

PROPERTY DESCRIPTION

BEING A REPLAT OF ALL OF LOTS 1, 2, AND 3, BLOCK 22, ORIGINAL TOWN OF MILLSAP, AS RECORDED IN VOLUME 14, PAGE 144 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO TERRY TOMERLIN AND HEIDI J. TOMERLIN AS RECORDED IN DOCUMENT NO. 578892 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS; EXTERIOR BOUNDARY OF SAID LOTS BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERMOST CORNER OF LOT 1 HAVING STATE PLANE COORDINATES OF N:6954315.50 E:2118711.66 FROM WHICH THE NORTHWEST CORNER OF BLOCK 22 BEARS SOUTH 58°12'10" WEST A DISTANCE OF 160.00 FEET;

THENCE NORTH 58°12'10" EAST A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD SET;

THENCE SOUTH 31°47'50" EAST A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 58°12'10" WEST A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 31°47'50" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, SAID BOUNDARY CONTAINING 21,000 SQ. FT. OR 0.482 OF AN ACRE

OWNER'S ACKNOWLEDGEMENT:  
STATE OF TEXAS  
COUNTY OF PARKER

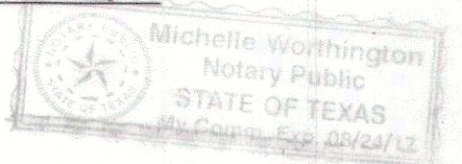
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF BLOCK 22, LOTS 1, 2, AND 3 ESTABLISHING LOTS 1R, AND 3R TO THE CITY OF MILLSAP, COUNTY OF PARKER, TEXAS, AND WHOSE NAME SUBSCRIBED HERETO, HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Terry L. Tomerlin*  
TERRY L. TOMERLIN  
3900 AMN LN, MINERAL WELLS, TEXAS 76067

*Heidi J. Tomerlin*  
HEIDI J. TOMERLIN  
302 S RUSK ST., WEATHERFORD, TEXAS 76086

STATE OF TEXAS  
COUNTY OF PARKER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31 DAY OF DECEMBER 2015 BY TERRY L. TOMERLIN AND HEIDI J. TOMERLIN  
*Michelle Worthington* 12/31/15  
MICHELLE WORTHINGTON, Notary Public, STATE OF TEXAS, MY COMMISSION EXPIRES: 8/29/2017



LIENHOLDER

N/A

Signature of Lienholder

This the \_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.  
Given under my hand and seal on this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACCT. NO.: 15165  
SCH. DIST.: MI  
CITY: \_\_\_\_\_  
MAP NO.: B-15

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the City of Millsap, Parker County, Texas, on this the 4 day of JANUARY, 2016

*Mark Barnes*  
Mark Barnes, Mayor

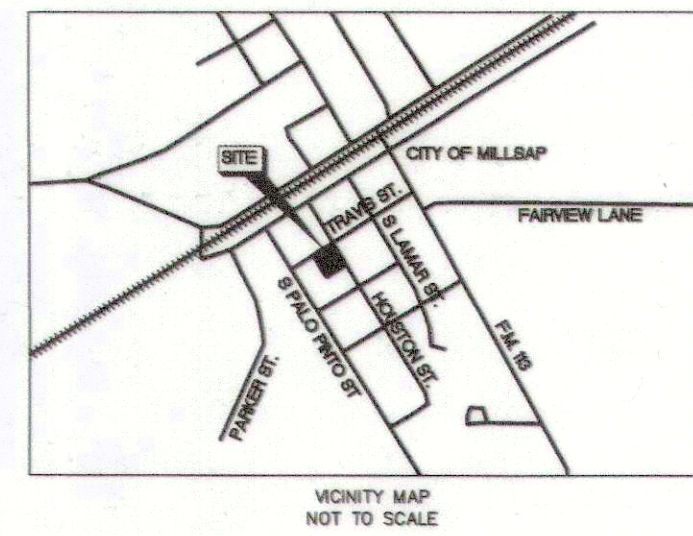
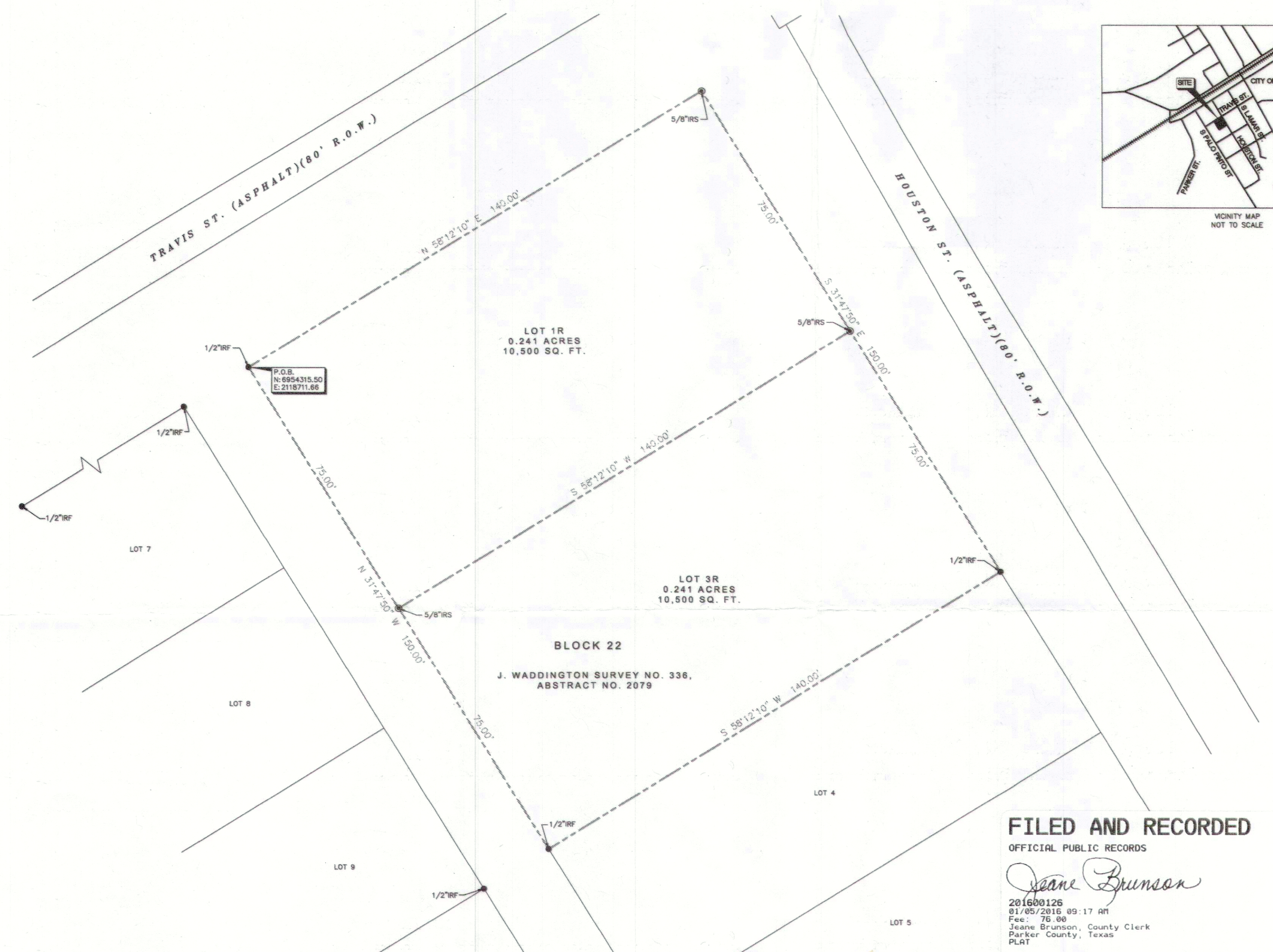
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201600126  
01/05/2016 09:17 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

GENERAL NOTES

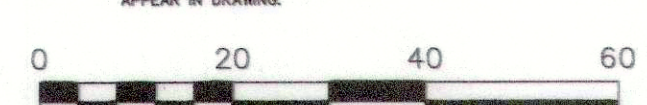
- 1.) ALL BEARINGS AND COORDINATES CONTAINED HEREIN ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATIONS AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED IN SEPTEMBER, 2015.
- 2.) ALL DISTANCES AND AREAS OF THE SUBJECT TRACT SHOWN HEREIN ARE SURFACE, DERIVED BY USING A COMBINED SCALE FACTOR OF 0.999875147.
- 3.) ALL MONUMENTS SHOWN AS "FOUND" WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN HEREON.
- 4.) THERE DO NOT APPEAR TO BE ANY APPARENT ENCROACHMENTS OR PROTRUSIONS AFFECTING THE SUBJECT TRACT EXCEPT AS SHOWN.
- 5.) THE SUBJECT TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) A NO FLOOD HAZARD ZONE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION MAP NO. 48367C0350E, DATED SEPTEMBER 26, 2008.
- 6.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 7.) WATER IS PROVIDED BY MILLSAP WATER SUPPLY CO.
- 8.) WASTE SYSTEMS ARE PRIVATE SEPTIC SYSTEMS.
- 9.) "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 SELLER AS TO THE GROUNDWATER AVAILABILITY."



- LEGEND
- PROPERTY LINE
  - CENTERLINE CREEK/DITCH
  - PUBLIC ACCESS ESMT.
  - SURVEY LINE
  - R.O.W./TRACT LINE
  - FENCE LINE
  - OVERHEAD ELECTRIC
  - IRF=IRON ROD FOUND
  - IRS=CAPPED IRON ROD SET
  - TOMERLIN RPLS 6503
  - FENCE CORNER POST
  - POWER POLE
  - FIRE HYDRANT
  - WATER VALVE
  - GAS VALVE

The undersigned hereby states that this survey was made on the ground under my supervision and all corners are marked as shown, and shows all visible and apparent easements, encroachments, and protrusions to the best of the surveyor's knowledge, information, and belief.

*Matthew Tomerlin*  
Matthew Tomerlin  
Registered Professional Land Surveyor No. 6503  
November 24, 2015



D-496

15165.022.001.00 15165.022.002.00

|                                          |                   |                                                                 |                    |
|------------------------------------------|-------------------|-----------------------------------------------------------------|--------------------|
| MATTHEW B. TOMERLIN<br>R.P.L.S. NO. 6503 |                   | 7323 CARRIAGE MIST<br>SAN ANTONIO, TX 76240<br>PH. 817-458-1962 |                    |
| DRAWN BY:<br>MBT                         | DATE:<br>12/17/15 | JOB NO.<br>20150003                                             | SCALE:<br>1" = 20' |
|                                          |                   | PAGE:<br>1 OF 1                                                 |                    |