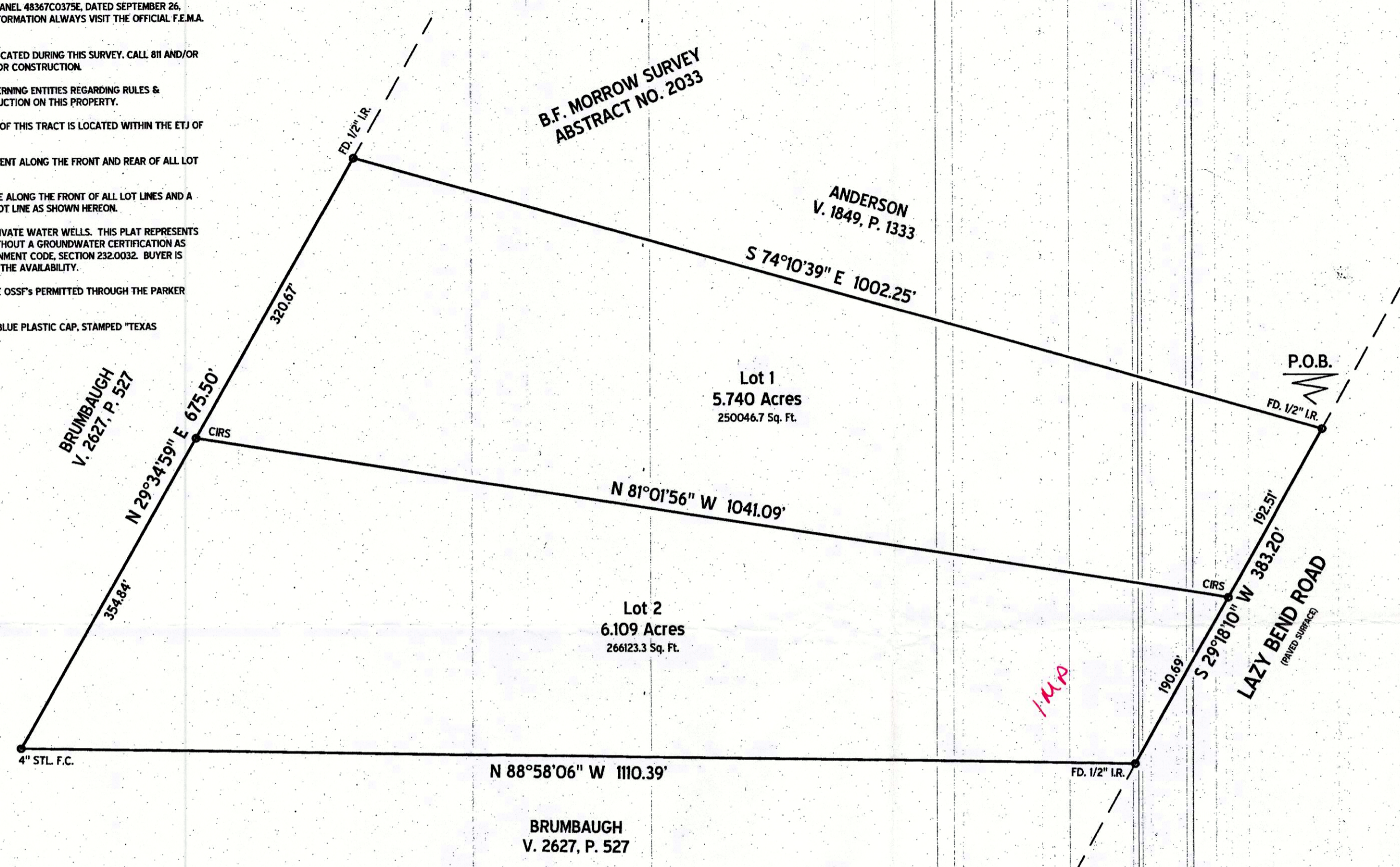


- NOTES:**
- 1) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
  - 2) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:  
OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0375E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 4) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
  - 5) AT THE TIME OF PLATTING NO PORTION OF THIS TRACT IS LOCATED WITHIN THE ETJ OF ANY ESTABLISHED MUNICIPALITY.
  - 6) THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF ALL LOT LINES, UNLESS NOTED OTHERWISE.
  - 7) THERE SHALL EXIST A 50' BUILDING LINE ALONG THE FRONT OF ALL LOT LINES AND A 30' BUILDING LINE ALONG THE INTERIOR LOT LINE AS SHOWN HEREON.
  - 8) WATER IS CURRENTLY PROVIDED BY PRIVATE WATER WELLS. 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.
  - 9) ALL LOTS SHALL BE SERVED BY PRIVATE OSSP'S PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPT.
  - 10) CIRS - IS A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP, STAMPED "TEXAS SURVEYING, INC."



WHEREAS, LARRY AND DONNA SMITH, BEING THE SOLE OWNERS OF AN 11.850 ACRES TRACT OF LAND OUT OF THE B.F. MORROW SURVEY, ABSTRACT NO. 2033, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SMITH IN DOCUMENT NO. 201807040, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST LINE OF LAZY BEND ROAD (A PAVED SURFACE) AND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANDERSON IN VOLUME 1849, PAGE 1333, O.P.R.P.C.T., FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHEAST CORNER OF THE M.A. DENTON SURVEY, ABSTRACT NO. 2106, PARKER COUNTY, TEXAS IS CALLED TO BEAR N 89°28'00" E 6.0 FEET, N 29°08'00" E 1088.41 FEET AND N 28°57'13" E 497.27 FEET.

THENCE S 29°18'10" W 383.20 FEET ALONG THE WEST LINE OF SAID LAZY BEND ROAD TO A FOUND 1/2" IRON ROD AT A CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BRUMBAUGH IN VOLUME 2627, PAGE 527, O.P.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 88°58'06" W 1110.39 FEET ALONG THE COMMON BOUNDARY LINE OF SAID SMITH TRACT AND SAID BRUMBAUGH TRACT TO A 4" STEEL FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 29°34'59" E 675.50 FEET ALONG THE COMMON BOUNDARY LINE OF SAID SMITH TRACT AND SAID BRUMBAUGH TRACT TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID ANDERSON TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 74°10'39" E 1002.25 FEET ALONG THE COMMON BOUNDARY LINE OF SAID SMITH TRACT AND SAID ANDERSON TRACT TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

**SURVEYORS 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*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT ST. WEATHERFORD, TX 76086  
DATE: FIELD DATE - APRIL 27, 2018  
PLAT DATED - SEPTEMBER 2018 - M18084P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LARRY & DONNA SMITH, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, BLOCK 1, LAZY BEND ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

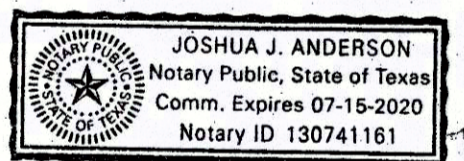
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.  
WITNESS MY HAND THIS THE 22<sup>nd</sup> DAY OF April, 2019.

BY: *Larry Smith*  
LARRY SMITH  
*Donna Smith*  
DONNA SMITH

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 LARRY SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

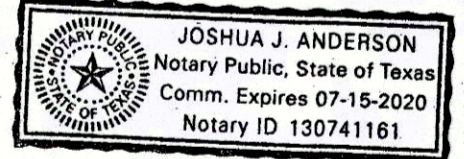
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22<sup>nd</sup> DAY OF April, 2019.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 DONNA SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

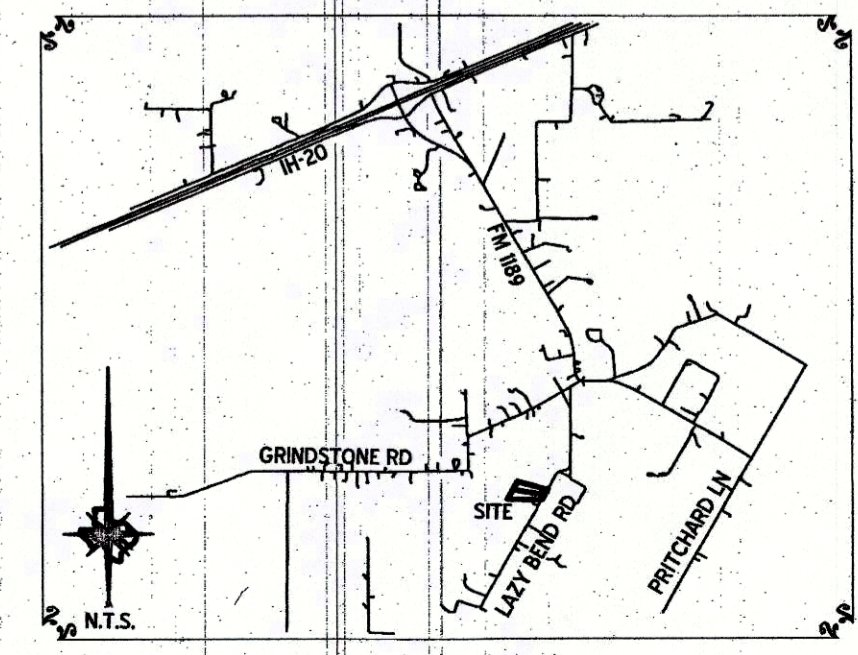
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22<sup>nd</sup> DAY OF April, 2019.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

*Paul*  
COMMISSIONER PRECINCT #1  
*George A. Conley*  
COMMISSIONER PRECINCT #2  
*Jim Walsh*  
COMMISSIONER PRECINCT #3  
*Crawford*  
COMMISSIONER PRECINCT #4  
*Stev*  
COMMISSIONER PRECINCT #5

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201909411  
04/22/2019 11:21 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

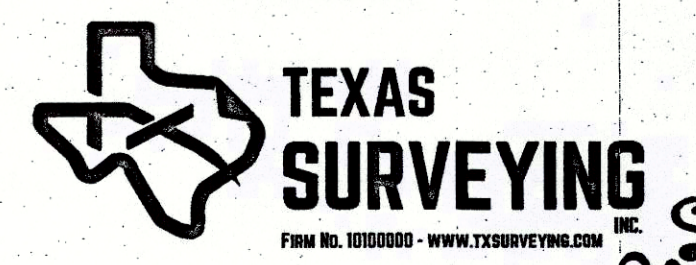


ACCT. NO.: 14471  
SCH. DIST.: BR  
CITY: D-19  
MAP NO.:

**FINAL PLAT OF**  
**LOTS 1 & 2, BLOCK 1**  
**LAZY BEND ADDITION**  
11.850 ACRES OF LAND  
OUT OF THE B.F. MORROW SURVEY  
ABSTRACT No. 2033,  
PARKER COUNTY, TEXAS.  
APRIL 2019

22033.001.000-00  
22033.001.001-00

E-278



**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TEXAS, 76086  
817-594-0400

**OWNER/DEVELOPER:**  
LARRY AND DONNA SMITH  
122 EAGLE PASS LANE  
WEATHERFORD, TX 76087  
817-988-7351