### Tract 1 Description:

Whereas, Michael Willis, being the sole owner of a 3.391 acres tract of land out of the T&P RR Co. Survey No. 85, Abstract No. 1367, Parker County, Texas; being a portion of that certain Second Tract conveyed to Willis in Volume 2286, Page 1784, Real Property Records, Parker County, Texas; and

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 - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod, in the south line of said Willis tract, the occupied east line of Upper Denton Road, being the northwest corner of Lot X, Block 2, Isbell-Ritch Ranch, as recorded in Plat Cabinet F, Slide 396, Plat Records, Parker County, Texas, for the southeast and beginning corner of this tract. Whence a found 1/2" capped iron rod being the southeast corner of said Willis Second Tract, and the northeast corner of said Lot X, Block 2, bears N 89°45'39" E 211.52

THENCE S 89°45'39" W 1052.04 feet, along the south line of said Willis tract, to a found 1/2" capped iron rod, at the northwest corner of Lot 5, Block 1, of said Isbell-Ritch Ranch, in the occupied south line of Upper Denton Road, and in the occupied east line of Old Springtown Road, for the southwest

THENCE along said occupied east line of Old Springtown Road as follows:

N 10°45'44" E 70.58 feet, to a 4" steel fence post, for a corner of this tract.

N 20°51'55" E 275.60 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC," in the south line of that certain tract conveyed to Texas Electric Service Co. in Volume 397, Page 694, for the northwest corner of this tract.

THENCE S 79°53'57" E, at 291.14 feet pass a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC," being the southeast corner of said Texas Electric Service Co. tract, continuing in all 315.10 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC," for the most

THENCE S 00°17'34" E 209.84 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC," in the occupied north line of said Upper Denton Road, for an ell corner of this

THENCE with the occupied north line of said Upper Denton Road the following:

N 89°45'39" E 490.60 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS

Southeasterly along the arc of a curve to the right, having a radius of 190.00 feet, an arc length of 155.28 feet, and whose chord bears S 66°49'31" E 150.99 feet, to the POINT OF BEGINNING.

Whereas, Michael Willis, being the sole owner of a 6.708 acres tract of land out of the T&P RR Co. Survey No. 85, Abstract No. 1367, Parker County, Texas; being a portion of that certain Second Tract conveyed to Willis in Volume 2286, Page 1784, 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 - US Survey Feet):

BEGINNING at a found 1/2" iron rod, in the occupied east line of Old Springtown Road, being the northwest corner of that certain Tract II conveyed to Temple in CF# 202319324, for the most northerly northeast and beginning corner of this tract. WHENCE a found 1/2" capped iron rod being the southeast corner of said Willis Tract, and the northeast corner of Lot X, Block 2, Isbell-Ritch Ranch, as recorded in Plat Cabinet F, Slide 396, Plat Records, Parker County, Texas, bears S 09°02'37" E 1861.73 feet.

THENCE S 28°32'17" E 409.20 feet, along the west line of said Tract II, to a found 1/2" iron rod, for

THENCE S 41°58'03" W 574.83 feet, over & across said Willis tract to a found 1/2" iron rod, being the northeast corner of that certain Hurta tract described in CF# 201514420, Official Public Records Parker County, Texas, for the southeast corner of this tract.

THENCE N 83°44'59" W 177.12 feet, to a found 1/2" iron rod for a corner of said Hurta tract and this

THENCE N 28°14'33" W 258.91 feet, to a found 1/2" iron rod, in said occupied east line of Old ngtown Road, for the southwest corner of this tract.

THENCE with the occupied east line of said Old Springtown Road the following:

N 20°55'58" E 150.05 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC,"

N 36°40'05" E 40.95 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC,"

N 48°45'37" E 125.00 feet to a found 1/2" iron rod for a corner of this tract.

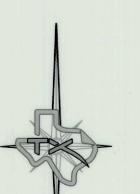
THENCE N 47°59'27" E 424.52 feet, with the occupied east line of Old Springtown Road, to the

## 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

Kyle Rucker, Registered Professional Land Surveyor No. 6444 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, TX 76086 weatherford@txsurveying.com - 817-594-0400 Project ID: W2308008-P1 Field Date: September 8, 2023 Preparation Date: January 10, 2024



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

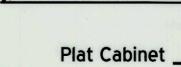
Michael Willis 136 W. Yucca View St Weatherford, TX 76085

1" = 200'

LE OF TEXT

KYLE RUCKER

PO SURVEY SURVEY



CURVE RADIUS ARC CHORD BRG CHORD

C3 395.00' 71.29' N 43°10'36" E 71.20'

BEARING

L5

N 10°45'44" E

N 20°51'55" E

N 20°55'58" E

N 36°40'05" E

N 48°45'37" E

N 10°45'44" E

N 21°11'10" E

V. 703, P. 314

Texas Electric

Service Co. V. 397, P. 694

S 79°53'57" E 315.10"

Lot 1, Block 1

2.000 Acres

(87,120 Sq. Ft.)

S 89°45'39" W

Lot 5, Block 1

Isbell-Ritch Ranch

Cab. F-396

0.007 Acre

(318 Sq. Ft.) R.O.W. Dedication

Iron Rod

190.00' 155.28' S 66°49'31" E 150.99'

395.00' | 115.96' | N 29°35'46" E | 115.54'

0.073 Acre

(3.189 Sq. Ft.)

DISTANCE

70.58

275.60

150.05

40.95

125.00

31.00

80.97

Fd. 1/2"

Iron Roc

Tract 2 P,O.B.

Lot 4. Block 1

2.317 Acres

2.317 Acres

(100,942 Sq. Ft.)

Remainder of Willis Second Tract

V. 2286, P. 1784

Reserved for Future Development

Tract 1

P.O.B.

Lot X, Block 2

\ Isbell-Ritch Ranch

Fd. 1/2"

1.384 Acres

(60,284 Sq. Ft.)

R.O.W. Dedication

by Separate Instrumen

Lot 7, Block 1

Cab. F-396

N 89°45'39" E 490.60'

Upper Denton Road

S 89°45'39" W 1052.04'

Lot 6, Block 1

Isbell-Ritch Ranch

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202404679 02/26/2024 02:44 PM Fee: 100.00 Lila Deakle, County Clerk Parker County, TX PLAT

Lila Deakle

Cab. F-396

Lot 2, Block 1

2.000 Acres

(87.120 Sq. Ft.)

N 83°44'59"

177.12

Fd. 1/2

Hurta 201514420 Fd. 1/2"

Tract II

**202319324** 

Tract I

202319324

First Tract V. 2286, P. 1784

Plat Cabinet F Slide 68

Now, Therefore, Know All Men By These Presents:

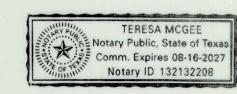
that Michael Willis, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-4, Block 1, Sunset View, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker

State of Texas County of Parker

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 oth day of February . 2024.



Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within one or more of the

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit

reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

3) Bearings, Distances, and/or Areas derived from GNSS observations and

4) Underground utilities were located at the time of the survey per Texas 811 ticket no. 237096998. Call 811 and/or Utility Providers before

5) 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.)

6) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"), unless otherwise noted

#### Parker County Notes:

7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of

8) No portion of this tract lies within the extra territorial jurisdiction of

9) Sanitary sewer is to be provided by on-site septic facilities.

10) Water is to be provided by private wells.

11) 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

State of Texas

21367.001.000.00

# **Final Plat** Lots 1-4. Block 1 **Sunset View**

an addition in Parker County, Texas

Being a 3.391 acres tract and a 6.708 acres tract (10.099 Acres total) out of the T&P RR Co. Survey No. 85, Abstract No. 1367, Parker County, Texas; both being portions of that certain Second Tract conveyed to Willis in Volume 2286, Page 1784, Real Property Records, Parker County, Texas.

# February 2024

WEATHERFORD BRANCH - 817-594-0400 **TEXAS** 



Vicinity Map (Not to Scale)

