

State of Texas  
County of Parker

Whereas, HAUCO Ventures, LLC, being the sole owner of a certain 4.000 acres tract of land out of the T. & P. R.R. Co. SURVEY, SECTION No. 235, ABSTRACT No. 1407, Parker County, Texas; being that certain 4.000 acre tract of land conveyed to HAUCO Ventures, LLC and described in Clerk's File No. 202139708, Official Public Records, Parker County, Texas; 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 spike, within Russell Bend Road, at the occupied southeast corner of said 4.000 acre tract, for the southeast and beginning corner of this tract. WHENCE a found p.k. nail at the occupied northwest corner of said SURVEY bears N 89°46'15" W 1303.48 feet, N 00°36'12" W 1595.23 feet, and N 00°01'35" W 1044.88 feet.

THENCE N 89°46'15" W 348.06 feet, with the north side of the pavement of said Russell Bend Road, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of this tract.

THENCE N 00°21'21" E 519.61 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract.

THENCE S 83°32'14" E at 50.75 feet, pass a found 1/2" iron rod with plastic cap, at the southwest corner of that called 4.000 acres tract of land conveyed to F. Abdullah in Clerk's File No. 201505850, for a total distance of 350.04 feet to a 3" steel fence corner post in the west line of said Russell Bend Road, for the northeast corner of this tract.

THENCE S 00°21'21" W 481.60 feet, with said Russell Bend Road, to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

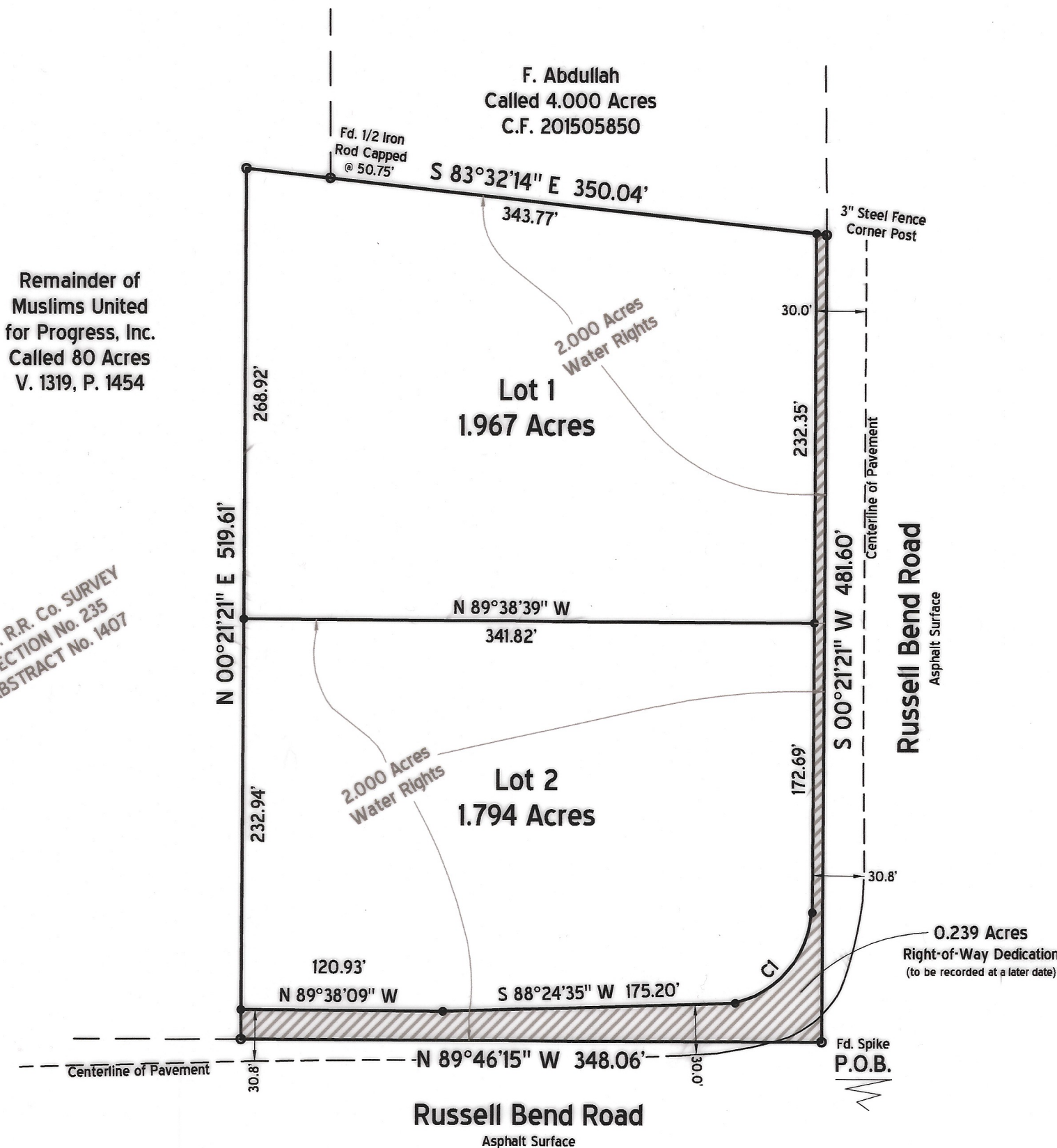
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: October 13, 2020 - JN150239-R2-P



Notes:

- 1) Currently this tract appears to be located within one or more of the following areas: Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard. According to the F.I.R.M. Community Panel Map No. 48367C0125F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - 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. 1398588 the following easements and/or restrictions were reviewed for this survey: Subject to the Restrictions recorded in V. 1278, P. 427; V. 1319, P. 1454, O.P.R.P.C.T.
- 9) Subject to the following Blanket Easement(s) and/or Document(s): V. 131, P. 72; V. 1426, P. 97; V. 1482, P. 1760; V. 2772, P. 954; V. 2797, P. 93, O.P.R.P.C.T.
- 10) The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 233, P. 264, O.P.R.P.C.T.
- 11) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 12) 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.
- 13) Dedication of the streets and alleys shown herein shall include only the surface estate of such property. All groundwater rights in, on and under such streets and alleys are expressly reserved to and shall be considered a part of the adjoining lot.

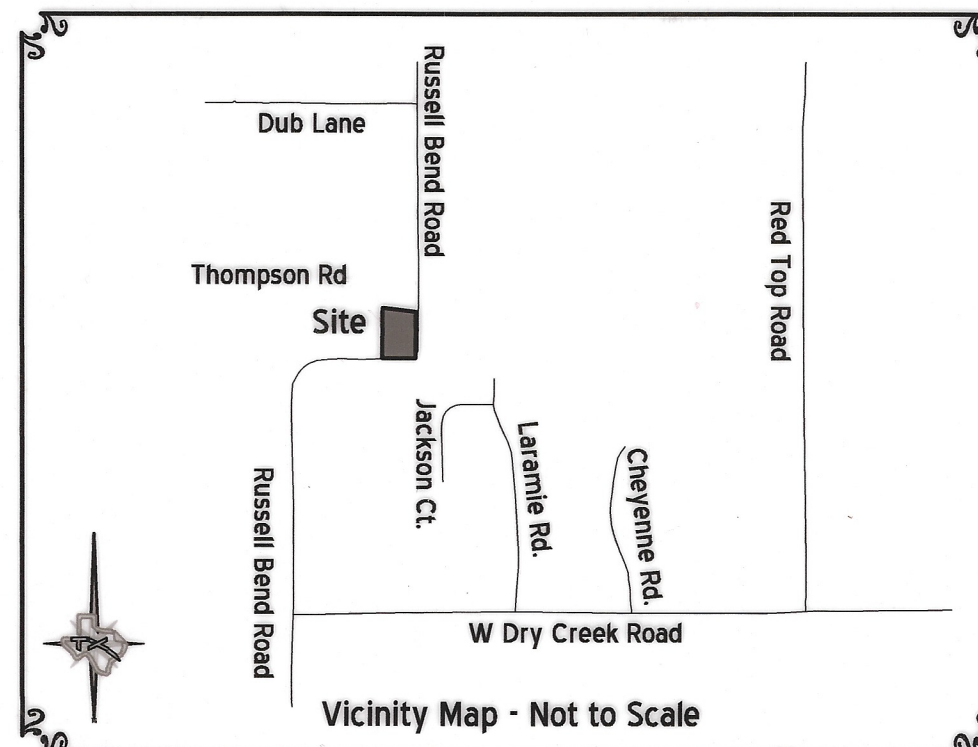
T. & P. R.R. Co. SURVEY  
SECTION No. 235  
ABSTRACT No. 1407



CURVE	RADIUS	ARC	CHORD	CHORD
CI	60.00'	76.04'	S 40°29'40" W	71.05'

21407.001.002.00

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202205696  
02/14/2022 04:05 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



Now, Therefore, Know All Men By These Presents:

That HAUCO Ventures LLC acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Russell Bend Acres, 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 17th day of January, 2022.

By:

HAUCO Ventures, LLC  
Holger Kelley

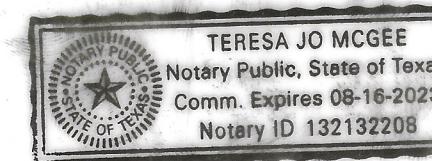
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Holger Kelley, 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 17th day of January, 2022.

Teresa Jo McGee  
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 14th day of February, 2022.

County Judge

George A. Conley  
Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

17134  
PE  
E-8

Minor Plat  
Lot 1 and Lot 2  
Russell Bend Acres  
an Addition in Parker County, Texas  
Being a 4.000 acres tract of land out of the  
T. & P. R.R. Co. SURVEY, SECTION No. 235,  
ABSTRACT No. 1407, Parker County, Texas

January 2022

WEATHERFORD BRANCH - 817-594-0400  
TEXAS SURVEYING INC.  
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S Walnut St  
Weatherford, TX, 76086  
817-594-0400  
Owner:  
HAUCO Ventures, LLC  
ATTN: Holger Kelley  
133 Buckingham Ct  
Weatherford, TX 76088  
1" = 80'  
0 80 160 240

Plat Cabinet F Slide 159