

State of Texas  
County of Parker

Whereas, Matthew and Elisabeth Riley, being the sole owners of a 6.141 acres tract of land out of the E. Blanton Survey, Abstract No. 32, Parker County, Texas; being a portion of that certain called 27.856 acres tract described as Tract 2 and conveyed to Matthew and Elisabeth Riley in Document No. 20211813, 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):

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of Lacy Drive (Paved Surface), being the northeast corner of that certain tract conveyed to Beckett, in Doc.#202202314, R.P.R.C.T., for the southeast and beginning corner of this tract. WHENCE the southwest corner of said E. BLANTON SURVEY is calculated to bear S 26°54'01" W 2561.47 feet.

THENCE over & across said 27.856 acres tract the following:

N 89°51'54" W 429.31 feet, to a set 1/2" capped iron rod with plastic cap stamped "Texas Surveying Inc." in the north line of said Beckett tract, at the most southerly southeast corner of that certain called 11.704 acres tract conveyed to McGlothlin in the Correction Deed recorded in Document No. 202223398, Official Public Records, Parker County, Texas; for the southwest corner of this tract.

N 00°11'36" W 621.17 feet, to a set 1/2" capped iron rod with plastic cap stamped "Texas Surveying Inc." at an ell corner of said McGlothlin tract, for the northwest corner of this tract.

THENCE N 89°58'39" E 431.16 feet, to a set 1/2" capped iron rod with plastic cap stamped "Texas Surveying Inc." in the west line of said Lacy Drive, the east line of said 27.856 acres tract, being the most easterly southeast corner of said McGlothlin tract, for the northeast corner of this tract.

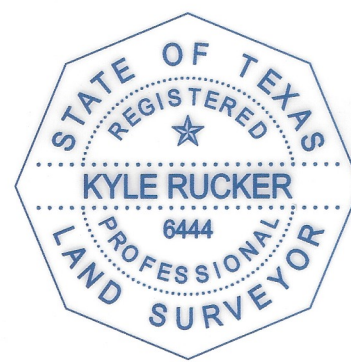
THENCE S 00°01'21" E 622.35 feet, with the west line of said Lacy Drive, to the POINT OF BEGINNING.

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: JN170805-R13R-P - March 16, 2022



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) 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).

3) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

4) 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.)

5) All corners are C.I.R.S. (set 1/2" capped iron rods, stamped "TEXAS SURVEYING INC"), unless otherwise noted.

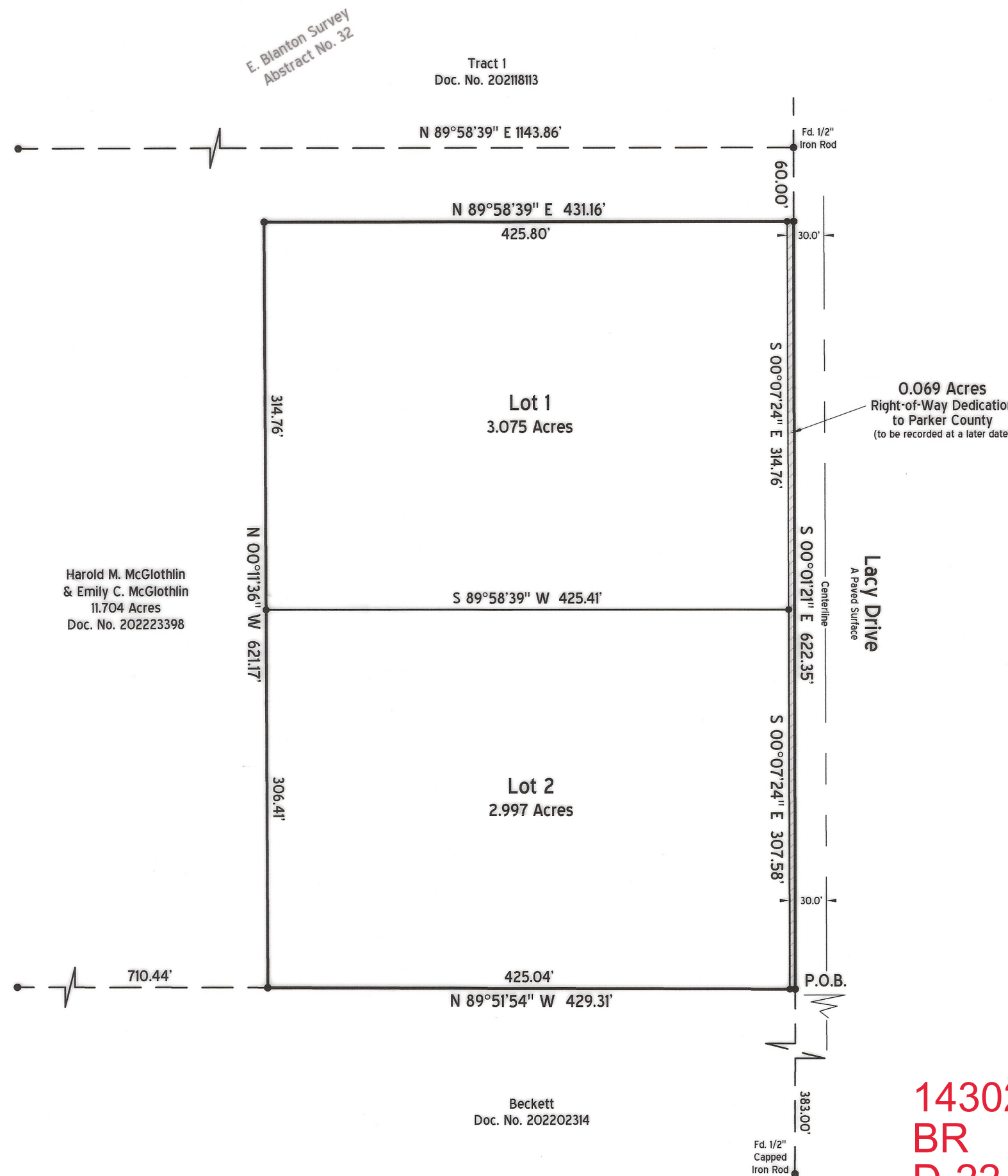
6) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this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

County Notes:

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

2) No portion of this tract lies within the extraterritorial jurisdiction of any city or town.

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



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Now, Therefore, Know All Men By These Presents:

That Matthew Riley and Elisabeth Riley acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Lacy Ranches, 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 thereon.

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

Witness, my hand, this the 18th day of July, 2022.

By:

Matthew Riley  
Matthew Riley

Elisabeth Riley  
Elisabeth Riley

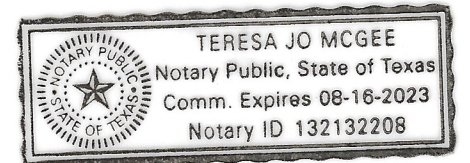
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Matthew Riley 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 18th day of July, 2022.

Teresa Jo McGee  
Notary Public in and for the State of Texas



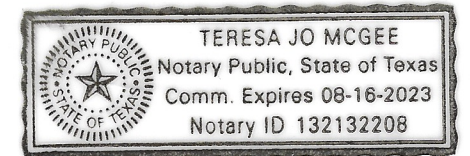
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Elisabeth Riley 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 18th day of July, 2022.

Teresa Jo McGee  
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 24 day of OCTOBER, 2022.

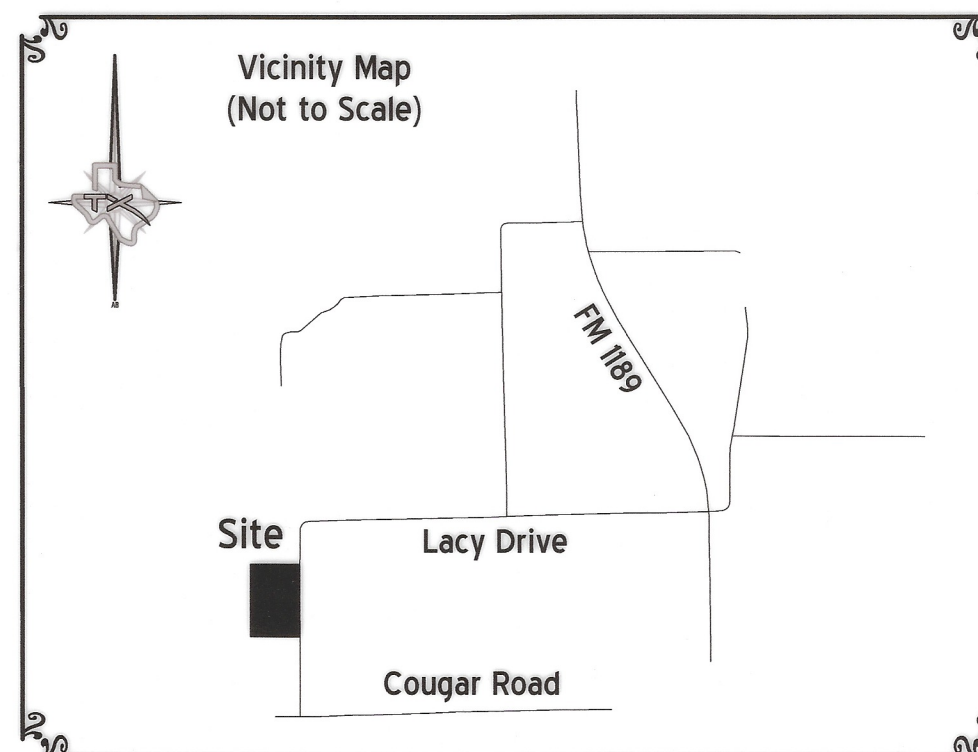
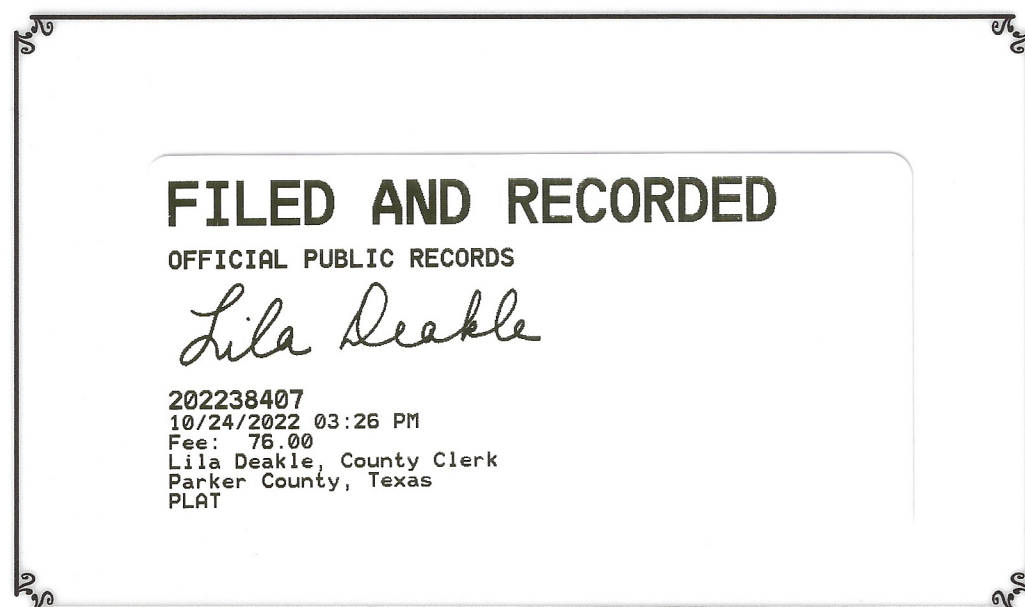
Absent  
County Judge

George A. Carley  
Commissioner Precinct 1  
Judge Pro Tem

Raymond  
Commissioner Precinct 2

Jan Walden  
Commissioner Precinct 3

Debra  
Commissioner Precinct 4

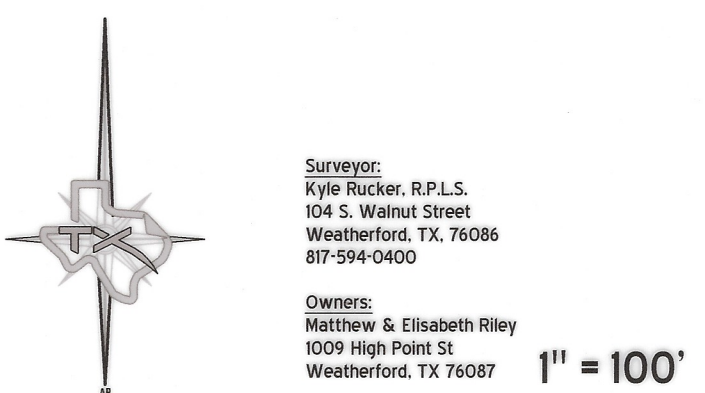
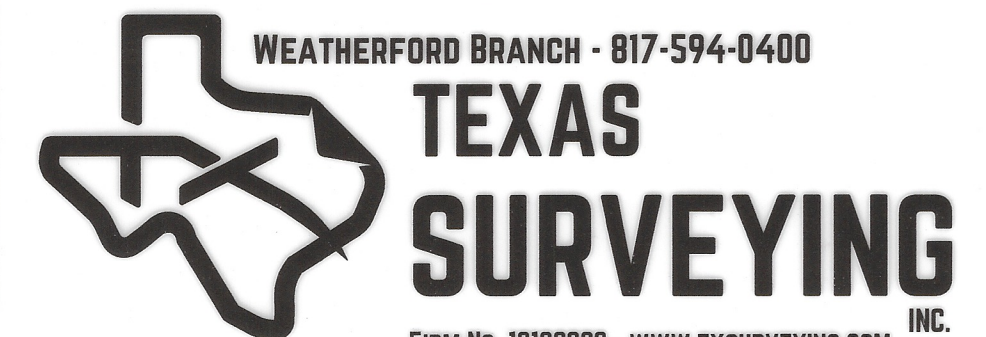


Minor Plat  
Lot 1 and Lot 2  
Lacy Ranches  
an addition in Parker County, Texas

Being a 6.141 acres tract out of the  
E. Blanton Survey, Abstract No. 32,  
Parker County, Texas

July 2022

WEATHERFORD BRANCH - 817-594-0400



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