

**MONUMENTS / DATUMS / BEARING BASIS**

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
  - MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
  - TBM ⊕ Site benchmark (see vicinity map for general location)
  - Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ  
Elevations, if shown, are NAVD'88  
Bearings are based on grid north (TxCS,'83,NCZ)

**LEGEND OF ABBREVIATIONS**

- US.SyFt. United States Survey Feet
- TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.P.C.T. Plat Records of Parker County, Texas
- O.P.R.P.C.T. Official Public Records of Parker County, Texas
- D.R.P.C.T. Deed Records of Parker County, Texas
- VOL/PG/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT/BL Easement/Building Line

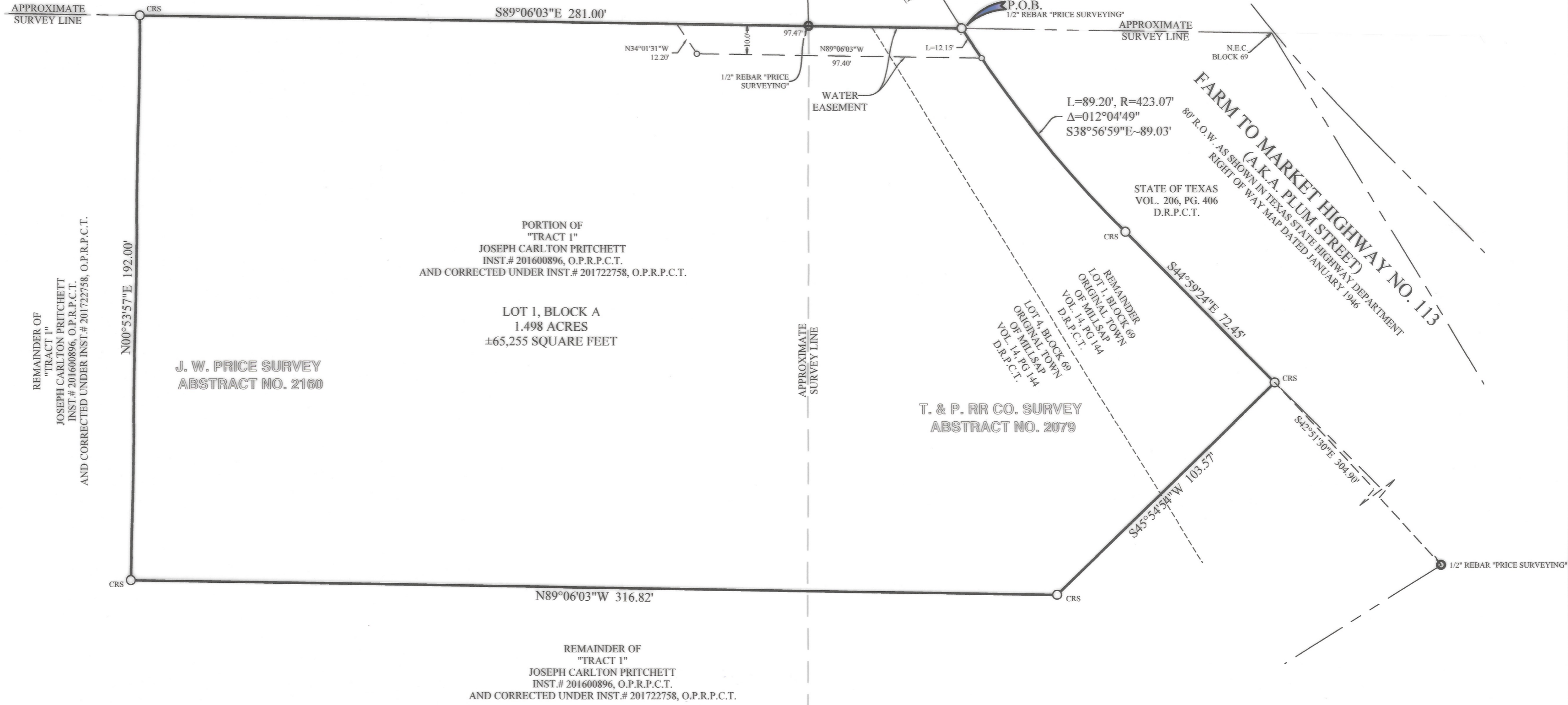
**T. & P. RR CO. SURVEY  
ABSTRACT NO. 1545**

DANIEL G. STROH  
VOL. 1905, PG. 111  
D.R.P.C.T.

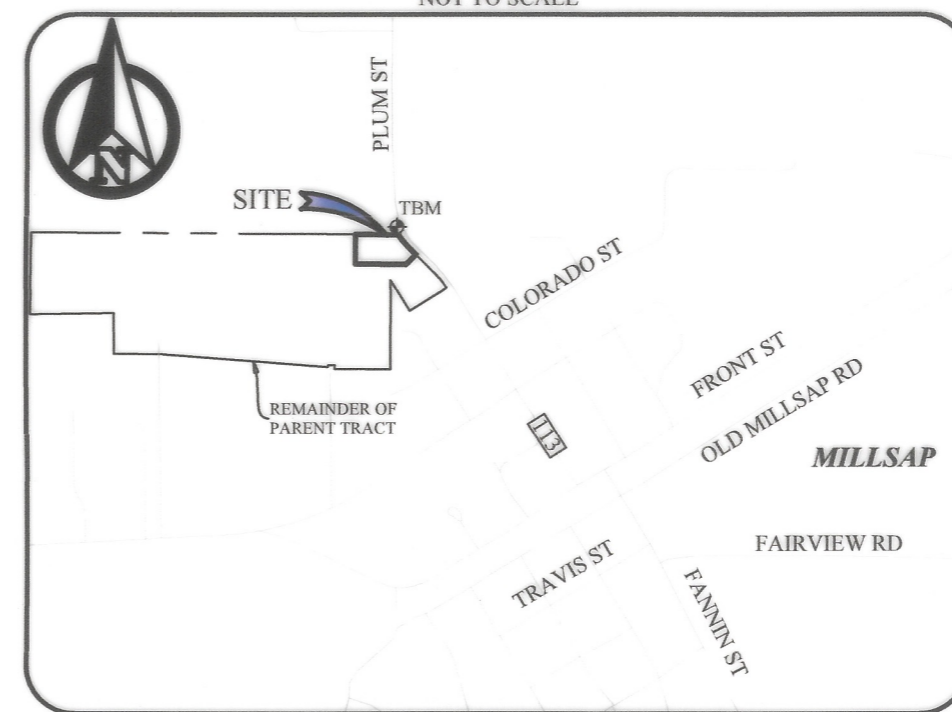
202133251 PLAT Total Pages: 2



**T. & P. RR CO. SURVEY  
ABSTRACT NO. 1537**



**VICINITY MAP  
NOT TO SCALE**

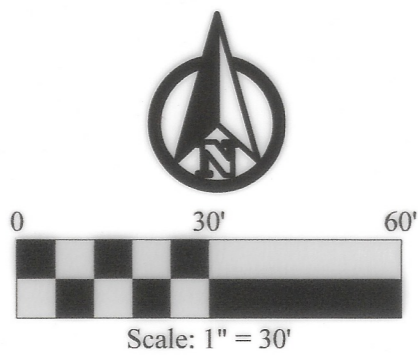


16364  
MI  
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**FINAL PLAT  
LOT 1, BLOCK A  
PRITCHETT ADDITION**

A SUBDIVISION OF 1.498 ACRES  
SITUATED IN  
LOTS 1 & 4, BLOCK 69  
ORIGINAL TOWN OF MILLSAP  
J. W. PRICE SURVEY, ABSTRACT NO. 2160  
PARKER COUNTY, TEXAS  
PREPARED JUNE 2021  
SHEET 1 OF 2



JPH Job/Drawing No. (see below)  
2021.022.019 [DG 1.50 Acres N. Plum St. Millsap, Parker Co., Tx  
FINAL PLAT.dwg  
© 2021 JPH Land Surveying, Inc. - All Rights Reserved  
785 Lonesome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500 #10194073 #10193867  
DFW-Houston | Central Texas | West Texas

**OWNERS:**  
Joseph Carlton Pritchett  
2214 New York St.  
West Melbourne, FL 32904

**PREPARED BY:**  
JPH Land Surveying, Inc.  
785 Lonesome Dove Trail,  
Hurst, Texas 76054  
(817) 431-4971

**DEVELOPER:**  
Vaquero Millsap Partners, LP  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
(512) 983-1793

VOLUME OR CABINET **F**, PAGE OR SLIDE **35**



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Joseph Carlton Pritchett, according to the deeds recorded under Instrument Numbers 201600896 & 201722758, Official Public Records, Parker County, Texas, is the owner of that certain tract being a portion of Lots 1 and 4, Block 69, of the Original Town of Millsap, an addition to the Town of Millsap, Parker County, Texas, recorded in Volume 14, Page 144, of the Deed Records, Parker County, Texas (D.R.P.C.T.) and a portion of the J. W. Price Survey, Abstract No. 2160; the subject tract is more particularly described as follows:

**Beginning** at a 1/2 inch capped rebar stamped "Price Surveying" found on the north line of said Block 69, at the northwest corner of the tract described in the deed to the State of Texas for the right of way of F.M. 113 (Plum Street) recorded in Volume 206, Page 406, D.R.P.C.T., said northwest corner being on the curved west right of way of said F.M. 113, said curve being concave to the northeast having a radius of 423.07 feet;

**THENCE** in a southeasterly direction, along the arc of the said curve and with the said west right of way of F.M. 113, an arc length of 89.20 feet (a chord bearing of SOUTH 38°56'59" EAST, a chord distance of 89.03 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;

**THENCE** SOUTH 44°59'24" EAST, continuing with the west right of way of F.M. 113, a distance of 72.45 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "Price Surveying" found at salient corner of the said Pritchett tract bears SOUTH 42°51'30" EAST, a distance of 304.90 feet;

**THENCE** through the interior of the Pritchett tract, the following calls:

1. SOUTH 45°54'54" WEST, a distance of 103.57 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. NORTH 89°06'03" WEST, a distance of 316.82 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
3. NORTH 00°53'57" EAST, a distance of 192.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the north line of the Pritchett tract;

**THENCE** SOUTH 89°06'03" EAST, with the said north line of the Pritchett tract, passing at a distance of 228.69 feet a 1/2 capped rebar stamped "PRICE SURVEYING" found at the apparent northwest corner of said Block 69, and continuing on said course, in all, a total distance of 281.00 feet returning to the **POINT OF BEGINNING** and enclosing 1.498 acres (±65,255 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joseph Carlton Pritchett, does hereby adopt this plat designating the hereinabove described property as PRITCHETT ADDITION, an addition in Parker County, Texas, being a 1.521 acres situated in and being a portion of the T. & P. RR CO., Survey Abstract No. 2079, and the J. W. Price Survey, Abstract No. 2160, Parker County, Texas and does hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.


Witness my hand this 23 day of July, 2021.

  
Joseph Carlton Pritchett

STATE OF TEXAS <sup>bc</sup> ~~TEXAS~~ <sub>FLORIDA</sub> §  
COUNTY OF Broward §  
 By Physical Presence  
 Online Notarization

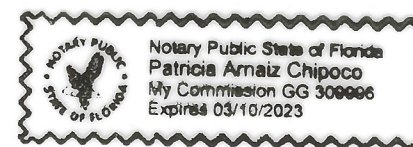
Before me, the undersigned authority, a Notary Public in and for the State of ~~Texas~~ <sup>Florida</sup>, on this day personally appeared **Joseph Carlton Pritchett**, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 23 day of JULY, 2021.

  
Patricia Arnal Chipoco  
Notary Public in and for the State of ~~Texas~~ <sup>bc</sup> <sub>FLORIDA</sub>

Produced as Identification:

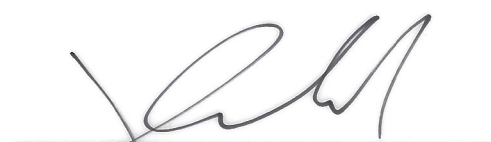
DRIVER LICENSE



**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

  
Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphls.com.  
Date: July 13, 2021



**PLAT NOTES:**

1. Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.
2. This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GF# 200989T, effective January 10, 2021, and issued January 20, 2021.
3. Field work was completed on April 13, 2021.
4. The site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a brick monument sign, being located on the west side of Farm to Market Highway No. 113 (a.k.a. N. Plum Street), being located approximately 914 feet northwesterly from the centerline intersection of Farm to Market Highway No. 113 (a.k.a. N. Plum Street) and Colorado Street, approximately 25 feet northwesterly from the northeast corner of the surveyed property. Benchmark Elevation = 812.76'. See vicinity map for general location.
5. No portion of the subject property lies within the 100-year flood plain according to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0225F, dated 2019/04/05. This property lies within zone(s) X (Non-Shaded) of said map, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
6. It is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

STATE OF TEXAS §  
COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, this the 23 day of August, 2021.

  
County Judge

  
Commissioner Precinct 1

  
Commissioner Precinct 2

  
Commissioner Precinct 3

  
Commissioner Precinct 4



JPH Job/Drawing No. (see below)  
2021.022.019 [DG 1.50 Acres N. Plum St. Millsap, Parker Co., Tx  
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DFW-Houston | Central Texas | West Texas

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



202133251  
08/24/2021 10:52 AM  
Fee: 30.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

VOLUME OR CABINET F, PAGE OR SLIDE 35

**FINAL PLAT  
LOT 1, BLOCK A  
PRITCHETT ADDITION**

A SUBDIVISION OF 1.498 ACRES

SITUATED IN

LOTS 1 & 4, BLOCK 69

ORIGINAL TOWN OF MILLSAP

J. W. PRICE SURVEY, ABSTRACT NO. 2160

PARKER COUNTY, TEXAS

PREPARED JUNE 2021

SHEET 2 OF 2