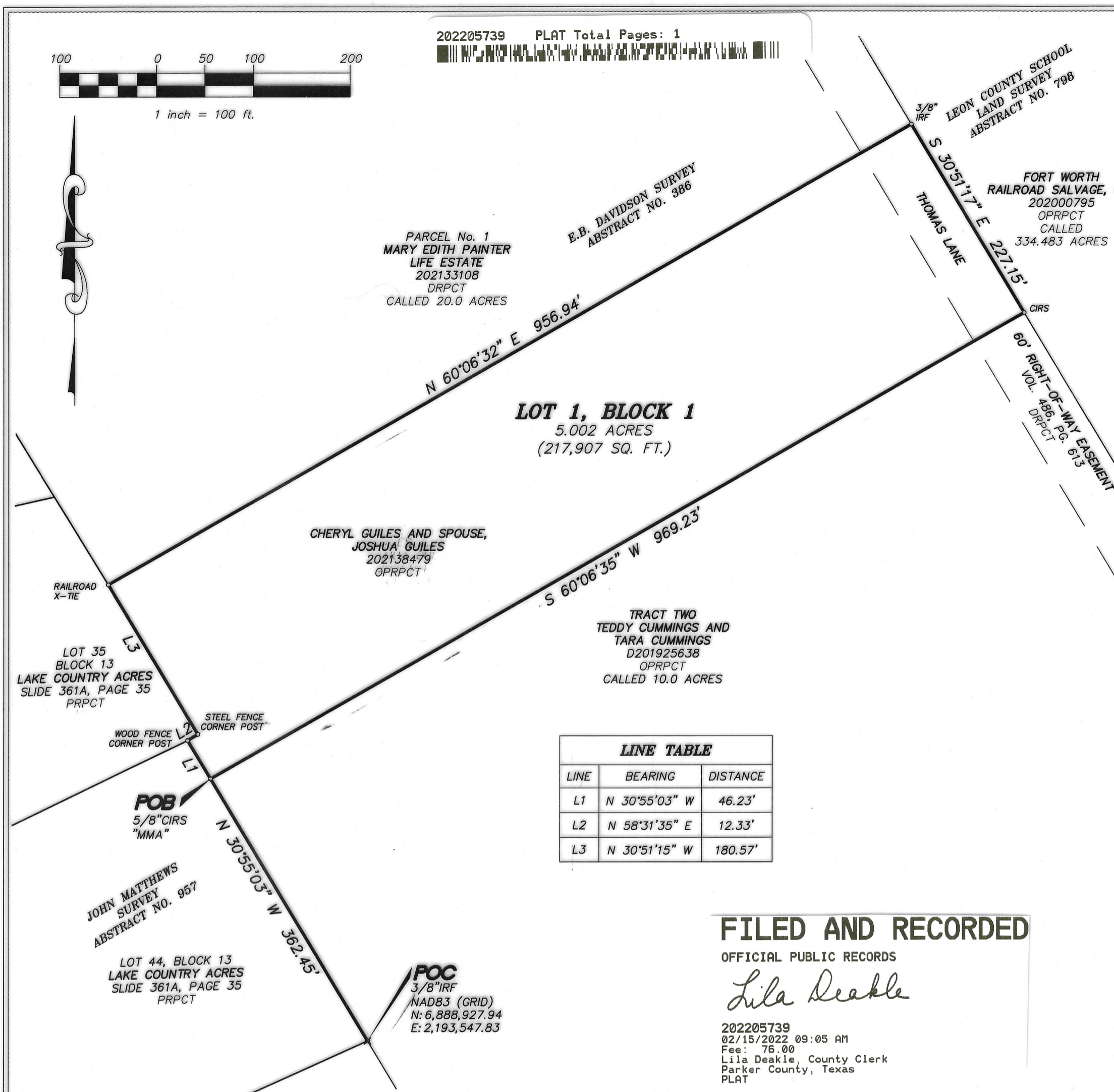


202205739 PLAT Total Pages: 1



LOT 1, BLOCK 1
5.002 ACRES
(217,907 SQ. FT.)

CHERYL GUILLES AND SPOUSE,
JOSHUA GUILLES
202138479
OPRPCT

TRACT TWO
TEDDY CUMMINGS AND
TARA CUMMINGS
D201925638
OPRPCT
CALLED 10.0 ACRES

LINE	BEARING	DISTANCE
L1	N 30°55'03" W	46.23'
L2	N 58°31'35" E	12.33'
L3	N 30°51'15" W	180.57'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202205739
02/15/2022 09:05 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

GENERAL NOTES:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE - 4202" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°23'54.3". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000127050147.

BY SCALES LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48367C0525F, PARKER COUNTY, TEXAS, MAP REVISED APRIL 5, 2019.

UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE 5/8" CAPPED IRON ROD STAMPED "MMA" SET.

THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO OIL, GAS AND MINERAL LEASES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERK'S OFFICE.

THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERK'S OFFICE.

WATER SUPPLY SOURCE: ON-SITE WATER WELL.

SEWER DISPOSAL: ON-SITE SEPTIC.

INGRESS AND EGRESS TO THE SUBDIVISION WILL BE BY THOMAS LANE, A 60.00 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN VOLUME 486, PAGE 613, DEED RECORDS, PARKER COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS CHERYL GUILLES AND JOSHUA GUILLES ARE THE OWNERS OF A 5.002 ACRE TRACT OF LAND SITUATED IN THE E.B. DAVIDSON SURVEY, ABSTRACT NO. 386, PARKER COUNTY, TEXAS, BEING DESCRIBED IN THE DEED TO CHERYL GUILLES AND SPOUSE, JOSHUA GUILLES, AS RECORDED IN INSTRUMENT NO. 202138479, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND (N:6,888,927.94, E:2,193,547.83) FOR THE SOUTHEAST CORNER OF LOT 44, BLOCK 13, LAKE COUNTRY ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE 361A, PAGE 35, PLAT RECORDS, PARKER COUNTY, TEXAS (P.R.P.C.T.) AND BEING IN THE WESTERLY LINE OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TEDDY CUMMINGS AND TARA CUMMINGS, AS RECORDED IN INSTRUMENT NO. 201925638 OF SAID OFFICIAL PUBLIC RECORDS; THENCE NORTH 30°55'03" WEST, WITH THE COMMON LINE OF SAID LOT 44 AND SAID CUMMINGS TRACT, A DISTANCE OF 362.45 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF SAID GUILLES TRACT AND FOR THE POINT OF BEGINNING;

THENCE NORTH 30°55'03" WEST, WITH THE COMMON LINE OF SAID LOT 44 AND SAID GUILLES TRACT, A DISTANCE OF 46.23 FEET TO A WOOD FENCE CORNER POST FOUND IN THE SOUTHERLY LINE OF LOT 35, BLOCK 13 OF SAID LAKE COUNTRY ACRES;

THENCE WITH THE COMMON LINE OF SAID LOT 35 AND SAID GUILLES TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°31'35" EAST, A DISTANCE OF 12.33 FEET TO A STEEL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 35;

NORTH 30°51'15" WEST, A DISTANCE OF 180.57 FEET TO A RAILROAD CROSSTIE FOUND FOR THE NORTHWEST CORNER OF SAID GUILLES TRACT AND THE SOUTHWEST CORNER OF A CALLED 24.010 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MARY EDITH PAINTER LIFE ESTATE, AS RECORDED IN INSTRUMENT NO. 202133108 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 60°06'32" EAST, DEPARTING THE WESTERLY LINE OF SAID LOT 35, AND WITH THE COMMON LINE OF SAID GUILLES TRACT AND SAID PAINTER TRACT, A DISTANCE OF 956.94 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID GUILLES TRACT THE SOUTHEAST CORNER OF SAID PAINTER TRACT AND IN THE WESTERLY LINE OF A CALLED 334.483 ACRE TRACT OF LAND, DESCRIBED IN THE DEED TO FORT WORTH RAILROAD SALVAGE, INC., AS RECORDED IN INSTRUMENT NO. 202000795 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 30°51'17" EAST, WITH THE COMMON LINE OF SAID GUILLES TRACT AND SAID FORT WORTH RAILROAD SALVAGE, INC. TRACT, A DISTANCE OF 227.15 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHEAST CORNER OF SAID GUILLES TRACT AND THE NORTHEAST CORNER OF SAID CUMMINGS TRACT, FROM WHICH A 3/8" IRON ROD FOUND BEARS NORTH 48°33'55" EAST, A DISTANCE OF 1.68 FEET;

THENCE SOUTH 60°06'35" WEST, WITH THE COMMON LINE OF SAID GUILLES TRACT AND SAID CUMMINGS TRACT, A DISTANCE OF 969.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,907 SQUARE FEET OR 5.002 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHERYL GUILLES AND JOSHUA GUILLES, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, SHALOM CREEK RANCH, A SUBDIVISION IN PARKER COUNTY, TEXAS.

EXECUTED THIS THE 19th DAY OF January, 2022.

Cheryl Guiles 1.19.22
CHERYL GUILLES DATE

Joshua Guiles 1-19-22
JOSHUA GUILLES DATE

STATE OF TEXAS }
COUNTY OF Tarrant }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHERYL GUILLES AND JOSHUA GUILLES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19 DAY OF January, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5/24/2025



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON

THIS THE 14th DAY OF February, 2022.

George Conley
GEORGE CONLEY
COMMISSIONER PRECINCT #1

Craig Peacock
CRAIG PEACOCK
COMMISSIONER PRECINCT #2

Steve Dugan
STEVE DUGAN
COMMISSIONER PRECINCT #4

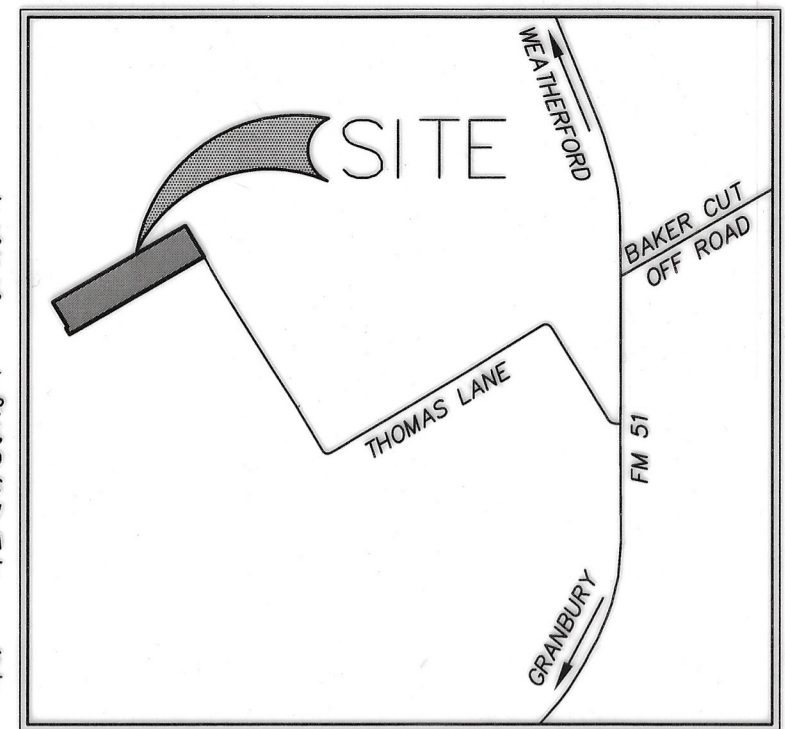
Larry Walden
LARRY WALDEN
COMMISSIONER PRECINCT #3

Steve Dugan
STEVE DUGAN
COMMISSIONER PRECINCT #4

THIS PLAT IS RECORDED IN CABINET F

SLIDE 162

DATE: 2-15-2022



VICINITY MAP
(SCALE: N.T.S.)

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- IRF IRON PIPE FOUND
- FND DEED RECORDS PARKER COUNTY, TEXAS
- DRHCT PLAT RECORDS, PARKER COUNTY, TEXAS
- PRHCT REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS
- RPRHCT PARKER COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- PP POWER POLE
- GY GUY ANCHOR
- OE OVERHEAD UTILITY

17306
WE
H-23

OWNER:

CHERYL GUILLES AND JOSHUA GUILLES
12920 CLEBURNE HWY
CRESSON, TX 76035
TEL: (817) 757-9734

FINAL PLAT

LOT 1, BLOCK 1

SHALOM CREEK RANCH

A SUBDIVISION IN
PARKER COUNTY, TEXAS

BEING 5.002 ACRES OF LAND
LOCATED IN THE E.B. DAVIDSON SURVEY,
ABSTRACT NO. 386
PARKER COUNTY, TEXAS

NOVEMBER 2021

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

20386.007.002.00

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF PARKER COUNTY, TEXAS.

Lon E. Whitten
LON E. WHITTEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893
DATE: JANUARY 13, 2022



STATE OF TEXAS }
COUNTY OF JOHNSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

THE 13 DAY OF January, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2022

John Jones

