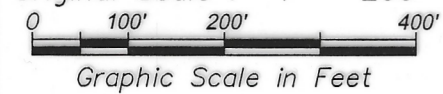
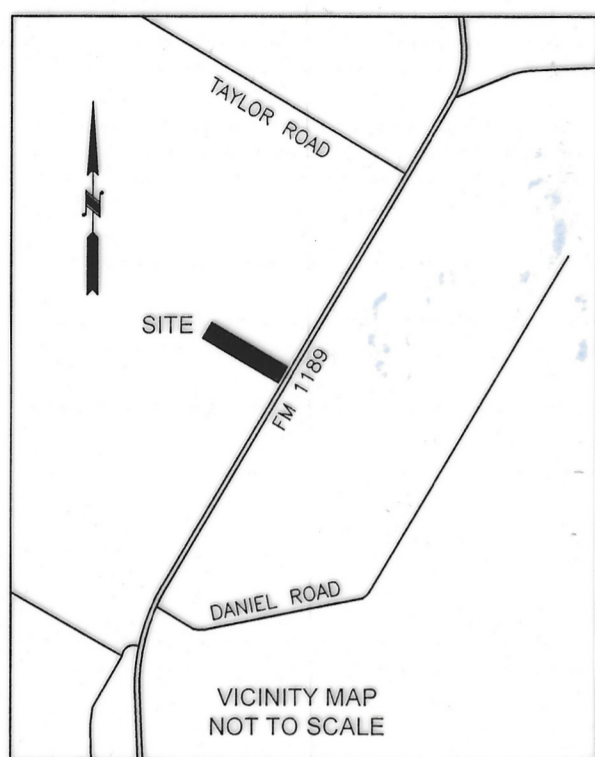


Bearings are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

Original Scale : 1" = 200'



IRS = IRON ROD WITH CAP STAMPED "WIESE RPLS 6369" SET  
IRF = IRON ROD FOUND  
O.P.R.C.T. = OFFICIAL PROPERTY RECORDS, PARKER COUNTY, TEXAS  
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS  
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS



202323913 PLAT Total Pages: 1

Metes and Bounds Description

All that certain lot, tract or parcel of land being located in the W. Patrick Survey, Abstract 1039, Parker County, Texas, being a portion of that certain 31.890 acre tract of land conveyed to William Reed V and Jamie L. Reed by deed recorded in Document Number 202207459, Official Public Records, Parker County, Texas (O.P.R.C.T.) and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set in the west line of said 31.890 acre tract and east line of that certain 112.29 acre tract of land described Volume 1392, Page 326, Deed Records, Parker County, Texas for northeast corner of Lot 1, Christenson Addition according to the plat thereof recorded in Cabinet F, Slide 326, Plat Records, Parker County, Texas, from which a 3/8-inch iron rod found for southwest corner of said 31.890 acre tract bears South 30 degrees 23 minutes 12 seconds West a distance of 190.75 feet;  
THENCE with the west line of said 31.890 acre tract and east line of said 112.29 acre tract, North 30 degrees 23 minutes 12 seconds East a distance of 264.00 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for corner, from which a 3/8-inch iron rod found for northwest corner of said 31.890 acre tract bears North 30 degrees 23 minutes 12 seconds East a distance of 975.61 feet;  
THENCE South 52 degrees 10 minutes 15 seconds East a distance of 471.22 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for corner;  
THENCE South 67 degrees 19 minutes 00 seconds East a distance of 450.64 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set in the east line of said 31.890 acre tract and west right of way line of FM Highway 1189, from which a 3/8-inch iron rod found for northeast corner of said 31.890 acre tract bears North 30 degrees 26 minutes 33 seconds East a distance of 1,093.74 feet;  
THENCE with said west right of way line and east line of said 31.890 acre tract, South 30 degrees 26 minutes 33 seconds West a distance of 264.00 feet to a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for northeast corner of said Lot 1, Christenson Addition, from which a 5/8-inch iron rod with cap stamped "WIESE RPLS 6369" set for southeast corner of said 31.890 acre tract bears South 30 degrees 26 minutes 33 seconds West a distance of 190.75 feet;  
THENCE with the north line of said Lot 1, Christenson Addition, North 59 degrees 34 minutes 25 seconds West distance of 913.57 feet to the point of BEGINNING, containing 4.901 acres of land.

THE STATE OF TEXAS {}  
COUNTY OF PARKER {}  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM REED V AND JAMIE L. REED do hereby adopt this plat designating the hereinabove described real property as LOT 1, REED ADDITION, being a 5,000 acre tract out of the W. Patrick Survey, Abstract No. 1039, Parker County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this 1st day of September, 2023.

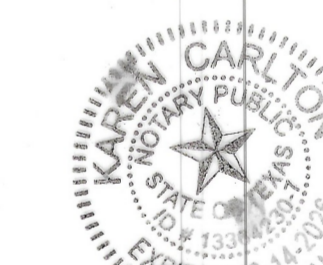
*William Reed V*  
WILLIAM REED V  
*Jamie L. Reed*  
JAMIE L. REED

THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM REED V, 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.

Given under my hand and seal of office on this 1st day of Sept, 2023.

*Karen Carlton*  
Notary Public in and for the State of Texas



THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

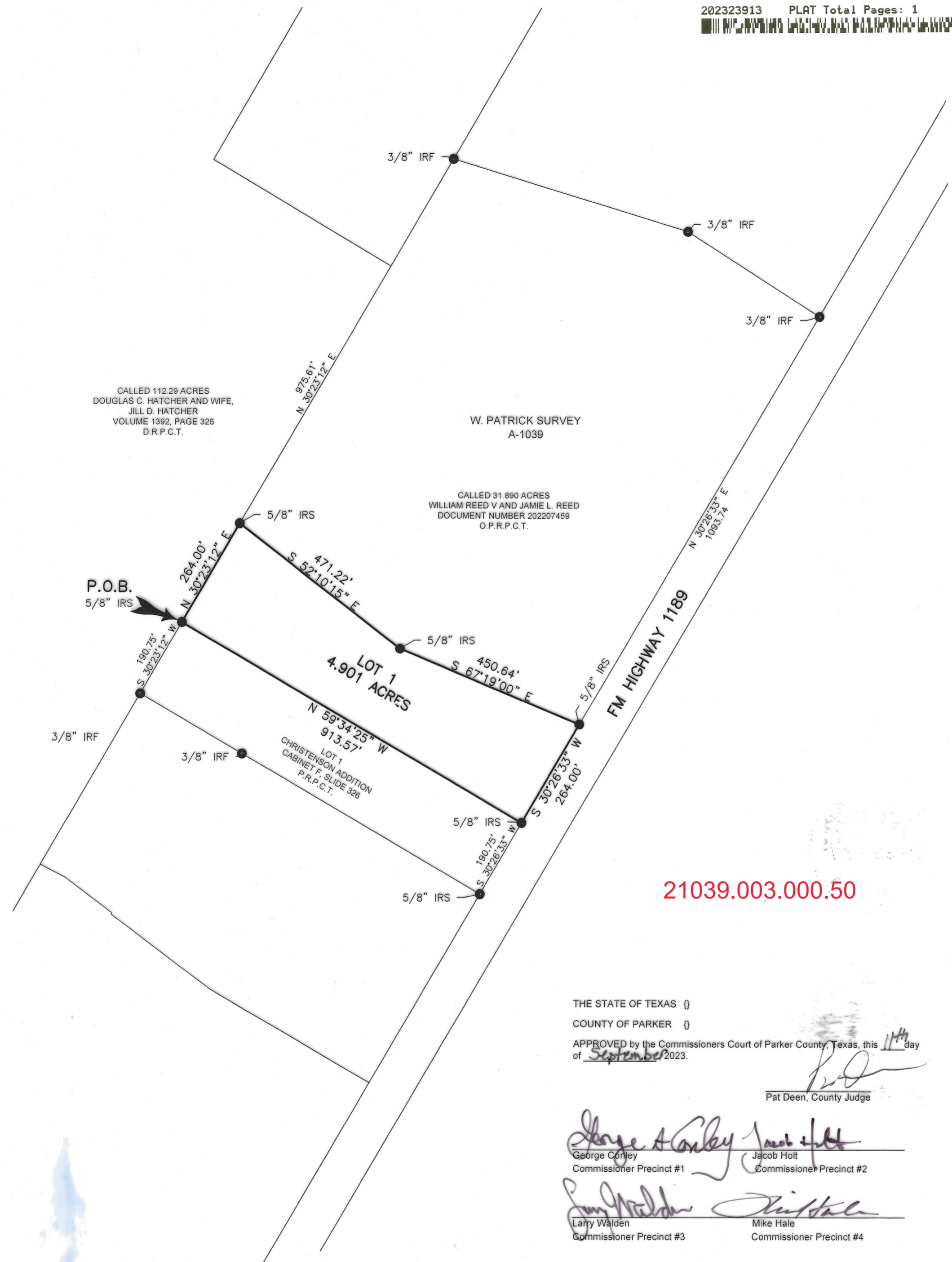
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JAMIE L. REED, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 1st day of Sept, 2023.

*Karen Carlton*  
Notary Public in and for the State of Texas



16588  
BR  
D-21



21039.003.000.50

Notes:

- 1. This tract lies within Area of Minimal Flood Hazard Zone X, according to F.I.R.M No. 48367C0375E dated September 26, 2008.
- 2. 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.
- 3. 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.
- 4. Water will be supplied by private water wells.
- 5. Sewer Service will be on-site sewer facilities subject to approval by officials of Parker County.
- 6. No portion of this tract lies within the extra territorial jurisdiction of any city or town.

THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

I 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 July 18th, 2023.

*Aaron Wiese*  
Aaron Wiese  
Texas Registered Professional Surveyor No. 6369



THE STATE OF TEXAS {}  
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, this 11th day of September, 2023.

Pat Deen, County Judge

*George Conley*  
George Conley  
Commissioner Precinct #1  
*Jacob Holt*  
Jacob Holt  
Commissioner Precinct #2  
*Larry Walden*  
Larry Walden  
Commissioner Precinct #3  
*Mike Hale*  
Mike Hale  
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202323913  
09/12/2023 09:40 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet **F** Slide **570**

LOT 1  
REED ADDITION  
AN ADDITION IN PARKER COUNTY, TEXAS  
BEING A 4.901 ACRE TRACT IN THE  
W. PATRICK SURVEY, ABSTRACT NO. 1039  
PARKER COUNTY, TEXAS

SCALE 1"=200'	PROJ. NO. 2022-105	WIESE LAND SURVEYING, LLC 4890 OLD MILLSAP ROAD MILLSAP, TX 76066 (817) 597-9487	SHEET NO. 1 OF 1
DWN: JLF	PARKER COUNTY	FIRM REGISTRATION NUMBER:10194709	
DATE: 07-28-23	TEXAS		