

State of Texas
County of Parker

BEING a 12.426 acre tract of land out of the W. LONG SURVEY, ABSTRACT No. 801, Parker County, Texas; being Tract 1 and Tract 2 of that certain tract conveyed to Ryan Pope and described in Clerk's File No. 202141208, Official Public 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 found 1/2" iron rod in the west line of Patrick Creek Road, at the common easterly corner of said Tract 2 and that certain tract as recorded in Clerk's File No. 201526387, for the eastern most northeast and beginning corner of this tract. Whence the southeast corner of the M. Godfrey Survey, Abstract No. 505 is calculated to bear N 30°37'28" E 2609.00 feet.

THENCE along the common line of said Tract 2 and said Clerk's File No. 201526387 the following courses and distances:
S 57°25'21" W 128.70 feet, to a found 1/2" iron rod for a corner of this tract.
S 27°04'44" W 225.86 feet, to a found 1/2" iron rod for a corner of this tract.
S 31°09'12" W 475.51 feet, to a found 1/2" iron rod for a corner of this tract.
S 31°10'55" W 200.48 feet, to a found 1/2" iron rod for the southeast corner of this tract.
N 65°22'20" W 535.12 feet, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc.", for the northwest corner of said Tract 2 and the southeast corner of said Tract 1, for a corner of this tract.
N 65°22'20" W at 80.52 feet passing a found 1/2" iron rod in an all 140.73 feet to a point in the approximate centerline of Patrick Creek at the southwest corner of said Tract 1, for the southwest corner of this tract.

THENCE along the approximate centerline of said Patrick Creek the following courses and distances:
N 18°13'28" E 358.26 feet to a point for an interior ell corner of this tract.
N 72°13'26" W 130.82 feet to a point at the northwest corner of said Tract 1 for the northwest corner of this tract.

THENCE N 79°32'33" E at 135.42 feet passing a found 1/2" iron rod and in all 1200.72 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." in the west line of Patrick Creek Road at the northeast corner of said Tract 1, at the beginning of a curve to the left, for the northern most northeast corner of this tract.

THENCE along said curve to the left having a radius of 60.00 feet, at 16.13 feet passing a set 1/2" capped iron rod stamped Texas Surveying, Inc." in all an arc length of 32.16 feet and whose chord bears S 13°04'37" E 31.78 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: September 29, 2021 - W2109020-P

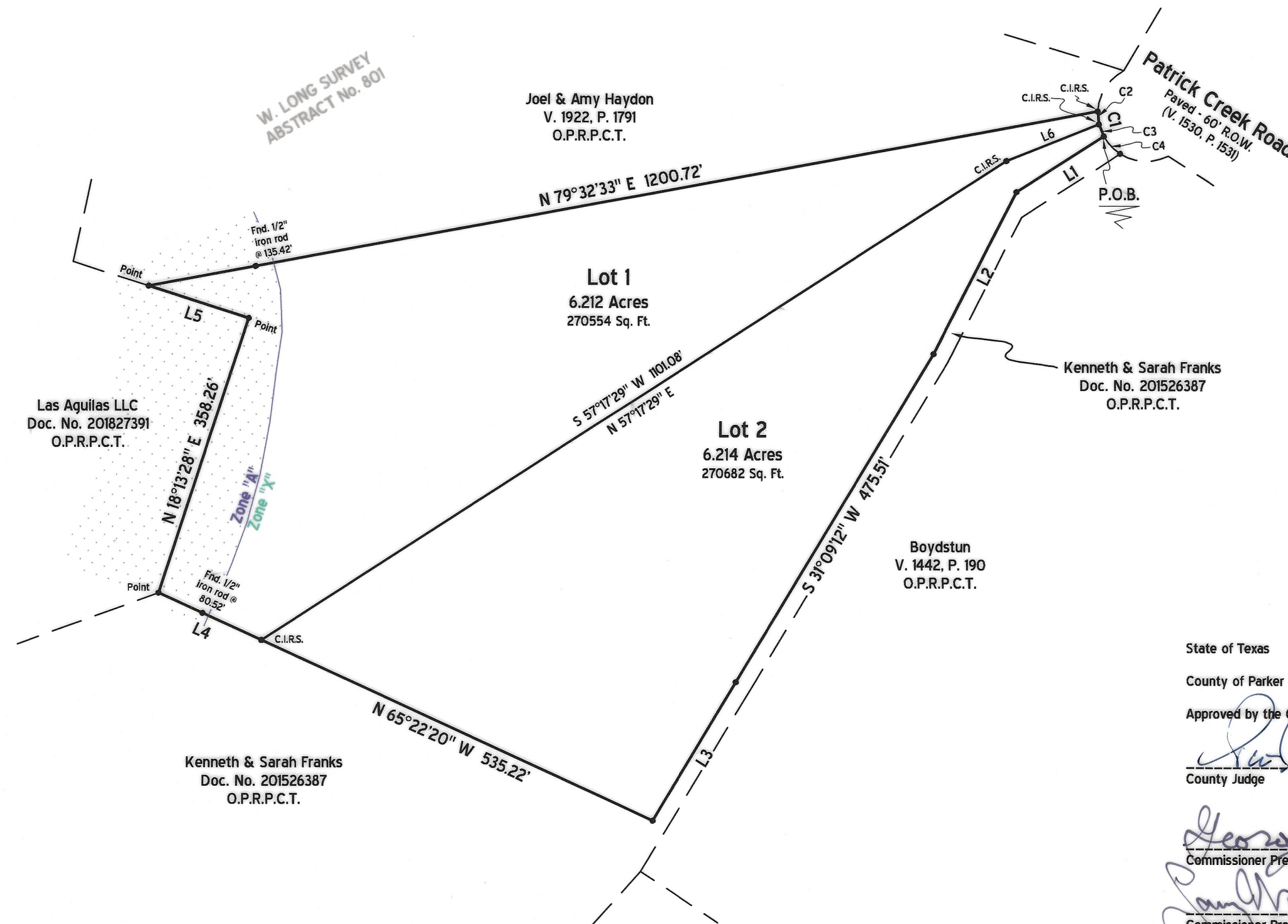


Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated 9/26/2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are found 1/2" iron rods, 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).
- 4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- 5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
- 6) 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.)
- 7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 8) With respect to the documents listed in Title Commitment No. 21-68332-HS the following easements and/or restrictions were reviewed for this survey:
Subject to the Restrictions recorded in Volume 1383, Page 826; Volume 1384, Page 707; Volume 1424, Page 427; R.P.R.P.C.T.
Subject to the following Easement(s) and/or Document(s): Volume 107, Page 477; Volume 115, Page 25; Volume 1424, Page 435; R.P.R.P.C.T.
The following Easement(s) and/or Document(s) do(es) not affect this tract: Volume 296, Page 533; Volume 1004, Page 1017; Volume 1023, Page 509; Volume 1033, Page 186; Volume 115, Page 224; Volume 124, Page 293; Volume 125, Page 116; Volume 125, Page 155; Volume 139, Page 476; Volume 141, Page 257; Volume 141, Page 490; Volume 642, Page 199; R.P.R.P.C.T.
According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.
- 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 the seller as to the availability.
- 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60.00'	32.26'	S 13°04'37" E	32.16'
C2	60.00'	16.13'	S 05°25'02" E	16.08'
C3	60.00'	16.13'	S 20°48'55" E	16.08'
C4	60.82'	30.51'	S 43°38'30" E	30.19'

LINE	BEARING	DISTANCE
L1	S 57°25'21" W	128.70'
L2	S 27°04'44" W	225.86'
L3	S 31°10'55" W	200.48'
L4	N 65°22'20" W	140.73'
L5	N 72°13'26" W	130.82'
L6	N 68°20'14" E	124.12'



Now, Therefore, Know All Men By These Presents:

That Ryan Pope acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Patrick Creek Hollow, 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 16th day of MARCH 2022.

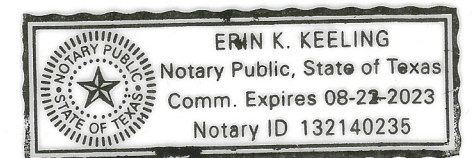
By: Ryan Pope

State of Texas
County of Comal

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ryan Pope, 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 16 day of March 2022.

Erwin K. Keeling
Notary Public in and for the State of Texas



16079
BR
E-18

State of Texas

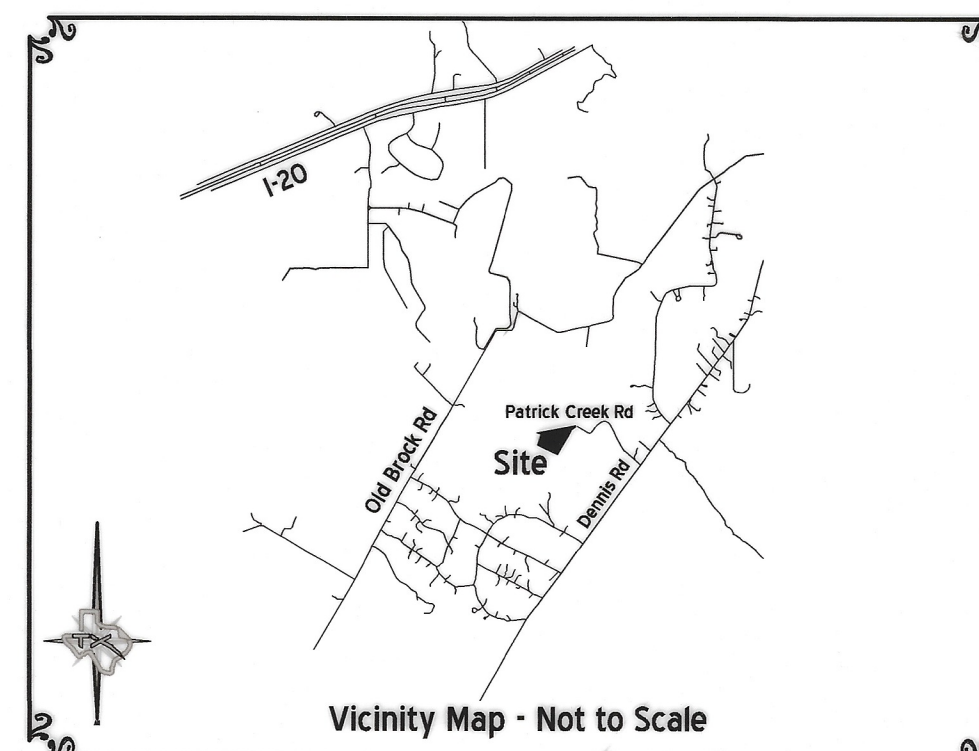
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28 day of March 2022.

County Judge
Commissioner Precinct 1
Commissioner Precinct 2
Commissioner Precinct 3
Commissioner Precinct 4

20801.009.003.00
20801.009.000.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202211731
03/28/2022 03:40 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

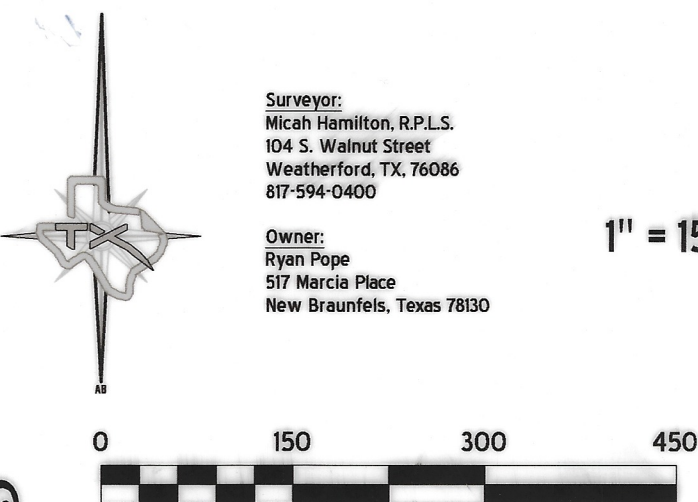
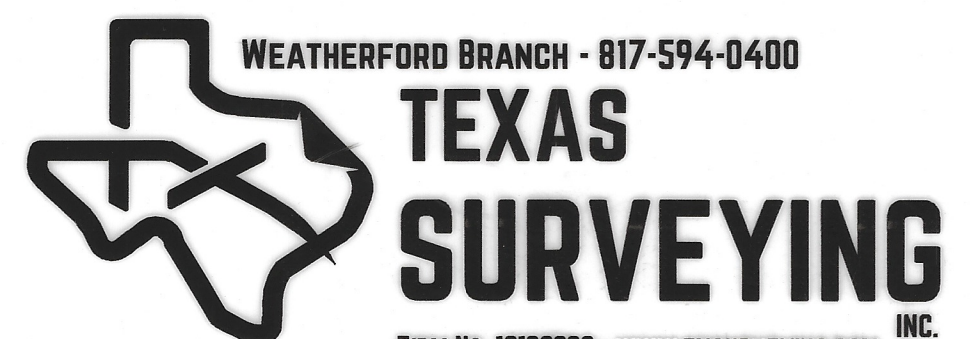


Minor Plat
Lots 1 and 2
Patrick Creek Hollow
an Addition in Parker County, Texas

Being a 12.426 acre tract out of the
W. LONG SURVEY, ABSTRACT No. 801,
Parker County, Texas.

March 2022

WEATHERFORD BRANCH - 817-594-0400



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