

State of Texas
County of Parker

Whereas Raymond Willis Properties, LLC, being the sole owner of a 10.747 acres tract of land, out of the T. & P. R.R. Co. Survey No. 75, Abstract No. 1439, Parker County, Texas; being all of that certain "Tract 2", as described in Clerk's File No. 202425888, 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet):

BEGINNING at a 2" steel fence post at the northwest corner said "Tract 2", in the east occupied line of Old Springtown Road (a paved surface), same being the northeast corner of that certain "Tract 1" conveyed to Temple, as described in Clerk's File No. 202319324, for the northwest and beginning corner of this tract. Whence the southwest corner of said Survey is called to bear S 47°08'00" W 221.40 feet, South 3232.50 feet and East 155.00 feet.

THENCE along the east occupied line of said Old Springtown Road, the following courses and distances:

N 49°13'48" E 515.97 feet, to a 4" steel fence post, for a corner of this tract;
N 43°40'42" E 802.66 feet, to a 4" steel fence post, being the northwest corner of that certain Temple "Tract III", described in Clerk's File No. 202319324, R.P.R.C.T., and the northeast corner of said "Tract 2", for the northeast corner of this tract.

THENCE along the common line of said "Tract III" and said "Tract 2", the following courses and distances:

S 33°14'46" E 43.98 feet, to a 5" steel fence post, for a corner of this tract;
S 16°19'38" E 154.66 feet, to a 3" steel fence post, for a corner of this tract;
S 10°50'01" E 71.40 feet, to a 3" steel fence post, for a corner of this tract;
S 02°35'27" E 56.72 feet, to a 3" steel fence post, for a corner of this tract;
S 12°12'19" W 67.58 feet, to a 3" steel fence post, for a corner of this tract;
S 29°20'18" W 73.33 feet, to a 3" steel fence post, for a corner of this tract;
S 50°43'01" W 49.30 feet, to a 3" steel fence post, for a corner of this tract;
S 59°44'02" W 71.04 feet, to a 3" steel fence post, for a corner of this tract;
S 45°02'53" W 48.06 feet, to a 3" steel fence post, for a corner of this tract;
S 20°27'24" W 156.02 feet, to a 3" steel fence post, for a corner of this tract;
S 27°29'44" W 182.65 feet, to a 4" steel fence post, for a corner of this tract;
S 45°33'22" W 115.82 feet, to a 3" steel fence post, for a corner of this tract;
S 43°44'06" W 67.43 feet, to a 3" steel fence post, for a corner of this tract;
S 34°13'10" W 147.09 feet, to a 3" steel fence post, for a corner of this tract;
S 47°48'21" W 81.69 feet, to a 3" steel fence post, for a corner of this tract;
S 64°12'46" W 120.17 feet, to a set 1/2" capped iron rod, in the east line of said Temple "Tract I", for the southwest corner of this tract.

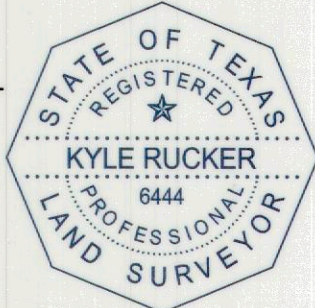
THENCE N 48°03'39" W 437.35 feet, along the common line of said Temple "Tract I" and said "Tract 2", to the POINT OF BEGINNING.

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 & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2312011-P2
Field Date: December 7, 2023
Preparation Date: October 7, 2024



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done 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 the following area:

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 the official F.E.M.A. website at FEMA.gov.

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 - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

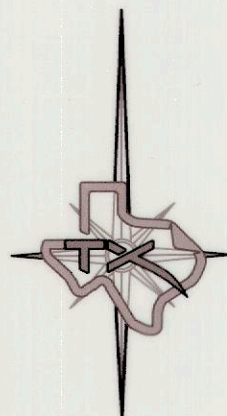
5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All property corners are 3" steel fence posts, unless otherwise noted.

7) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

8) The pipeline easement recorded in V. 228, P. 417 does not define an easement width. The 50 foot width shown hereon is per written statement made by Oneok Right-of-Way agent on August 6, 2024.

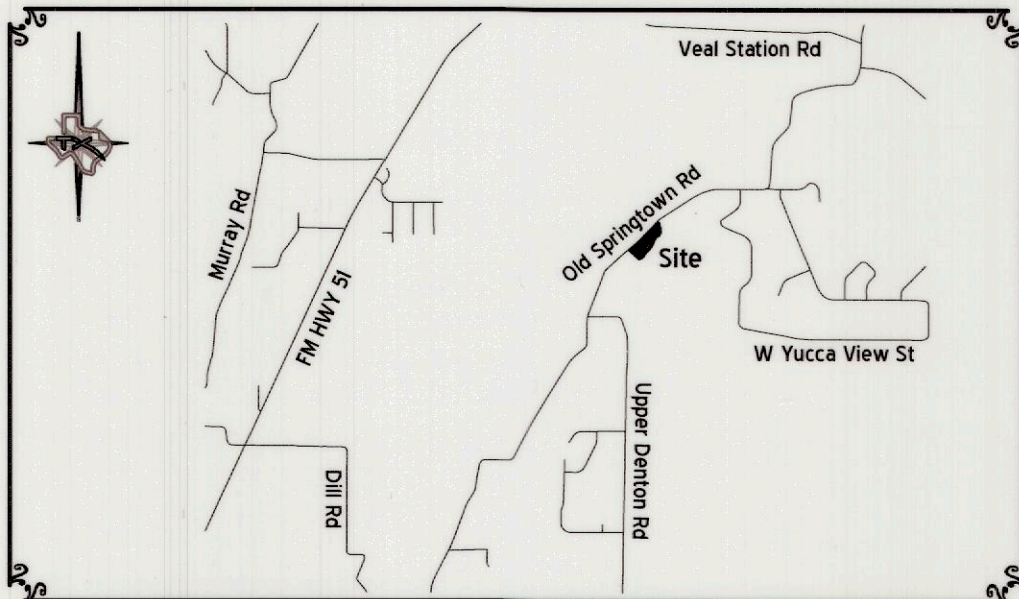
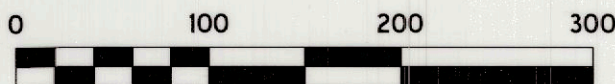
9) ONEOK Arbruckle Pipeline, LLC operates and maintains a 50 foot wide Right-of-Way to each pipeline, as shown on the face of the plat and referenced by, Volume 2620, Page 1224 and Volume 2607, Page 1942, and shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txsurveying.com

Owner:
Raymond Willis Properties, LLC
136 W. Yucca View St
Weatherford, TX 76085

1" = 100'

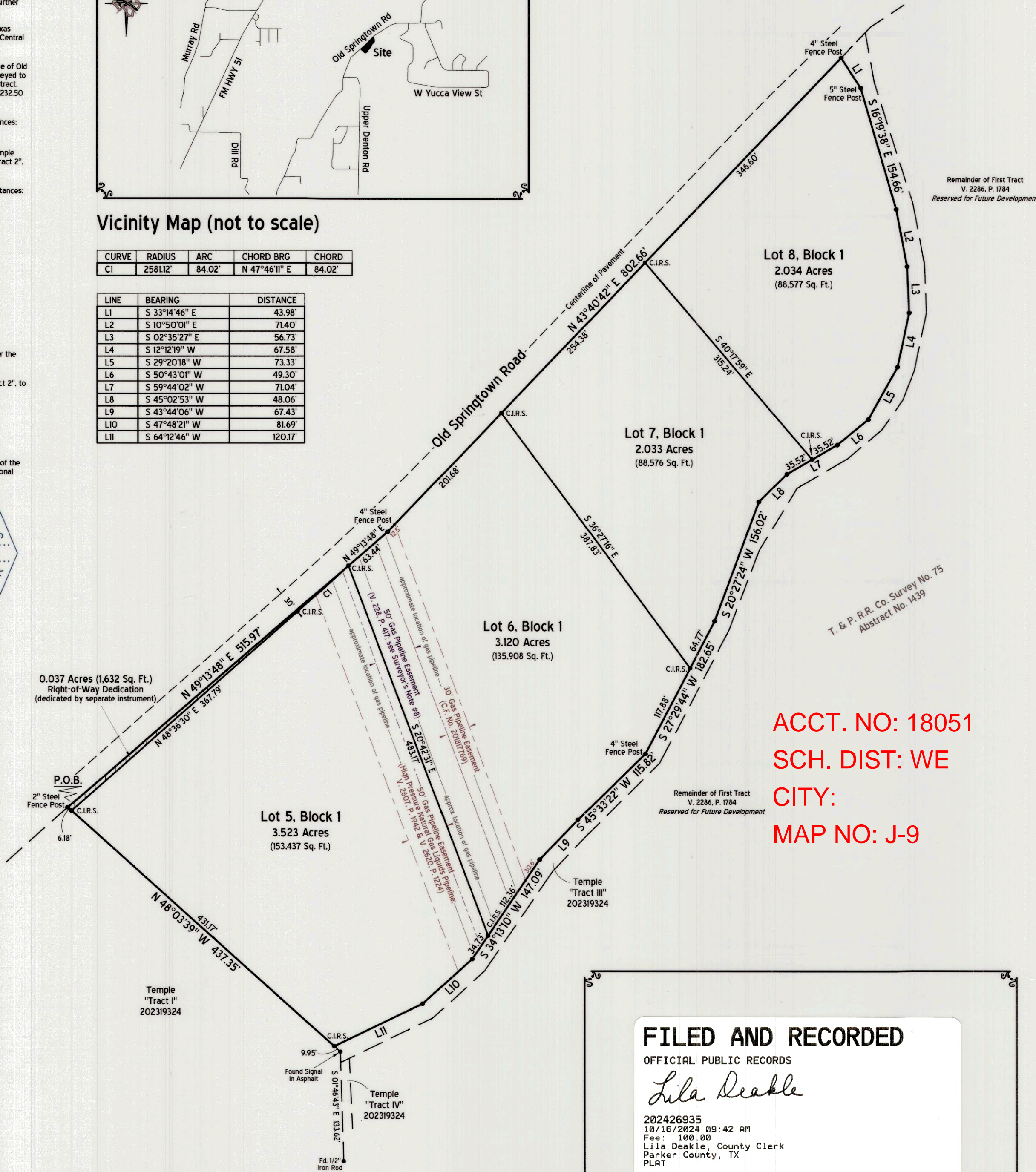


Vicinity Map (not to scale)

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	2581.12'	84.02'	N 47°46'11" E	84.02'

LINE	BEARING	DISTANCE
L1	S 33°14'46" E	43.98'
L2	S 10°50'01" E	71.40'
L3	S 02°35'27" E	56.73'
L4	S 12°12'19" W	67.58'
L5	S 29°20'18" W	73.33'
L6	S 50°43'01" W	49.30'
L7	S 59°44'02" W	71.04'
L8	S 45°02'53" W	48.06'
L9	S 43°44'06" W	67.43'
L10	S 47°48'21" W	81.69'
L11	S 64°12'46" W	120.17'

21439.003.004.00



ACCT. NO: 18051
SCH. DIST: WE
CITY:
MAP NO: J-9

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202426935
10/16/2024 09:42 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 792

202426935 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Raymond Willis Properties, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 5-8, Block 1, Sunset View, Phase 2, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

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

Witness, my hand, this the 14th day of October, 2024.

By:

Michael Willis

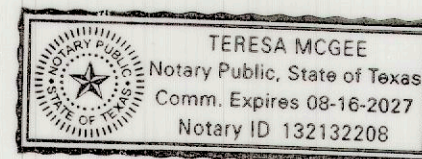
Raymond Willis Properties, LLC
Michael Willis (Manager)

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 14th day of October, 2024.

Sharon McFee
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 15th day of October, 2024.

George A. Carley
County Judge

Samuel
Commissioner Precinct #3

James
Commissioner Precinct #2

Parker County Notes:

A) 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 utilities and building permits.

B) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) 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.

E) Water is to be provided by private wells.

F) At time of plat, Old Springtown Road has a posted speed limit of 40 miles per hour.

G) Culverts: lots shown hereon are required to have a 18" corrugated metal culvert installed at time of drive entrance construction.

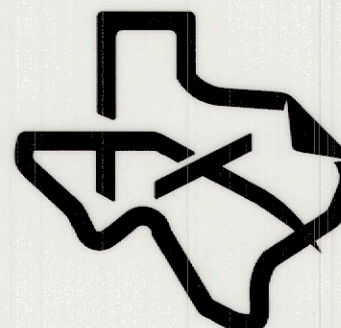
H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

I) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on September 26, 2024.

Final Plat
Lots 5-8, Block 1
Sunset View, Phase 2
an addition in Parker County, Texas

Being a 10.747 acres tract out of the T&P RR Co. Survey
No. 75, Abstract No. 1439, Parker County, Texas

October 2024



**TEXAS
SURVEYING &
ENGINEERING**

WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM No. 10100000 • ENGINEERING FIRM No. F-17586