

State of Texas
County of Parker

Whereas, Michael Daetwyler, Kaylee Daetwyler, Dallas Clay, and Rebecca Pinkerton-Clay, being the owners of a 3.296 acres tract of land; being all of Lots 38, 39, & 40, Southwinds Phase II, as recorded in Plat Cabinet A, Slide 594, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Daetwyler in CF# 202206152 and Clay in CF# 201723326, Real Property Records, Parker County, Texas; and 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 100D nail, in the north line of Mariah Drive, at the southeast corner of said Lot 38, and at the southwest corner of Lot 4, Trinity West, as recorded in Plat Cabinet E, Slide 316, for the southeast and beginning corner of this tract.

THENCE along said north line of Mariah Drive as follows:
S 77°06'21" W 149.66 feet, to a point, for a corner of this tract.
Southwesterly along the arc of a curve to the right, having a radius of 495.74 feet, an arc length of 186.47 feet, and whose chord bears S 87°51'15" W 185.37 feet, to a found 3/8" iron rod, for a corner of this tract.
N 81°17'01" W 112.07 feet, to a found angle iron, for a corner of this tract.
Northwesterly along the arc of a curve to the right, having a radius of 164.18 feet, an arc length of 98.35 feet, and whose chord bears N 64°23'47" W 96.88 feet, to a found 1/2" iron rod, for a corner of this tract.
N 47°02'51" W 60.00 feet, to a found 5/8" iron rod, at the southwest corner of said Lot 40, for the southwest corner of this tract.

THENCE N 30°49'49" E 307.96 feet, to a found 100D nail, at the northwest corner of said Lot 40, for the northwest corner of this tract.

THENCE S 86°40'22" E 110.10 feet, to a found 60D nail, at the southwest corner of Lot 1, Atticus Acre Wood Addition, as recorded in Plat Cabinet D, Slide 481, for a corner of this tract.

THENCE S 62°07'16" E 135.47 feet, to a found angle iron, at the southeast corner of said Lot 1, and at the common northerly corner of said Lots 38 & 39, for a corner of this tract.

THENCE S 49°11'10" E 209.73 feet, to a point on the north side of a 6" wood fence post, at the common southerly corner of Lots 2 & 4, of said Trinity West, for the northeast corner of this tract.

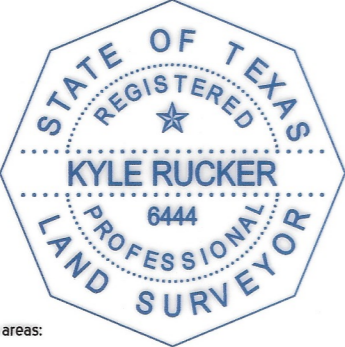
THENCE S 12°58'35" E 120.09 feet, along the west line of said Lot 4, to the POINT OF BEGINNING.

Surveyor's 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: June 29, 2022 - W2206016-RP

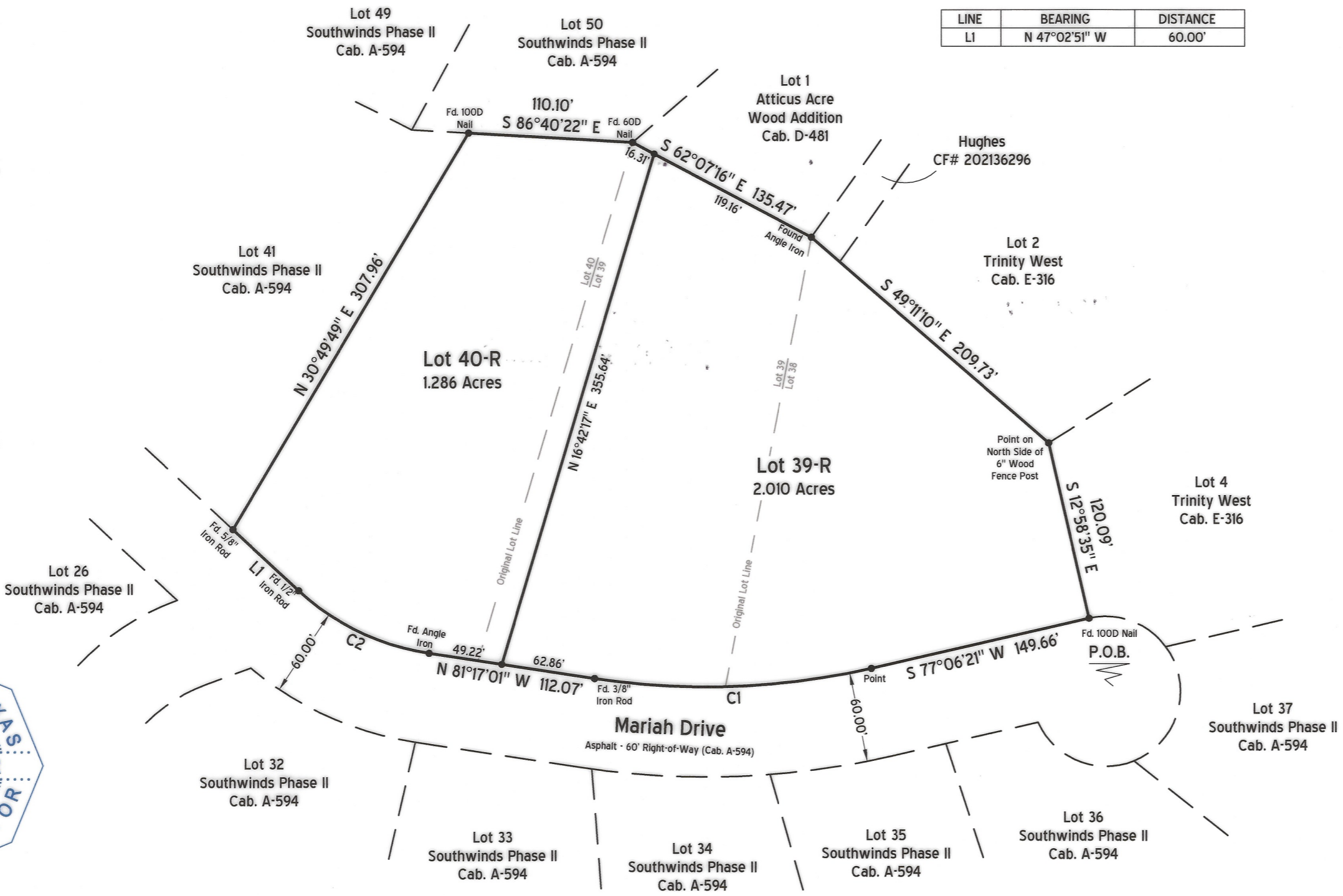


Surveyor Notes:

- 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. 48367C0400F, dated April 5, 2019, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
 - All corners are C.I.R.S. - set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
 - 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).
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 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.)
 - No abstract of title or title commitment, was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- County Notes:
- Water is to be provided by private water wells. Sanitary sewer is to be provided by an on-site septic facility on each lot. Lot 40-R water well was already in place at time of plat and was drilled in 1996. Any new water wells will require permission from Upper Trinity Groundwater Conservation District.
 - This plat represents property which has been platted without a groundwater certification as proscribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
 - No portion of this tract lies within the extra territorial jurisdiction of any city or town.
 - Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

CURVE	RADIUS	ARC	CHORD	CHORD
C1	495.74'	186.47'	S 87°51'15" W	185.37'
C2	164.18'	98.35'	N 64°23'47" W	96.88'

LINE	BEARING	DISTANCE
L1	N 47°02'51" W	60.00'



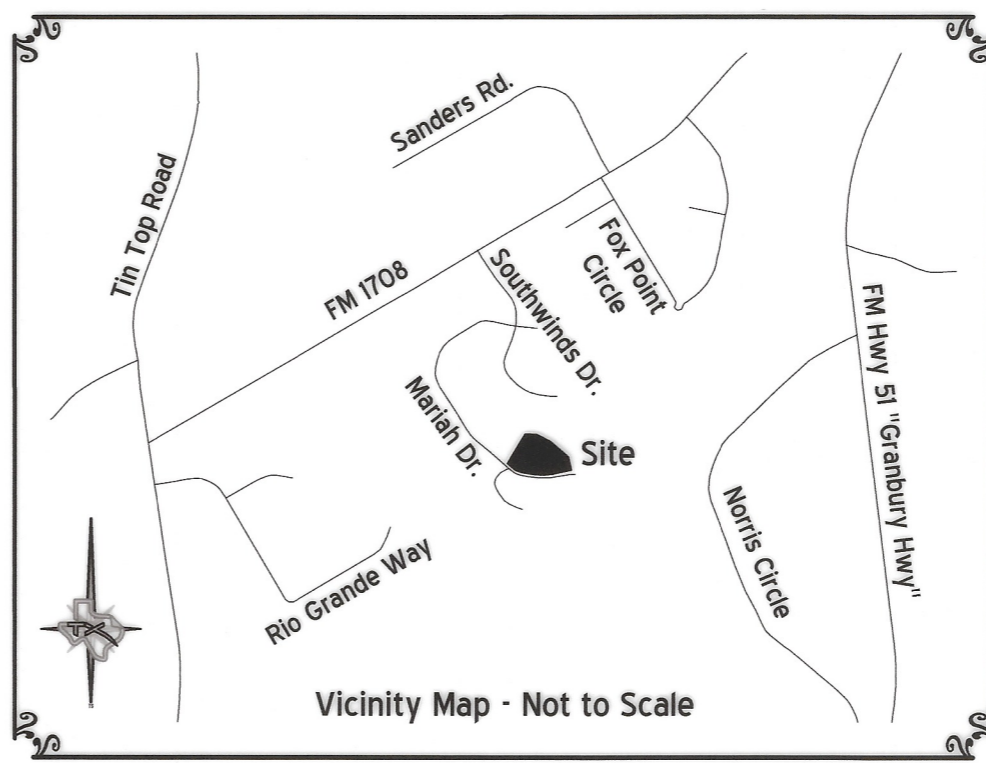
17610.001.038.00
17610.001.040.00

State of Texas
County of Parker
Approved by the Commissioners' Court of Parker County, Texas, this 22nd day of August, 2022.

County Judge: [Signature]
Commissioner Precinct 1: [Signature]
Commissioner Precinct 2: [Signature]
Commissioner Precinct 3: [Signature]
Commissioner Precinct 4: [Signature]

17610
WE
H-20

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202231586
08/22/2022 03:14 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Now, Therefore, Know All Men By These Presents:

That Dallas Clay and Rebecca Pinkerton-Clay,
Michael Daetwyler and Kaylee Daetwyler
acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 39-R and Lot 40-R, Southwinds, Phase II, 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 August, 2022.

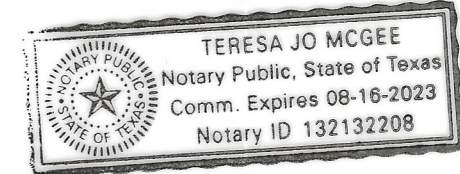
By: [Signature] Dallas Clay
By: [Signature] Rebecca Pinkerton-Clay

By: [Signature] Michael Daetwyler
By: [Signature] Kaylee Daetwyler

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 Dallas Clay, 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.

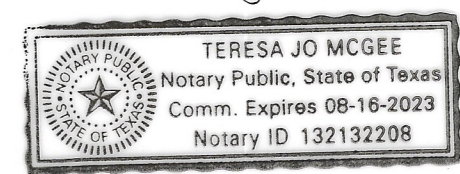
Given under my hand and seal of office on this the 17th day of August, 2022.



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 Rebecca Pinkerton-Clay, 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.

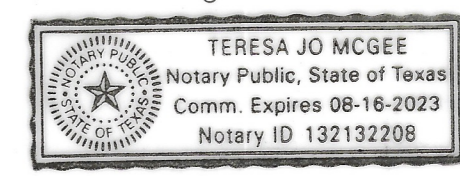
Given under my hand and seal of office on this the 17th day of August, 2022.



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 Michael Daetwyler, 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.

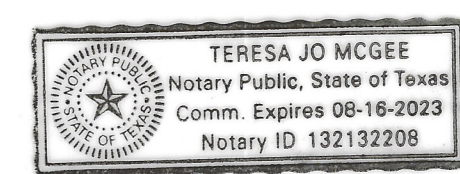
Given under my hand and seal of office on this the 17th day of August, 2022.



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 Kaylee Daetwyler, 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 August, 2022.

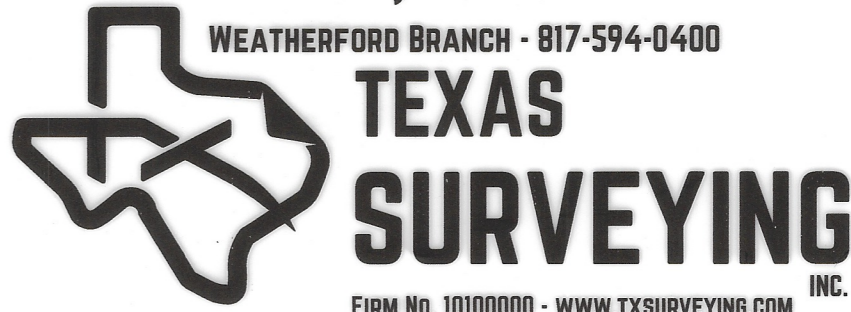


Replat
Lot 39-R and Lot 40-R
Southwinds, Phase II
an addition in Parker County, Texas

Being a 3.296 acres tract out of land being all of Lots 38, 39, and 40, Southwinds, Phase II, Plat Recorded in Plat Cabinet A, Slide 594, Plat Records, Parker County, Texas

August 2022

WEATHERFORD BRANCH - 817-594-0400



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owners:
Michael Daetwyler
Kaylee Daetwyler
161 Mariah Drive
Weatherford, TX 76087

Dallas Clay
Rebecca Pinkerton-Clay
153 Mariah Drive
Weatherford, TX 76087

1" = 80'

0 80 160 240

Plat Cabinet F Slide 306