOTE: ALL CORNERS ALONG THE CENTERLINE OF THE CREEK ARE POINTS. ALL OTHERS CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED  
 NOTE: THERE IS A 20' UTILITY EASEMENT ALONG ALL ROADS  
 NOTE: ALL LOTS HAVE A 10' SIDE AND REAR BUILDING LINE

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  
 LINEAR FOOTAGE FOR ROADS:  
 WALTER JOSEPH WAY = 3676'  
 LOUISE LANE = 1494'

