202003553 PLAT Total Pages: 1 V. 1422, P. 1361 STATE OF TEXAS , R.R.P.C.T. 3" STEEL N 89°55'00" E 1512.62' WHEREAS, ALVIN AND DONNA LANG, BEING THE SOLE OWNERS OF A 30.557 ACRES TRACT OF LAND OUT OF THE T & P.RR CO. SURVEY, FENCE COR 10' UTILITY EASEMENT (ALL SIDES - TYP.) SECTION NO. 225, ABSTRACT NO. 1361, PARKER COUNTY, TEXAS AND BEING ALL OF THAT LOT 1, BLOCK 1, LANG RANCH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 636, PLAT RECORDS, PARKER COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO LANG IN VOLUME 2178, PAGE 679, REAL RECORDS, PARKER THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND T & P RR Co. SURVEY
SECTION No. 225, ABSTRACT No. 1361 REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID) BEGINNING AT A FOUND 1/2" CAPPED IRON ROD IN THE EAST LINE OF FOX ROAD (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF LOT I, BLOCK 1, LANG RANCH ADDITION, PLAT CABINET D, SLIDE 636, P.R.P.C.T. FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS V. 439, P. 213 D.R.P.C.T. THENCE N 00°03'37" W 180.56 FEET ALONG THE EAST LINE OF FOX ROAD TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, OF SAID LANG RANCH ADDITION, AT THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1, FOR THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT. THENCE N 89°16'23" E 417.43 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 2, FOR AN ELL CORNER OF LOT IR2, BLOCK 1, ROAD 22.782 ACRES THENCE N 00°03'37" W 208.72 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2, FOR AN INTERIOR HEATHINGTON I THENCE N 89°16'23" E 104.37 FEET TO A FOUND 100-D NAIL FOR AN ELL CORNER OF THIS TRACT THENCE N 00°04'50" W 584.38 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE MOST NORTHERNMOST NORTHWEST CORNER OF THIS DOC. NO. 201700904 THENCE N 89°55'00" E 1512.62 FEET TO A 3" STEEL FENCE CORNER POST IN THE WEST LINE OF HEATHINGTON ROAD (A PAVED SURFACE) O.P.R.P.C.T. THENCE S 00°07'07" W 674.22 FEET ALONG THE WEST LINE OF SAID HEATHINGTON ROAD TO A FOUND 1/2" IRON ROD AT THE NORTHEAST FND. "100-D" CORNER OF A TRACT OF LAND AS RECORDED IN V. 2486, P. 900, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE MOST EASTERLY 417.43 THENCE S 89°44'19" W 871.03 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID V. 2486, P. 900, R.R.P.C.T. AND AN N 81°50'45" W 645.90' ELL CORNER OF THIS TRACT. FND, 1/2" THENCE S 00°04"4" W 299.56 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT. **IRON ROD** LOT 2, BLK 1 LANG RANCH ADDITION THENCE S 89°46'00" W AT 209.25 FEET PASSING A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN V. 2517, P. 608, REAL RECORDS, PARKER COUNTY, TEXAS AND AT THE NORTHEAST CORNER OF V. 1688, P. 1350, REAL RECORDS, PARKER COUNTY, TEXAS, IN ALL 1160.36 FEET TO THE POINT OF BEGINNING. S 89°44'19" W 871.03' FOX ROAD
(A PAVED SURFACE) PC. D. SL. 636 N 89°16'23" E 417.43' LOT IRI, BLOCK I, NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: V. 2486, P. 900 **7.775 ACRES** R.R.P.C.T. 338675 SQ. FT. THAT, ALVIN & DONNA LANG, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS IRI AND IR2, BLOCK 1, LANG RANCH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS. P.O.B. S 89°46'00" W 1160.36' FND. 1/2" FND. 1/2" V. 1688, P. 1350 V. 2517, P. 608 STATE OF TEXAS STATE OF TEXAS R.R.P.C.T. COUNTY OF PARKER COUNTY OF PARKER BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONNA LANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ALVIN LANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING NSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0250F, DATED APRIL 05, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT 2) 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 STATE OF TEXAS COUNTY OF PARKER JÓSHUA J. ANDERSON APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE DAY OF SUMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #2 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS Notary Public, State of Texas JOSHUA J. ANDERSON BEFORE EXCAVATION OR CONSTRUCTION. Comm. Expires 07-15-2020 Notary Public, State of Texas 4) ALL CORNERS ARE FOUND 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED. Notary ID 130741161 Comm. Expires 07-15-2020 Notary ID 130741161 5) 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 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 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN. THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY ) WATER IS TO BE PROVIDED BY PRIVATE WELL WATER 8) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES. VALE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH 9) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY. 104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086 10) THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY WEATHERFORD@TXSURVEYING.COM - 817-594-0400 **DECEMBER 2019 - JN160938PR1** FINAL PLAT FILED AND RECORDED DISTANCE OF LOTS 1R1 & 1R2, BLOCK 1 N 89°16'23" E Lila Deable LANG RANCH ADDITION A 30.557 ACRES REPLAT OF LOT 1, BLOCK 1, LANG RANCH ADDITION, 202003553 02/10/2020 02:15 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT AN ADDITION TO PARKER COUNTY, TEXAS. SURVEYOR: KYLE RUCKER, R.P.L.S. OWNER/DEVELOPER: **ALVIN & DONNA LANG** JANUARY 2020 104 S. WALNUT STREET 1206 HEATHINGTON ROAD WEATHERFORD, TEXAS, 76086 WEATHERFORD, TX 76088 (817) 822-2275 **TEXAS** CABINET E, SLIDE 463 14461.001.001.50 14461-001-001-00