

State of Texas
County of Parker

Tract I 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 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" 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 feet.

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 corner of this tract.

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 northerly northeast corner of this tract.

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 tract.

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 SURVEYING INC." for a corner of this tract.

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.

Tract 2 Description:

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 the most easterly southeast corner of this tract.

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 tract.

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

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

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

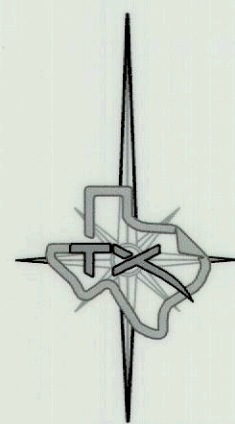
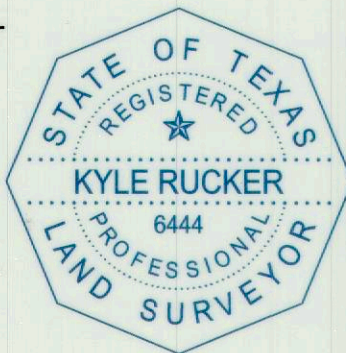
THENCE N 47°59'27" E 424.52 feet, with the occupied east line of Old Springtown Road, to the POINT OF BEGINNING.

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.

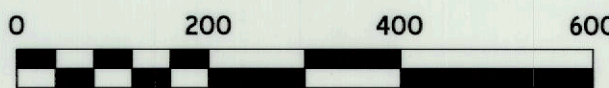
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2308008-P1
Field Date: September 8, 2023
Preparation Date: January 10, 2024



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

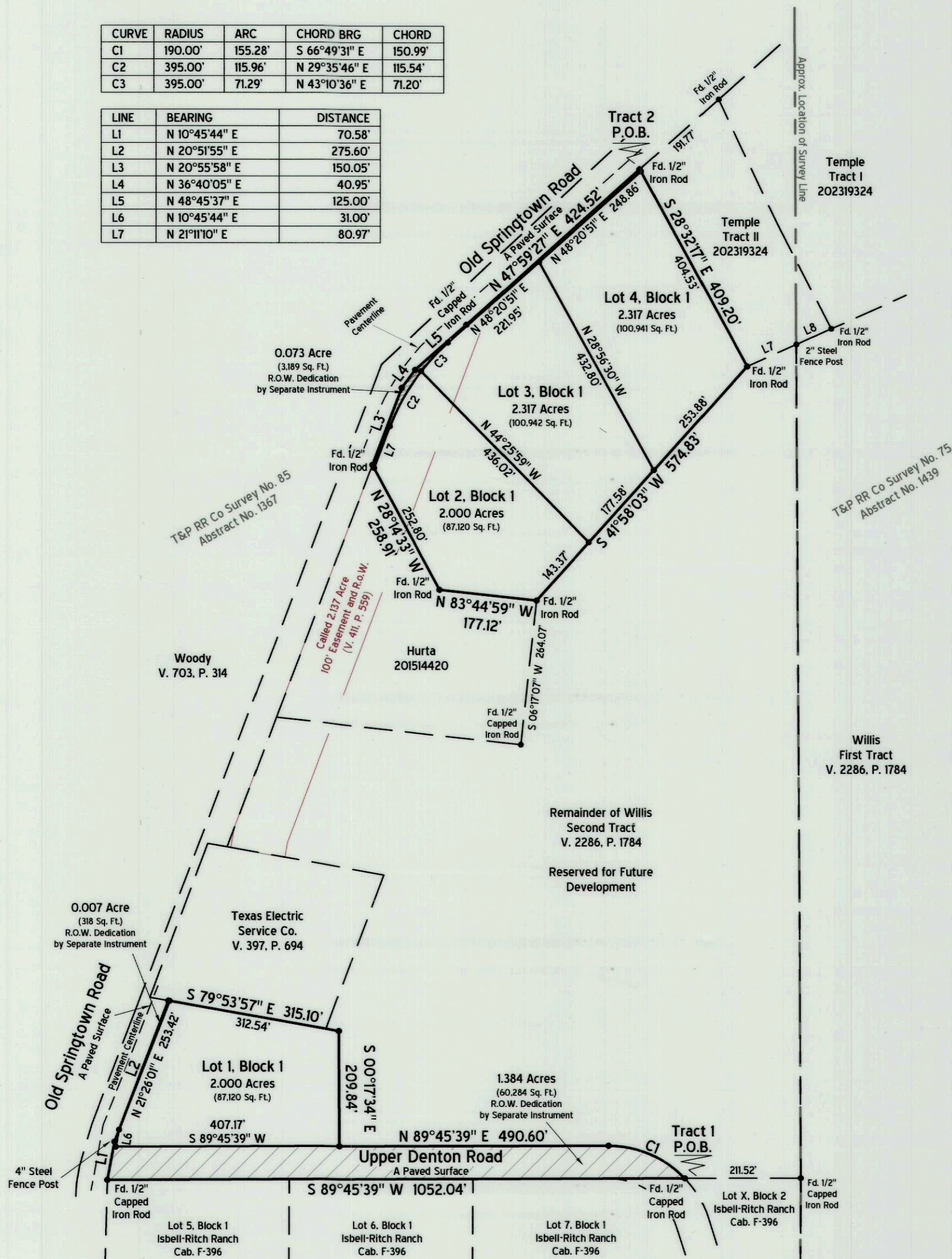
Owner:
Michael Willis
136 W. Yucca View St
Weatherford, TX 76085

1" = 200'



CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	190.00'	155.28'	S 66°49'31" E	150.99'
C2	395.00'	115.96'	N 29°35'46" E	115.54'
C3	395.00'	71.29'	N 43°10'36" E	71.20'

LINE	BEARING	DISTANCE
L1	N 10°45'44" E	70.58'
L2	N 20°51'55" E	275.60'
L3	N 20°55'58" E	150.05'
L4	N 36°40'05" E	40.95'
L5	N 48°45'37" E	125.00'
L6	N 10°45'44" E	31.00'
L7	N 21°11'10" E	80.97'



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 County, Texas.

Witness, my hand, this the 6th day of February, 2024.

By:

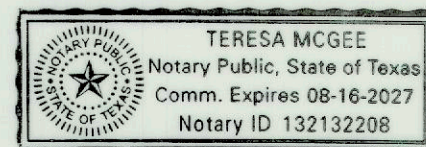
Michael Willis
Michael Willis - Owner

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 Willis 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 6th day of February, 2024.

Teressa 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 26th day of February, 2024.

George A. Conley
County Judge

George A. Conley
Commissioner Precinct #1

San Walden
Commissioner Precinct #3

Jack Holt
Commissioner Precinct #2

Shirley
Commissioner Precinct #4

21367.001.000.00

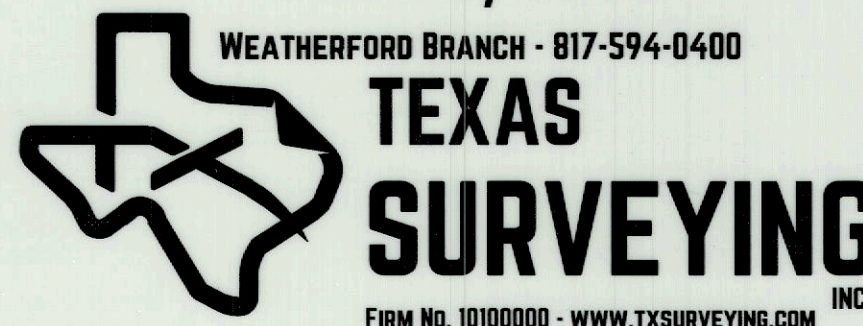
Final Plat Lots 1-4, Block 1 Sunset View

an addition in Parker County, Texas

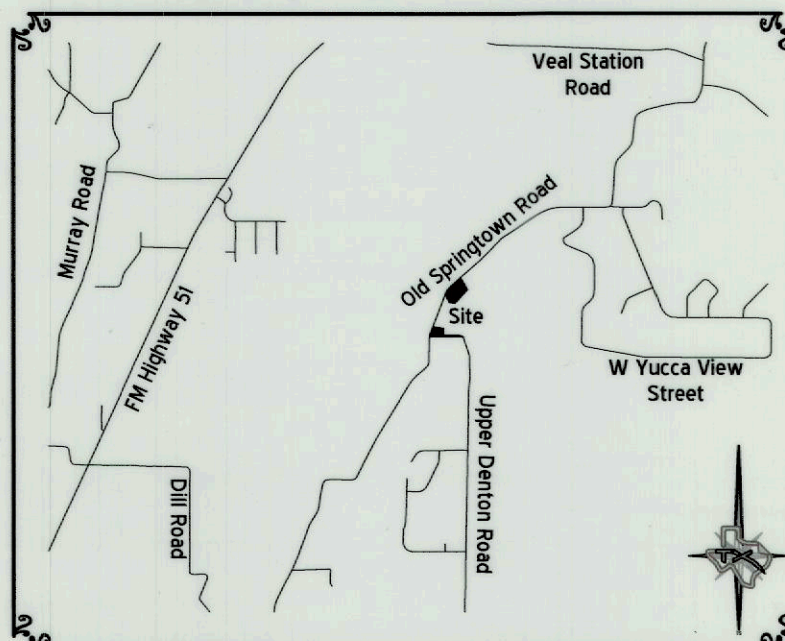
Being a 3.391 acres tract and a 6.708 acres tract (10.099 Acres total) out of the T&P RR Co. Survey No. 85, Abstract No. 1367, Parker County, Texas; both being portions of that certain Second Tract conveyed to Willis in Volume 2286, Page 1784, Real Property Records, Parker County, Texas.

February 2024

WEATHERFORD BRANCH - 817-594-0400



FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Vicinity Map (Not to Scale)**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

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

Plat Cabinet F Slide 608