

NORTHWEST 1/4 OF SECTION NO. 16
M.E.P. & P. RR. CO. SURVEY (J.W.
HORTON SURVEY)
ABSTRACT NO. 713

LEONARD CRAIG BENNETT
35,612 ACRES (TR 1)
V. 1667, P. 307

LOT 1
1.213 ACRES

0.024 ACRE DEEDED TO PARKER COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE

NEW HOPE ROAD (GRAVEL)

LEGAL DESCRIPTION

Of a 1.213 acres tract of land out of the Northwest 1/4 of Section No. 16, M.E.P. & P. RR. Co. Survey (J.W. Horton Survey), Abstract No. 713, Parker County, Texas, being part of a certain 35.612 acres tract (Tract 1) described Volume 1667, Page 307 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of New Hope Road (gravel) and at the southwest corner of a certain 0.024 acre tract, also surveyed this day and being deeded to Parker County, Texas for right of way purposes, for the most easterly southeast and beginning corner of this tract; Whence a found 1/2" iron rod at the southeast corner of said 35.612 acres tract bears S. 89 deg. 32 min. 13 sec. E. 3.50 feet and S. 00 deg. 33 min. 23 sec. E. 143.03 feet.
Thence N. 77 deg. 40 min. 14 sec. W. 87.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.
Thence S. 16 deg. 20 min. 29 sec. W. 126.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most southeasterly southeast corner of this tract.
Thence N. 68 deg. 08 min. 15 sec. W. 32.63 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.
Thence N. 44 deg. 17 min. 27 sec. W. 26.41 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.
Thence N. 36 deg. 02 min. 31 sec. W. 109.30 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.
Thence N. 18 deg. 53 min. 21 sec. E. 88.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.
Thence N. 01 deg. 36 min. 04 sec. W. 70.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwestern corner of this tract.
Thence N. 67 deg. 49 min. 14 sec. E. 226.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of said New Hope Road and at the northwest corner of said 0.024 acre tract for the northeast corner of this tract.
Thence S. 00 deg. 27 min. 44 sec. W. 256.51 feet to the place of beginning.

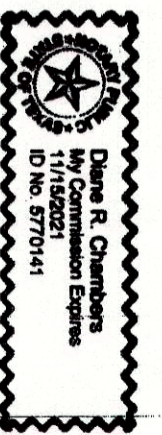
OWNER'S CERTIFICATE

That I, LEONARD CRAIG BENNETT, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LEONARD BENNETT SUBDIVISION. This being a subdivision of 1.213 acres out of the Northwest 1/4 of Section No. 16, M.E.P. & P. RR. Co. Survey (J.W. Horton Survey), Abstract No. 713, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is not within the Extrajurisdictional Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 9th DAY OF July, 2020

BY: Leonard Craig Bennett
LEONARD CRAIG BENNETT



GIVEN under my hand and seal of office this 9th day of July, 2020

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 13 DAY OF July, 2020.

COUNTY JUDGE

David L. Conley
COMR. PRECINCT #1

Clayton
COMR. PRECINCT #2

Phillip E. Colvin, Jr.
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

NO. 14557
SCH. DIST. SP
CITY: MPY
MAP NO. MPY

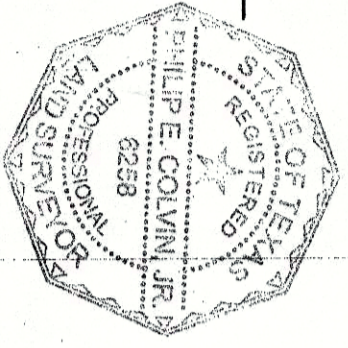
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Decker
202020930
FILED 7/14/20 09:32 AM
Lila Decker,
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILLIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MAY 27, 2020.

Phillip E. Colvin, Jr.
R.P.L.S. No. 62258
FN200648 FN200648



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM NO. 48307D72C, DATED SEPTEMBER 06, 2009

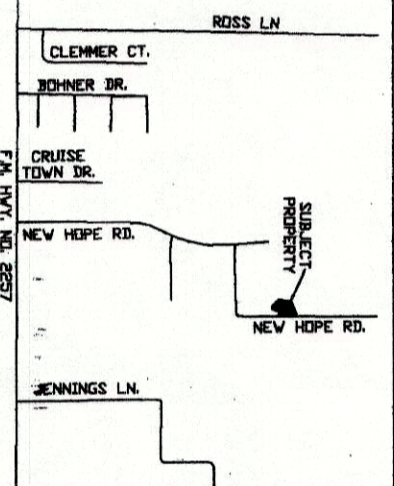
NOTE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 262.002. THE BUYER IS RESPONSIBLE FOR OBTAINING A GROUNDWATER CERTIFICATION, IF NECESSARY, PRIOR TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY WALNUT CREEK SPRINGDALE, TX 76086, BY 250-7707

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

VICINITY MAP
(NOT TO SCALE)

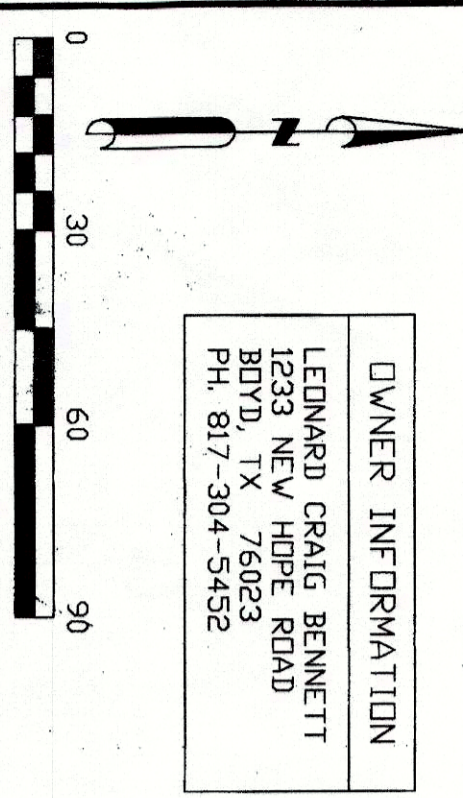


FINAL PLAT

LEONARD BENNETT SUBDIVISION

BEING A SUBDIVISION OF 1.213 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 16, M.E.P. & P. RR. CO. SURVEY (J.W. HORTON SURVEY), ABSTRACT NO. 713, PARKER COUNTY, TX

PLAT DATE: JUNE 25, 2020



OWNER INFORMATION
LEONARD CRAIG BENNETT
1233 NEW HOPE ROAD
BOYD, TX 76023
PH. 817-304-5452

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E SLIDE S49
DATE _____