

VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 8th DAY OF August, 2022.

 COUNTY JUDGE

 George A. Conley
 COMMISSIONER PRECINCT #1

 COMMISSIONER PRECINCT #3

202229886 PLAT Total Pages: 1

_____ Ray Parnell
 COMMISSIONER PRECINCT #2

 COMMISSIONER PRECINCT #4

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

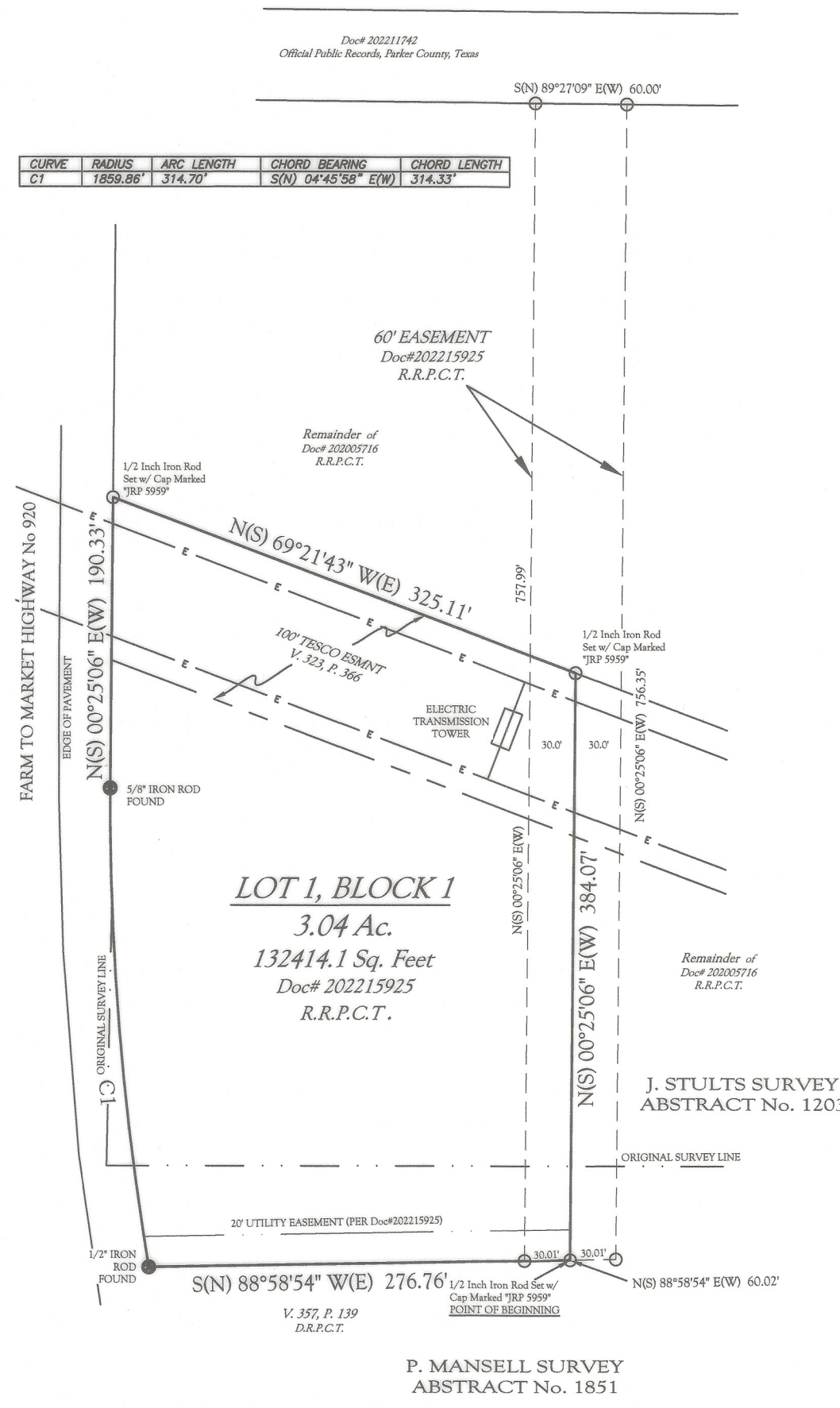
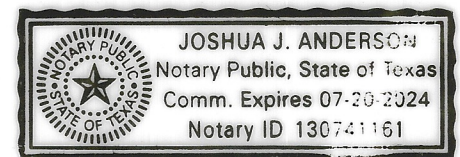
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
 SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES
 TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
 EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
 THEREIN EXPRESSED.

_____ Mark Deakle
 REPRESENTATIVE/TRUSTEE
 PARKER COUNTY ESD1

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED MARIA SAIZ, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED
 AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 20th DAY OF July, 2022.

_____ Joshua J. Anderson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FIELD NOTE DESCRIPTION:
 BEING A 3.04 ACRES (132,414.1 SqFt) TRACT OF LAND OUT OF THE J. STULTS SURVEY, ABSTRACT No. 1203 AND THE P. MANSELL SURVEY, ABSTRACT No. 1851, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT No. 202215925, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED AS FOLLOWS:

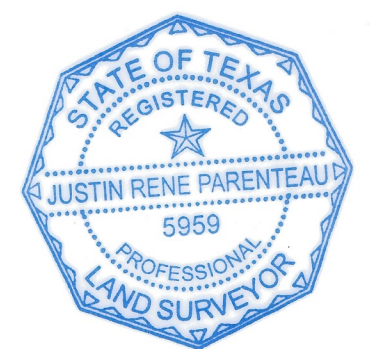
THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.
 BEGINNING AT A 1/2" IRON ROD SET WITH CAP MARKED "JRP 5959" IN THE SOUTH LINE OF DOCUMENT No. 202005716, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. WHENCE THE CALLED SOUTHWEST CORNER OF THE J. STULTS SURVEY IS CALCULATED TO BEAR N 88°29'43" E 2338.21 FEET.
 THENCE S 88°58'54" W 276.76 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF FARM TO MARKET HIGHWAY No. 920 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1859.86 FEET AND A CHORD WHICH BEARS N 04°45'58" W 314.33 FEET.
 THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID FARM TO MARKET HIGHWAY No. 920 AN ARC LENGTH OF 314.70 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE N 00°25'06" E 190.33 FEET ALONG THE EAST LINE OF SAID FARM TO MARKET HIGHWAY No. 920 TO A 1/2" IRON ROD SET WITH CAP MARKED "JRP 5959" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE S 69°21'43" E 325.11 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "JRP 5959" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE S 00°25'06" W 384.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60' INGRESS/EGRESS EASEMENT
 BEING A 1.04 ACRES (45,429.9 Sq Ft) EASEMENT OVER AND ACROSS THE J. STULTS SURVEY, ABSTRACT NO. 1203 AND THE P. MANSELL SURVEY, ABSTRACT NO. 1851, PARKER COUNTY, TEXAS; BEING OVER AND ACROSS A PORTION OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOCUMENT NO. 202005716 & 202215925, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.
 BEGINNING AT A 1/2" IRON ROD SET WITH CAP MARKED "JRP 5959" IN THE SOUTH LINE OF DOCUMENT NO. 202005716, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. WHENCE THE CALLED SOUTHWEST CORNER OF THE J. STULTS SURVEY IS CALCULATED TO BEAR N 88°29'43" E 2338.21 FEET.
 THENCE S 88°58'54" W 30.01 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT.
 THENCE N 00°25'06" E 757.99 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT.
 THENCE S 89°27'09" E 60.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT.
 THENCE S 00°25'06" W 756.35 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT.
 THENCE S 88°58'54" W 30.01 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND FEBRUARY 18, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

_____ Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



16041
 PE
 F-10

21203.001.002.00

FINAL PLAT OF
 LOT 1, BLOCK 1
 PCESD 1 PEASTER ADDITION

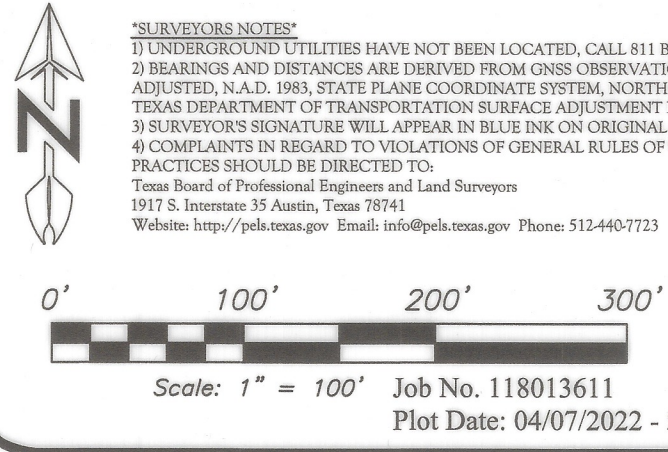
3.04 ACRES OF LAND OUT OF THE J. STULTS SURVEY, ABSTRACT NO. 1203
 AND THE P. MANSELL SURVEY, ABSTRACT NO. 1851,
 PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
 _____ Lila Deakle
 202229886
 08/08/2022 02:37 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

CABINET F, SLIDE 291

- NOTES:
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C00275E, DATED SEPTEMBER 26, 2008.
 - CALL UTILITY PROVIDERS AND/OR *911 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS.
 - BEARINGS CORRELATED TO STATE PLANE COORDINATE SYSTEM AND 83, TEXAS NORTH CENTRAL 4202 (GRID).
 - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
 - WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
 - NO PORTION OF THIS TRACT LIES WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.



Scale: 1" = 100' Job No. 118013611
 Plot Date: 04/07/2022 - 5:00 pm