

B. HILL SURVEY
ABSTRACT NO. 603

APPROX. SURVEY LINE

LINE	BEARING	DISTANCE
L1	N 66°38'42" E	8.84'
L2	S 65°31'32" E	151.53'
L3	S 60°14'19" E	7.52'
L4	S 55°21'45" E	282.06'
L5	S 52°01'15" E	251.95'
L6	S 46°40'11" E	199.14'
L7	S 44°03'50" E	91.23'

NOTE: SELLING 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 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

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

LEGAL DESCRIPTION

Of an 18.734 acres tract of land out of the Northwest Fractional Part of Section No. 216, T. & P. RR. Co. Survey (J.M. Martin Survey), Abstract No. 2237, Parker County, Texas; being part of a certain 30.59 acres tract described in Document No. 202013581 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 3" steel post in the east right of way fence of Cold Springs Road (paved) and at the southwest corner of said 30.59 acres tract and at the northwest corner of a certain 4.962 acres tract described in Document No. 201409802 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southeast corner of the J.J. Lytle Survey, Abstract No. 1839, is called to bear N. 00 deg. 23 min. 07 sec. W. 6887.89 feet.

Thence along the east right of way fence of said Cold Springs Road and the west line of said 30.59 acres tract the following courses and distances:

- N. 03 deg. 05 min. 15 sec. E. 200.41 feet to a 3" steel post
- N. 00 deg. 20 min. 16 sec. W. 626.71 feet to a 3" steel post
- N. 00 deg. 34 min. 33 sec. W. 652.84 feet to a 3" steel post for the most westerly northwest corner of this tract
- N. 66 deg. 38 min. 42 sec. E. 8.84 feet to a 3" steel post in the southwest right of way fence of Old Authon Road (paved) for the most northerly northwest corner of this tract

Thence along the southwest right of way fence of said Old Authon Road and the northeast line of said 30.59 acres tract the following courses and distances:

- S. 65 deg. 31 min. 32 sec. E. 151.53 feet to a 3" steel post
- S. 60 deg. 14 min. 19 sec. E. 7.52 feet to a 3" steel post
- S. 55 deg. 21 min. 45 sec. E. 282.06 feet to a 3" steel post
- S. 52 deg. 01 min. 15 sec. E. 251.95 feet to a 3" steel post
- S. 46 deg. 40 min. 11 sec. E. 199.14 feet to a 3" steel post
- S. 44 deg. 03 min. 50 sec. E. 91.23 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract

Thence S. 40 deg. 42 min. 41 sec. W. 720.04 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence S. 79 deg. 22 min. 49 sec. E. 524.04 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this tract.

Thence S. 14 deg. 23 min. 54 sec. W. 252.67 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 30.59 acres tract and in the north line of said 4.962 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 06 min. 56 sec. W. 774.75 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 FEBRUARY 19, 2020.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN20189 19366.crd FN2003101



OWNER'S CERTIFICATE

202015159 PLAT Total Pages: 1

That we, ELLIOTT SHANE FISHER and JOANNE SHIRLEY FISHER, the owners 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 OLD AUTHON PLACE. This plat being a subdivision of 18.734 acres out of the J.M. Martin Survey, Abstract No. 2237, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE 18th DAY OF May, 2020

BY: *Elliott Shane Fisher*
ELLIOTT SHANE FISHER

BY: *Joanne Shirley Fisher*
JOANNE SHIRLEY FISHER

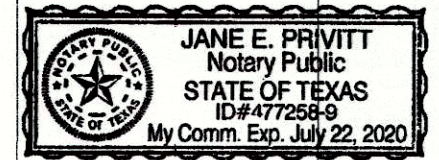
STATE OF TEXAS

COUNTY OF *Parker*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELLIOTT SHANE FISHER and JOANNE SHIRLEY FISHER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18th day of May, 2020

Jane E. Privity
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 22nd DAY OF May, 2020.

George A. Conley
COMR. PRECINCT #1

George A. Conley
COMR. PRECINCT #2

George A. Conley
COMR. PRECINCT #3

George A. Conley
COMR. PRECINCT #4

COUNTY JUDGE

FILED AND RECORDED

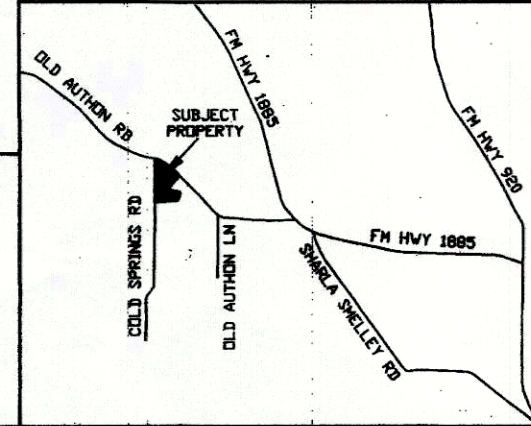
OFFICIAL PUBLIC RECORDS

Lila Deakle

202015159
05/29/2020 01:24 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 15805
SCH. DIST.: PE
CITY: E-11
MAP NO.:

VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET *E* SLIDE *522*
DATE _____

OWNER INFORMATION
ELLIOTT SHANE FISHER
6732 LAZY BEND ROAD
MILLSAP, TX 76066
PH. 682-262-9311

2237.002.000.00
SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

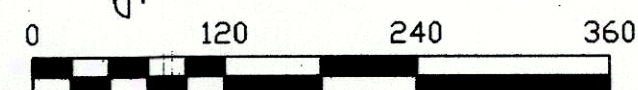
FINAL PLAT
OLD AUTHON PLACE
BEING A SUBDIVISION OF 18.734 ACRES OUT OF THE J.M. MARTIN SURVEY, ABSTRACT NO. 2237, PARKER COUNTY, TX
PLAT DATE: MAY 18, 2020

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 F.I.R.M. MAP NO. 48367C0250F, DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED



NOAH WHITE SURVEY
ABSTRACT NO. 2762

J. KENT, SR., ET UX
4.962 ACRES
DOC. #201409802

R. SHIPP
3.924 ACRES
V. 2786, P. 1114