

State of Texas
County of Parker

Whereas, Pearlina Anne Massie, Joe Allen Sutton and Sherry Dawn Kirk, being the owners of a 2.000 acre tract situated in the T&P RR CO SURVEY (aka I.H. HALL SURVEY), ABSTRACT No. 2697, and being out of and a portion of that certain called 12.37 acre tract described in instrument to Pearlina Anne Massie, Joe Allen Sutton, and Sherry Dawn Kirk, recorded under Clerk's File Number 202131566, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), said 2.000 acre tract being more particularly described by metes and bounds as follows:

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 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the west right-of-way of New Highland Road, (a paved surface), the most easterly line of said 12.37 acre tract, for the northeast corner of the herein described tract, from which a 1" iron pipe found for the northeast corner of said 12.37 acre tract, being the southeast corner of that certain called 10.03 acre tract described in instrument to Theodore B. Hall and Kay C. Hall, recorded in Volume 1607, Page 395, of the Deed Records of Parker County, Texas, bears N 00°17'53" E, 30.12 feet:

THENCE S 00°17'53" W, 150.85 feet, with the west right-of-way of said New Highland Road, the most easterly line of said 12.37 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of that certain called 2.00 acre tract described in instrument to Katja Browning and Tanner Osborne, recorded under Clerk's File Number 202131568, O.P.R.P.C.T., being the most easterly southeast corner of said 12.37 acre tract, and being the southeast corner of the herein described tract:

Thence S 89°43'26" W, 580.86 feet, to a 1/2" iron rod found for the northwest corner of said Browning/Osborne 2.00 acre tract, being an interior corner of said 12.37 acre tract and being the southwest corner of the herein described tract:

THENCE N 00°07'31" E, 149.02 feet, severing said 12.37 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of the herein described tract:

THENCE N 89°32'38" E, 581.33 feet, over and across said 12.37 acre tract, to the POINT OF BEGINNING, and containing 2.000 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263
Project ID: AN05892-P
Field Date: October 27, 2023
Preparation Date: November 28, 2023



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. Pre-1003-KN the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): Vol. 2893, Pg. 191, O.P.R.P.C.T. (as shown).

2) Currently this tract appears to be located within one or more of the following area:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, 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).

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 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.

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) Water is to be provided by private well.

11) 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.

T&P RR CO SURVEY
Section 47
ABSTRACT No. 1433

Theodore B. Hall
Kay C. Hall
Call 10.03 Ac.
Vol. 1607, Pg. 395

Lot 1
Martin Acres
Cab. E. Sl. 336

Martin
V. 352, P. 71 &
V. 361, P. 753

Lot 1
Oak Meadows
Phase One
Cab. B. Sl. 197

Timothy Flores
CF# 202216643

Lot 2
Oak Meadows
Phase One
Cab. B. Sl. 197

Thomas Carr
CF# 201815218

Approximate Survey Line

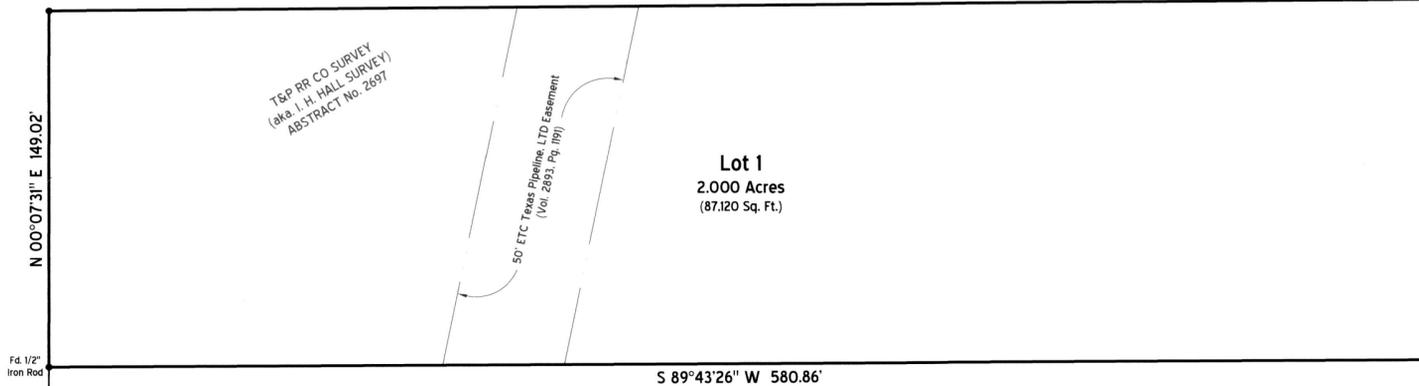
Remainder of
Pearline Anne Massie
Joe Allen Sutton
Sherry Dawn Kirk
Call 12.37 Acres
CF# 202131566

Reserved for
Future Development

T&P RR CO SURVEY
(aka I.H. HALL SURVEY)
ABSTRACT No. 2697

Remainder of Pearlina Anne Massie,
Joe Allen Sutton, Sherry Dawn Kirk
Called 12.37 Acres - CF# 202131566

Reserved for
Future Development



Lot 1
2.000 Acres
(87,120 Sq. Ft.)

Katja Browning
Tanner Osborne
Call 2.00 Ac.
CF# 202131568

14717
SP
L-7

22697.001.000.00

Now, Therefore, Know All Men By These Presents:

that Pearlina Massie, Joe Sutton and Sherry Kirk, 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, Lunsford Estates, 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 1st day of December, 2023.

By: Pearline Anne Massie
Pearline Massie
Joe Sutton
Joe Sutton

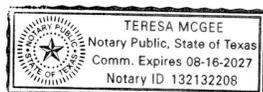
Sherry Kirk
Sherry Kirk

State of Texas Parker
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Pearline Massie 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 1st day of December, 2023.

Teresa McGee
Notary Public in and for the State of Texas

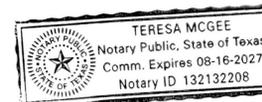


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sherry Kirk 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 30th day of November, 2023.

Teresa McGee
Notary Public in and for the State of Texas

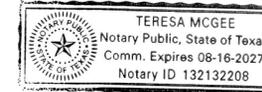


State of Texas Parker
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Joe Sutton 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 1st day of December, 2023.

Teresa 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 11 day of December, 2023.

County Judge

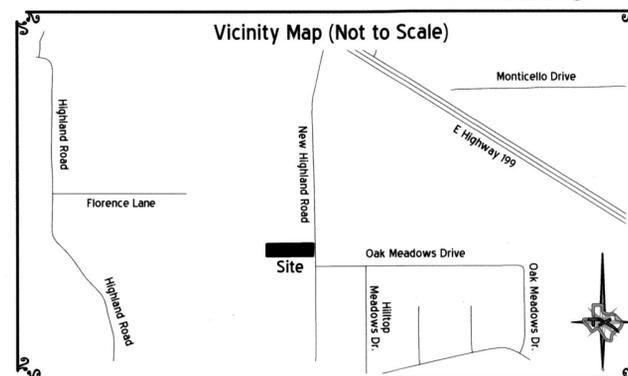
George A. Colley
Commissioner Precinct #1

Absent
Commissioner Precinct #2

Tom Walden
Commissioner Precinct #3

Rita
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202331596
12/11/2023 12:01 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Surveyor:
Zachariah R. Savory, R.P.L.S.
208 S Front St.
Aledo, TX 76008

Owner:
Pearline Massie
1901 Highland Rd.
Springtown, TX 76082

Owner:
Sherry Kirk
3451 River Park Dr. #3015
Fort Worth, TX 76116

Owner:
Joe Sutton
111 West 6th St.
Weatherford, TX 76086



Plat Cabinet F Slide 631

Final Plat
Lot 1
Lunsford Estates
an addition in Parker County, Texas
Being a 2.000 acre tract situated in the T&P RR
Co Survey (aka I.H. Hall Survey),
Abstract No. 2697, Parker County, Texas
December 2023
**TEXAS
SURVEYING** INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM