

State of Texas  
County of Parker

Whereas Mark D. Parkison and Jennifer L. Parkison, being the sole owners of a 10.000 acres tract of land; being all of Lots 12 and 13, Heather Ridge, an Addition to Parker County, Texas, according to the plat as recorded in Cabinet B, Slide 6, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Mark D. Parkison and Jennifer L. Parkison in Volume 1620, Page 230, 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; US Survey Feet):

BEGINNING at a found 1/2" iron rod, in the west right-of-way line of Heather Ridge Court (60' wide) being the southeast corner of Lot 14, said Heather Ridge, the northeast corner of said Lot 13, for the northeast and beginning corner of this tract.

THENCE S 00°29'49" E 461.82 feet, with the west right-of-way line of said Heather Ridge Court, to a found 1/2" iron rod at the northeast corner of Lot 11, said Heather Ridge, for the southeast corner of said Lot 12 and this tract.

THENCE S 86°48'36" W 844.67 feet, to a found 1/2" iron rod on the northeast face of a 2" steel fence post, at the northwest corner of said Lot 11, for a corner of said Lot 12 and this tract.

THENCE S 89°51'58" W 58.66 feet, to a found 1/2" iron rod in the east line of that certain tract conveyed to Lasko Family Living Trust in Clerk's File No. 201908979, Real Property Records, Parker County, Texas, for the southwest corner of said Lot 12 and this tract.

THENCE N 00°24'32" W with the east line of said Lasko Family Living Trust tract, at 259.61 feet pass a found 1/2" iron rod, being the common corner of said Lot 12 and Lot 13, continuing in all 501.14 feet, to a found 1/2" iron rod, being the southwest corner of said Lot 14, for the northwest corner of said Lot 13 and this tract.

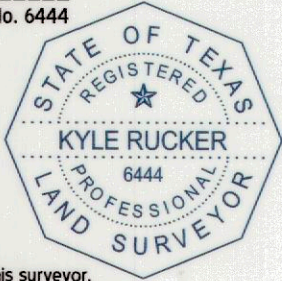
THENCE N 89°30'11" E 901.62 feet, with the common line of said Lot 13 and Lot 14, to the POINT OF BEGINNING.

#### Surveyor's 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, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W2402019-RP  
Field Date: April 25, 2024  
Preparation Date: April 29, 2024



Lasko Family Living Trust  
Called 17.50 Acres  
Doc.#201908979  
  
Portion of Lot 3  
Diamond G Estates  
V. 362-A, P. 21

#### Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

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. 48367C0300E, 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; US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

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 property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted.

#### Parker County Notes:

7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

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

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

10) 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 availability.

11) Water is to be provided by private wells.

12) At time of plat, Heather Ridge Court does not appear to have a posted speed limit.

13) At time of plat, the owner proposes a 12" corrugated metal culvert for a new drive entrance on Lot 12R, to be installed at a later date during time of driveway construction.

14) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.

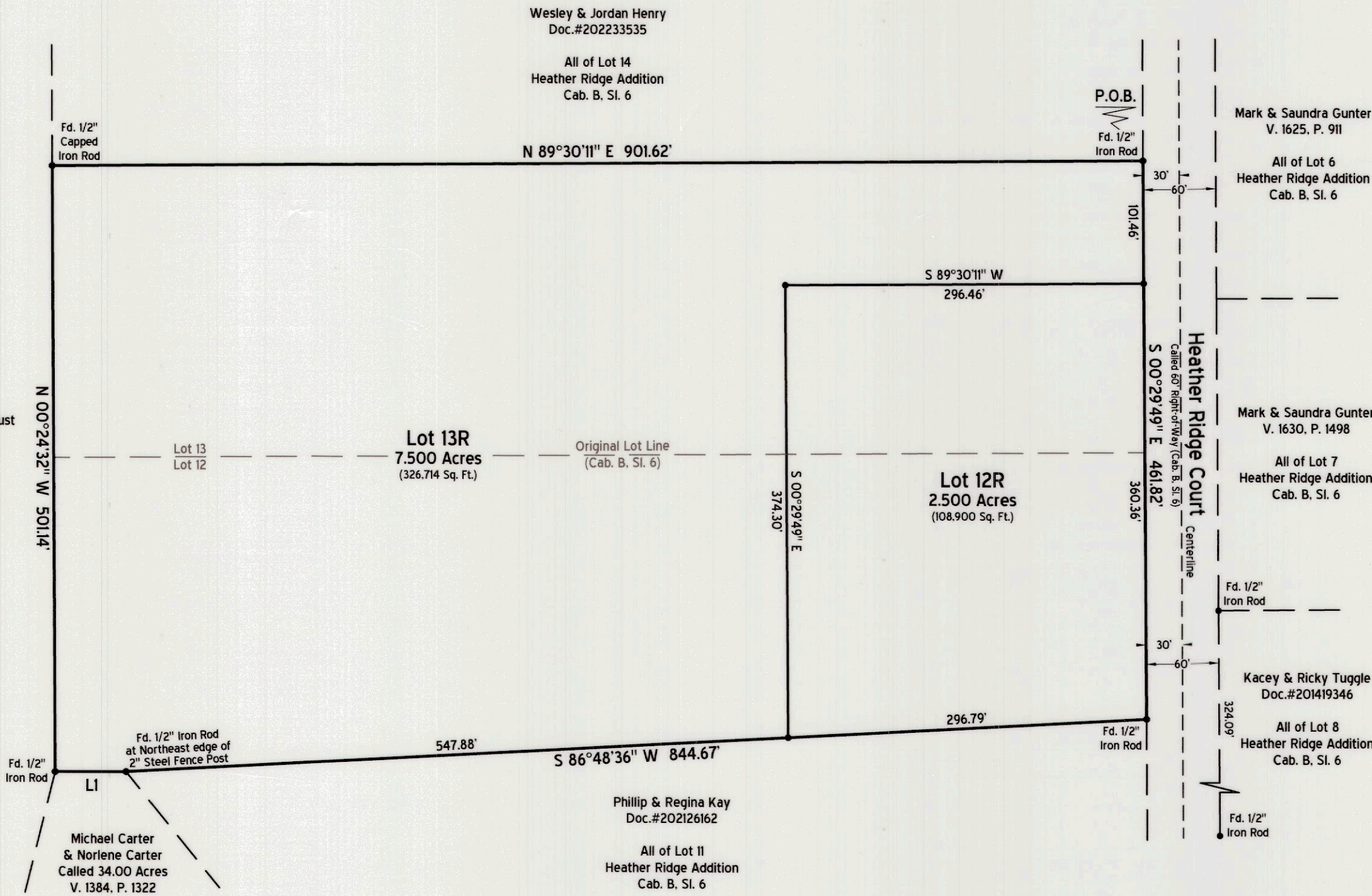
15) Waiver for groundwater study was approved by Parker County Commissioners Court on March 11, 2024.

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086

Owners:  
Mark D. Parkison  
Jennifer L. Parkison  
150 Heather Ridge Ct.  
Weatherford, TX 76085

1" = 100'

LINE	BEARING	DISTANCE
L1	S 89°51'58" W	58.66'



13247.001.012.00  
13247.001.013.00

13247  
AZ  
L-10

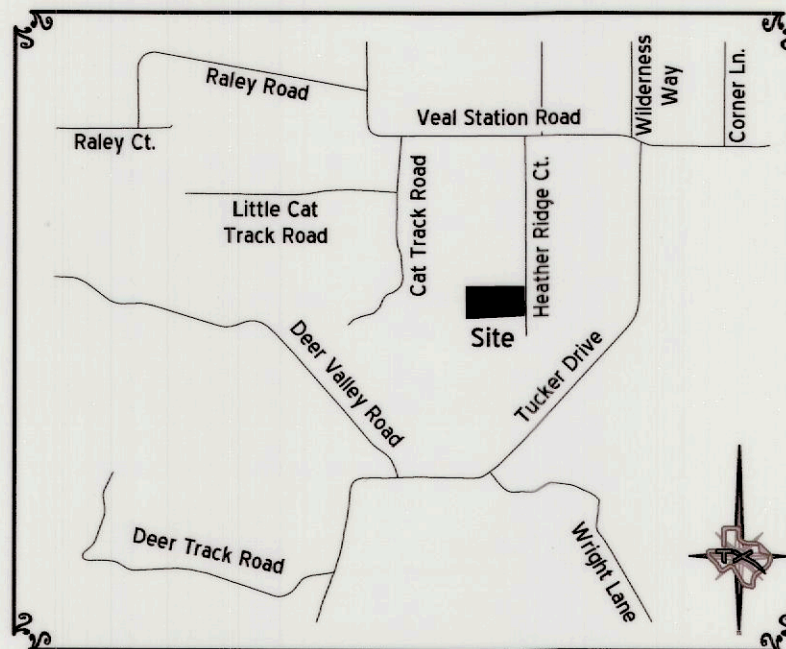
The purpose of this replat is to reconfigure  
Lots 12 and 13, Heather Ridge, into two revised lots.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202413525  
05/28/2024 02:47 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



Vicinity Map (not to scale)

202413525 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Mark D. Parkison and Jennifer L. Parkison, do hereby adopt this plat designating the herein above described property as Lots 12R and 13R, Heather Ridge, 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 hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 17 day of May, 2024.

By:

Mark D. Parkison (Owner)

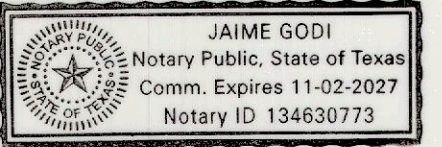
Jennifer L. Parkison (Owner)

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Parkison, 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 17 day of May, 2024.

Jaime Godi  
Notary Public in and for the State of Texas

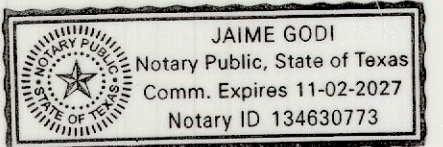


State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jennifer Parkison, 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 17 day of May, 2024.

Jaime Godi  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28th day of May, 2024.

County Judge

George A. Conley  
Commissioner Precinct #1

Commissioner Precinct #2

Absent  
Commissioner Precinct #3

Commissioner Precinct #4

Revision of Plat  
Lots 12R and 13R  
Heather Ridge

an addition in Parker County, Texas

Being a 10.000 acres replat of Lots 12 and 13,  
Heather Ridge, an Addition to Parker County, Texas,  
according to the plat as recorded in Cabinet B, Slide 6,  
Plat Records, Parker County, Texas

May 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS  
SURVEYING  
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM