

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202241561
 11/28/2022 02:56 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

A FINAL PLAT OF
LOT 1 AND LOT 2 OF JOHNSON LEGACY ADDITION

BEING ALL OF
5.00 ACRES ALONG CARTER HALL LANE IN PARKER COUNTY, TEXAS.
 APPROXIMATELY 8.4 MILES NORTH OF WEATHERFORD, TEXAS 76086

I, SHERRI G. JOHNSON AM THE SOLE OWNER OF:
 5.00 ACRES OF LAND LOCATED IN THE T. & P. RR. Co. SURVEY, SECTION No. 133 ABSTRACT No. 1458. BEING All of
 a called 5.00 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202215177 RECORDED IN THE OFFICIAL PUBLIC
 RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
 FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN 2074", SAID POINT ALSO
 BEING IN THE NORTH LINE OF CARTER HALL LANE, AND BEING THE SOUTH COMMON CORNER OF SAID 17.167
 ACRES TRACT AND A CALLED 10.0 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201421699 RECORDED IN
 SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 10.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N
 01°23'21" E - 863.76 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN 2074", SAID
 POINT IN THE SOUTH LINE OF A TRACT AS DESCRIBED IN VOLUME 1883, PAGE 1712 RECORDED IN SAID
 OFFICIAL PUBLIC RECORDS AND BEING THE NORTH COMMON CORNER OF SAID 10.0 ACRES TRACT AND SAID
 17.167 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 1883, PAGE 1712 AND SAID TRACT
 DESCRIBED HEREIN, S 89°50'16" E - 253.04 FEET TO A 3/8 INCH GALVANIZED SPIKE SET WITH PLASTIC CAP
 MARKED "JRP 5959". WHENCE A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN 2074" IN THE
 NORTH LINE OF SAID 17.167 ACRES TRACT BEARS
 S 89°50'16" E - 138.53 FEET;

THENCE CROSSING SAID 17.167 ACRES TRACT, S 01°23'21" W - 858.05 FEET TO A 3/8 INCH GALVANIZED SPIKE SET
 WITH PLASTIC CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID 17.176 ACRES
 TRACT AND THE NORTH LINE OF CARTER HALL LANE. WHENCE A 1/2 INCH IRON ROD FOUND WITH PLASTIC
 CAP MARKED "HARLAN 2074" IN THE NORTH LINE OF SAID 17.167 ACRES TRACT BEARS N 88°52'12" E - 525.93
 FEET;

THENCE ALONG THE NORTH LINE OF CARTER HALL LANE, S 88°52'12" W - 253.22 FEET TO THE POINT OF
BEGINNING AND CONTAINING 5.00 ACRES TRACT.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

**14012
 WE
 H-
 NWE**

21458.012.002.00

DEVELOPED BY

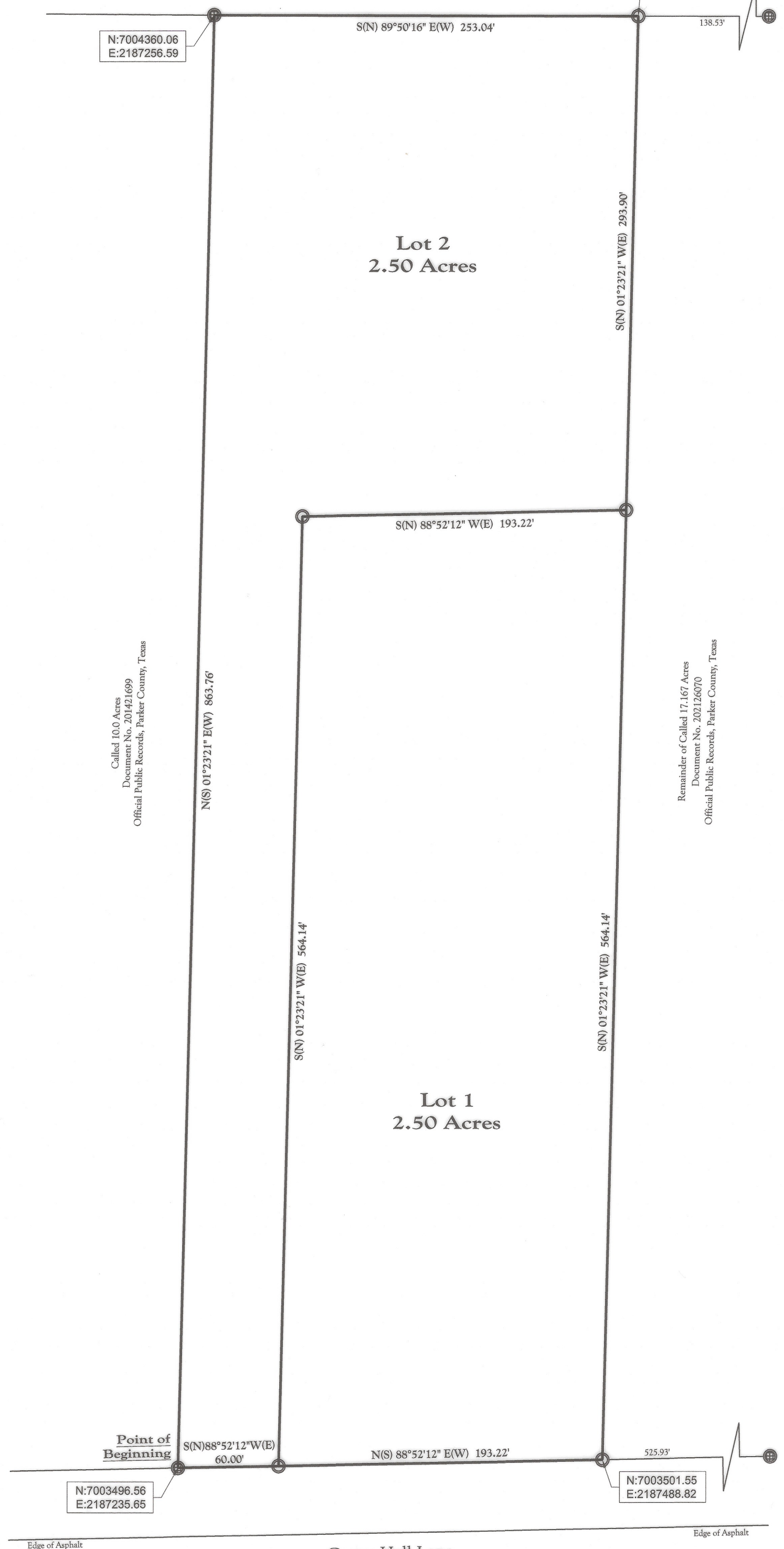
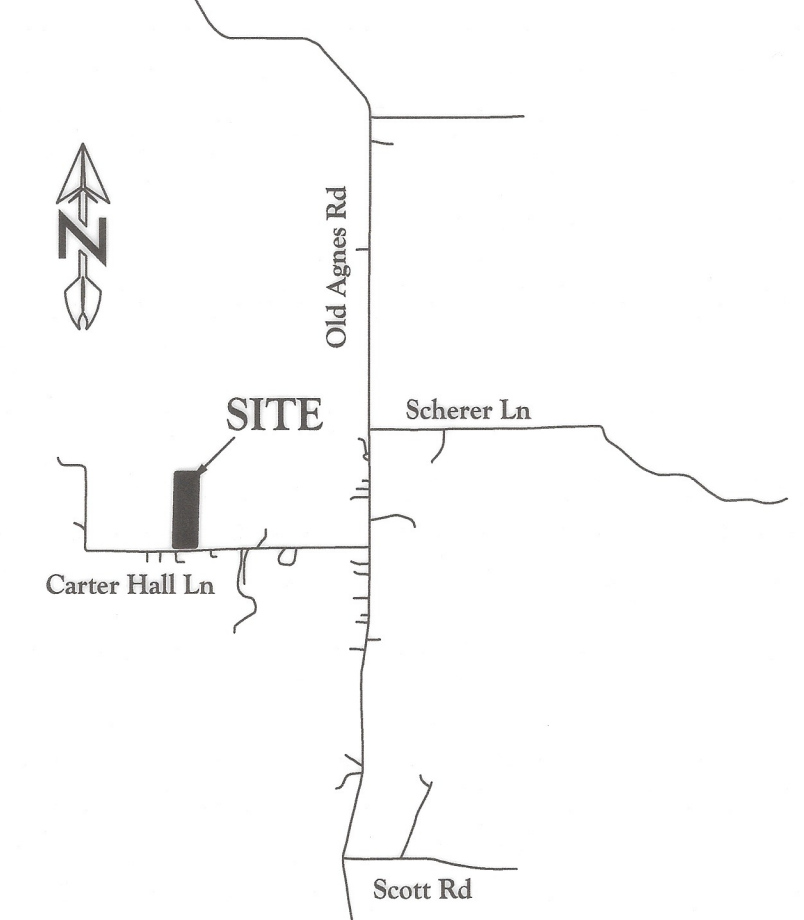
DEVELOPER
 SHERRI G. JOHNSON,
 TRUSTEE OF THE SHERRI G. JOHNSON LEGACY TRUST
 100 SOSEBEE BEND, WEATHERFORD, TX 76088
 Phone No. 817-441-1000

SURVEYED BY

JUSTIN PARENTEAU
 140 HACKBERRY POINTE DRIVE, WEATHERFORD, TEXAS 76087
 Phone No. 361-813-1888

CABINET **F**, SLIDE **381**

VICINITY MAP
 NOT TO SCALE



COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE
28th DAY OF **November, 2022**

Absent
 COUNTY JUDGE

George A. Carley
 COMMISSIONER PRECINCT #1

Craddock
 COMMISSIONER PRECINCT #2

Sam Wald
 COMMISSIONER PRECINCT #3

[Signature]
 COMMISSIONER PRECINCT #

EXTRA-TERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS
 COUNTY OF PARKER

I, *Sherrri Johnson* 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 STATE
 OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Sherrri Johnson

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 **24th** DAY
 OF **October, 2022**
[Signature]
 NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: **9-14-2026**

NAUDIA SMITH
 Notary ID #133961667
 My Commission Expires
 September 14, 2026

- *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 SOURCES.
 - 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.

LEGEND

⊕ - 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN 2074"

⊙ - 3/8 INCH GALVANIZED SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959"

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 APRIL 12, 2022. 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.



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@NOCTUAMAP.COM
 PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

- *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 (GRID)
 - 3) SURVEYORS 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 Phone: 512-440-7723

FLOODPLAIN NOTE

SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48367C0150E, EFFECTIVE 09/26/2008. 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.