

20498.002.000.00

an addition in Hood County and Parker County, Texas.

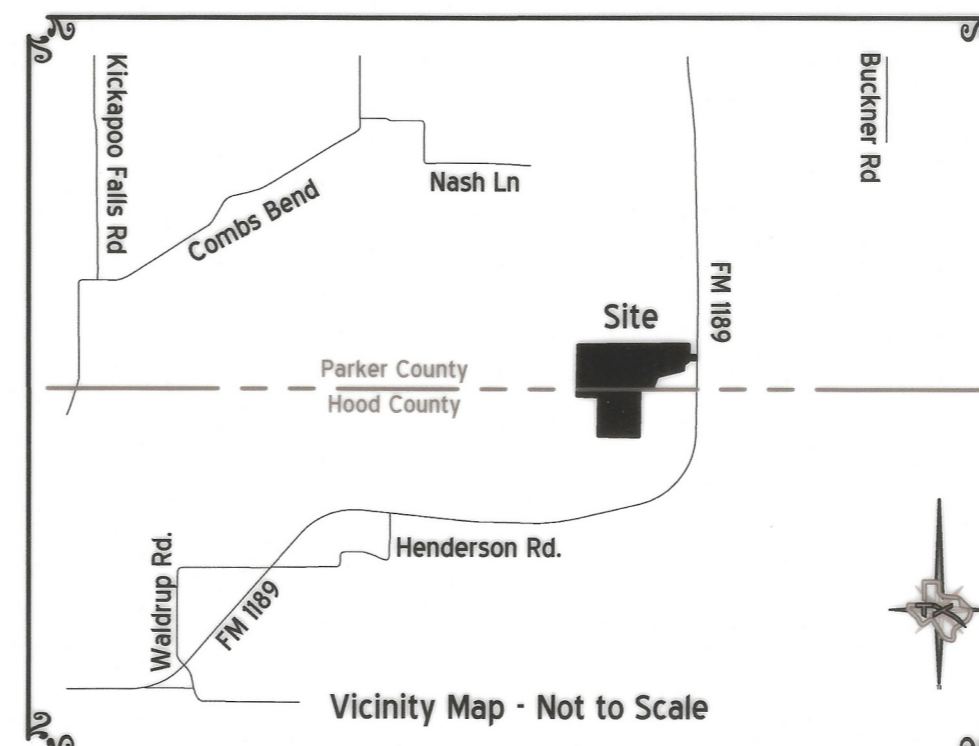
Being a 97.309 acres tract of land out of the  
D. Gonzales Survey, Abstract No. 498, Parker County, Texas and  
the D. Gonzales Survey, Abstract No. 192, Hood County, Texas

July 2023

**WEATHERFORD BRANCH - 817-594-0400**

# TEXAS SURVEYING

FIRM No. 10100000 - WWW.TXSURVEYING.COM



Whereas, Kreg A. Welch, Trustee of the Kreg A Welch Trust No. 1, being the owner of a 97.309 acres tract of land out of the D. Gonzales Survey, Abstract No. 498, Parker County, Texas and the D. Gonzales Survey, Abstract No. 192, Hood County, Texas; being a portion of that certain tract conveyed to Welch in CF# 202217873, Real Property Records, Parker County, Texas and CF# 2022-0007693, Real Property Records, Hood 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).

BEGINNING at an 8" wood fence post, in the east line of that certain tract conveyed to Addison in Volume 127, Page 297 (Hood County) and Volume 276, Page 433 (Parker County), for the northwest and beginning corner of this tract. WHENCE the northeast corner of the J. Shelton Survey, Abstract No. 1227, Parker County, Texas, is calculated to bear N 00°49'31" E 2295.53 feet.

THENCE N 89°39'27" E 2858.37 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the northwest corner of that certain tract conveyed to Pipes in Volume 1697, Page 1127 (Parker County), for the northerly northeast corner of this tract.

THENCE S 00°42'52" W 296.00 feet, along the west line of said Pipes tract, to a found 5/8" iron rod, for an ell corner of this tract.

THENCE N 89°20'33" E 184.16 feet, along the south line of said Pipes tract, to a found 5/8" iron rod, in the west line of FM 1189, for the easterly northeast corner of this tract.

THENCE S 00°54'50" W 75.22 feet, along said west line of FM 1189, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the easterly southeast corner of this tract.

THENCE S 89°26'09" W 195.64 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE S 02°00'04" W 53.20 feet, to a 3" steel fence post, for a corner of this tract.

THENCE S 57°30'59" W 142.80 feet, to a 3" steel fence post, for a corner of this tract.

THENCE S 05°00'12" W 148.92 feet, to a railroad x-tie post, at a corner in the north line of that certain tract conveyed to Morris in Volume 2533, Page 748 (Hood County) and Volume 2767, Page 534 (Parker County), for a corner of this tract.

THENCE along said Morris tract as follows:  
S 75°58'59" W 688.95 feet, to a railroad x-tie post, for a corner of this tract.  
S 21°38'06" W 359.21 feet, to a found 1/2" iron rod, for a corner of this tract.  
N 85°21'41" W 326.21 feet, to a 3" steel fence post, for a corner of this tract.  
S 00°53'08" W 1255.09 feet, to a found 5/8" iron rod, for the southerly southeast corner of this tract.  
N 89°09'56" W 1032.32 feet, to a 3" steel fence post, for the southerly southwest corner of this tract.

THENCE N 00°48'42" E 1024.09 feet, to a 3" steel fence post, for an ell corner of this tract.

THENCE N 88°22'43" W 562.56 feet, to a railroad cross tie fence post, whence a found 1/2" iron rod at the southeast corner of said Addison tract bears S 00°49'31" W 10.30 feet (said found 1/2" iron rod being the southwest corner of said Welch tracts; see boundary line agreement recorded in CF# 2023-0000798 [Hood County] & CF# 202301372 [Parker County]), for the westerly southwest corner of this tract.

THENCE N 00°49'31" E 1306.67 feet, along the east line of said Addison tract, 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, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Field Date: August 11, 2022 - W2207005-P



Utility Easements:

40' Front adjacent to Road Easement (as shown)  
10' Side and Rear (as shown)

Building Lines:

70' Front adjacent to Road Easement (as shown)



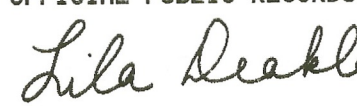
Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St.  
Weatherford, TX. 76086  
817-594-0400

Owner:  
Kreg Welch  
P.O. Box 242  
Morgan Mill, TX 76465

1" = 200'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
  
202322680  
08/29/2023 09:04 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet

F

Slide

555

Parker County Notes:

1) 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.)

2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.

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

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

Surveyor's Notes:

1) 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. 48367C0500F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted. 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC" have been set at the intersection of all lot lines and the 60' road easement to be known as PR Homestead Court.

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).

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


5) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

6) Survey Abstract lines and the Parker/Hood County line locations as shown are approximate and based off of deed reference.

7) There shall exist a 40' utility easement on all lot lines fronting a street and a 10' utility easement along the sides and rear of all lots, dedicated by this plat.

8) PR Homestead Court is reserved as a 60' wide (75.22' wide at the entrance) private street, utility, drainage, maintenance & emergency access easement, and shall be privately maintained. The centerline is 2573.70 feet in length.


Now, Therefore, Know All Men By These Presents:

That  acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-13, Block 1, Homestead Acres, an addition in Hood County and Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

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

Witness, my hand, this the 21 day of July, 2023

By:

  
Kreg Welch (Trustee)

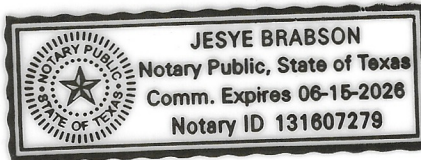
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kreg Welch, 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 21 day of July, 2023.


  
Jesye Brabson  
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 24th day of July, 2023.

County Judge

  
George A. Conley  
Commissioner Precinct 1

  
Jacob Holt  
Commissioner Precinct 2

  
Gary Walsh  
Commissioner Precinct 3

  
Disha  
Commissioner Precinct 4

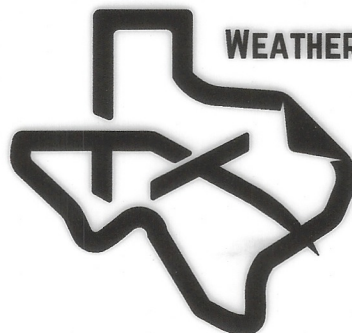
Final Plat  
Lots 1-13, Block 1  
Homestead Acres

an addition in Hood County and Parker County, Texas.

Being a 97.309 acres tract of land out of the  
D. Gonzales Survey, Abstract No. 498, Parker County, Texas and  
the D. Gonzales Survey, Abstract No. 192, Hood County, Texas

July 2023

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