

State of Texas  
County of Parker

Whereas Connie Morris, being the owner of a 2.167 acres tract of land out of the H. Baker Survey, Abstract No. 2191, Parker County, Texas; being a portion of that certain tract conveyed to Morris in Volume 1925, Page 108, described in Volume 629, Page 15, 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 point in the called east line of Ponderosa Lane, and at the northwest corner of said Morris tract, for the northwest and beginning corner of this tract. WHENCE the southeast corner of the T&P RR Co. Survey, Abstract No. 1467 is calculated to bear N 22°08'06" E 849.16 feet.

THENCE N 89°58'37" E 217.04 feet, along the north line of said Morris tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northerly northeast corner of this tract.

THENCE S 00°26'23" E 104.40 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for an ell corner of this tract.

THENCE N 89°58'37" E 67.60 feet, along the north line of said Morris tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the easterly northeast corner of this tract. WHENCE a found 1/2" iron rod, in the north line of said Morris tract, bears N 89°58'37" E 522.36 feet.

THENCE over and across said Morris tract as follows:

S 00°26'23" E 251.42 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract.

S 89°58'37" W 285.53 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of said Morris tract and in the called east line of said Ponderosa Lane, for the southwest corner of this tract.

THENCE N 00°17'45" W 355.82 feet, along the west line of said Morris tract and the called east line of Ponderosa Lane, 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.

*[Signature]*  
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: August 3, 2022 - W2207020-P



**Surveyor's Notes:**

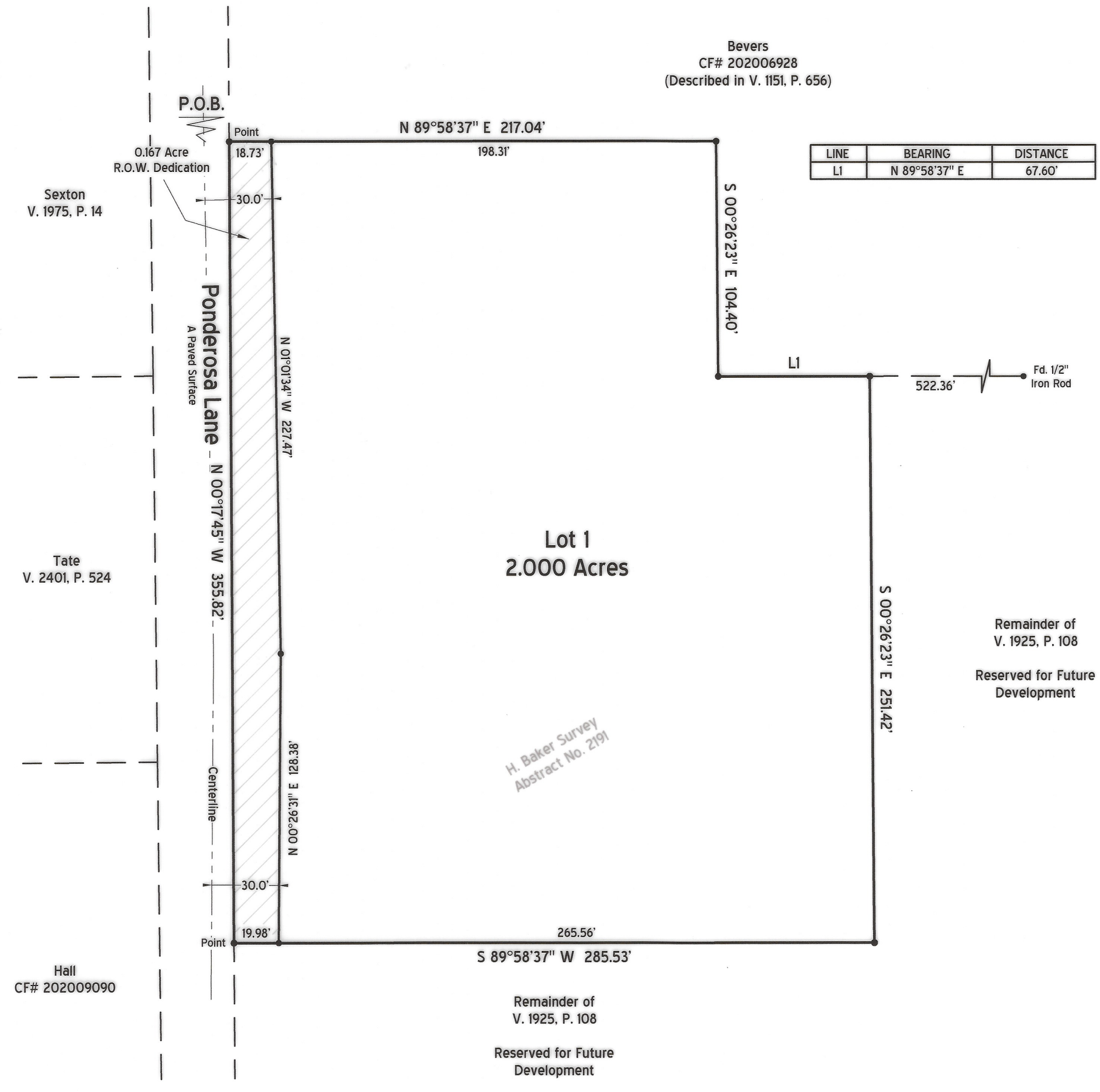
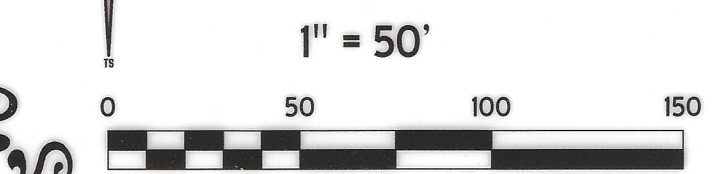
- 1) Currently this tract appears to be located within one or more of the following areas:  
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard  
According to the F.I.R.M. Community Panel Map No. 48367C0275E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are C.I.R.S. - set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 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).
- 6) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 7) 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.)
- 8) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

**Parker County Notes:**

- 1) Water is to be provided by private water wells. Sanitary sewer is to be provided by an on-site septic facility.
- 2) 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.
- 3) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 5) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX, 76086  
817-594-0400

Owner:  
Connie Morris  
1434 Green Branch Rd  
Weatherford, TX 76085



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202233754  
09/12/2022 03:22 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Plat Cabinet F Slide 323

Bevers  
CF# 202006928  
(Described in V. 1151, P. 656)

Remainder of  
V. 1925, P. 108  
Reserved for Future  
Development

H. Baker Survey  
Abstract No. 2191

Remainder of  
V. 1925, P. 108  
Reserved for Future  
Development

Now, Therefore, Know All Men By These Presents:

That Connie Morris 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, Morris Addition, 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 6th day of September, 2022.

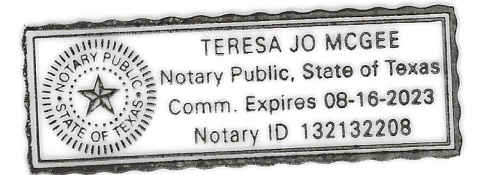
By:  
Connie Morris  
Connie Morris

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 Connie Morris 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 6th day of September, 2022.

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



22191.011.000.00

State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 12th day of September, 2022.

County Judge

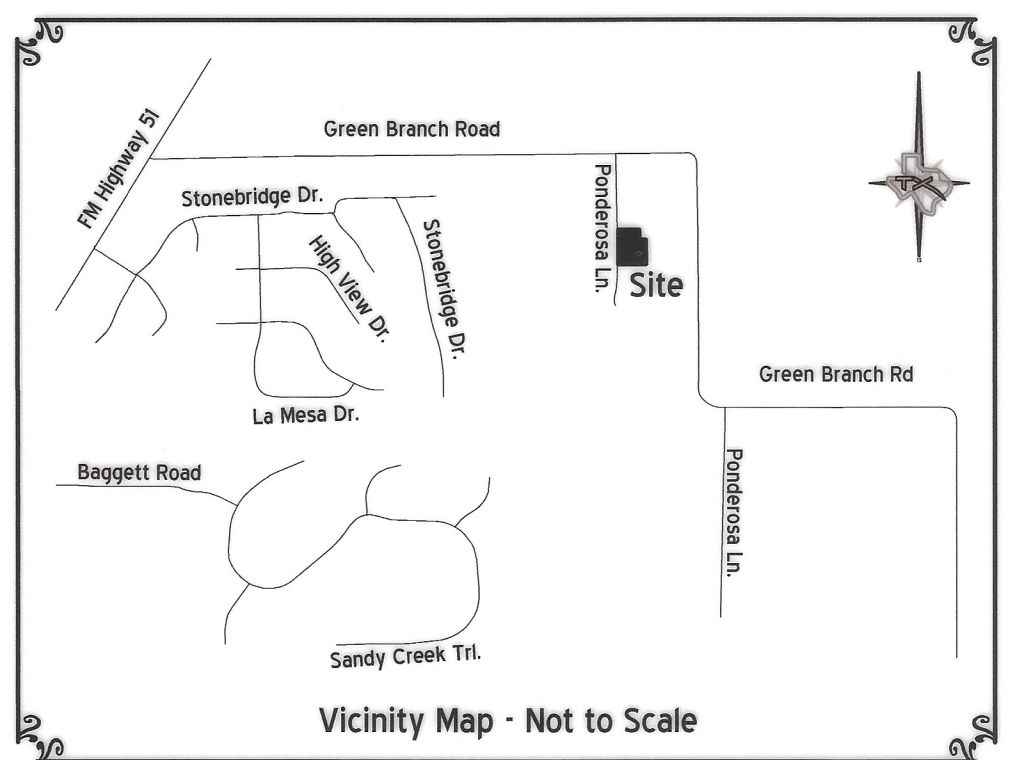
George A. Conley  
Commissioner Precinct 1

Chris Powell  
Commissioner Precinct 2

Jim Hald  
Commissioner Precinct 3

[Signature]  
Commissioner Precinct 4

15287  
WE  
I-12



**Final Plat**  
**Lot 1**  
**Morris Addition**  
an addition in Parker County, Texas  
Being a 2.167 acres tract of land out of the H. Baker Survey, Abstract No. 2191, Parker County, Texas  
September 2022  
WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING** INC.  
FIRM No. 10100000 - WWW.TXSURVEYING.COM