

J. SHELTON SURVEY
ABSTRACT No. 2351

J. MARTIN SURVEY
ABSTRACT No. 2238

C. SMITH SURVEY
ABSTRACT No. 1898

201709668 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, THE SIEGAL FAMILY TRUST, OWNER(S) OF A 107.527 ACRES TRACT OUT OF THE J. CRITES SURVEY, ABSTRACT No. 2777, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 2043096, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "60-D" NAIL IN THE APPROXIMATE CENTERLINE OF CABANESS ROAD (A PAVED SURFACE) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, SAID NAIL BEING CALLED BY DEED TO BE THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 SECTION OF THE T & P RR Co. SURVEY, SECTION 24A, ABSTRACT No. 2238 (a.k.a. W.A. MORGAN SURVEY);

THENCE S 00°00'00" E 1745.31 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID CABANESS ROAD TO A POINT IN PAVEMENT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 89°54'22" W, AT 20 FEET PASSING A STEEL FENCE CORNER POST, IN ALL A DISTANCE OF 2651.94 FEET TO A STEEL FENCE CORNER POST ON THE EAST LINE OF A TRACT OF LAND AS RECORDED IN DOC# 2043096, R.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°45'18" W 499.38 FEET TO A STEEL FENCE CORNER AT THE NORTHEAST CORNER OF SAID DOC# 2043096, R.R.P.C.T. FOR A CORNER OF THIS TRACT;

THENCE N 00°49'54" W 707.13 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN V. 145, P. 421, R.R.P.C.T. FOR A CORNER OF THIS TRACT;

THENCE N 00°29'21" E 344.78 FEET TO A FOUND SPIKE IN A TREE (FLAGGED) AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN V. 429, P. 591, R.R.P.C.T. FOR A CORNER OF THIS TRACT;

THENCE N 03°38'53" E 188.07 FEET TO A POINT IN A RAVINE AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN V. 2928, P. 901, R.R.P.C.T. FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89°48'03" E 2647.03 FEET ALONG THE SOUTH LINE OF SAID V. 2928, P. 901, R.R.P.C.T. TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MITCH SIEGAL, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 10, BLOCK 1, SIEGAL ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DESIGNATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENCROACH OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS 19th DAY OF April, 2017.

By: *Mitch Siegal*
NAME/TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Mitch Siegal*, TRUSTEE OF THE SIEGAL FAMILY TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF April, 2017.

By: *Fashonda Dawn Taylor*
NAME/TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Fashonda Dawn Taylor*, TRUSTEE OF THE SIEGAL FAMILY TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF April, 2017.

By: *Jeane Brunson*
NAME/TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Jeane Brunson*, TRUSTEE OF THE SIEGAL FAMILY TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF April, 2017.

By: *George A. Conley*
NAME/TITLE

STATE OF TEXAS
COUNTY OF PARKER

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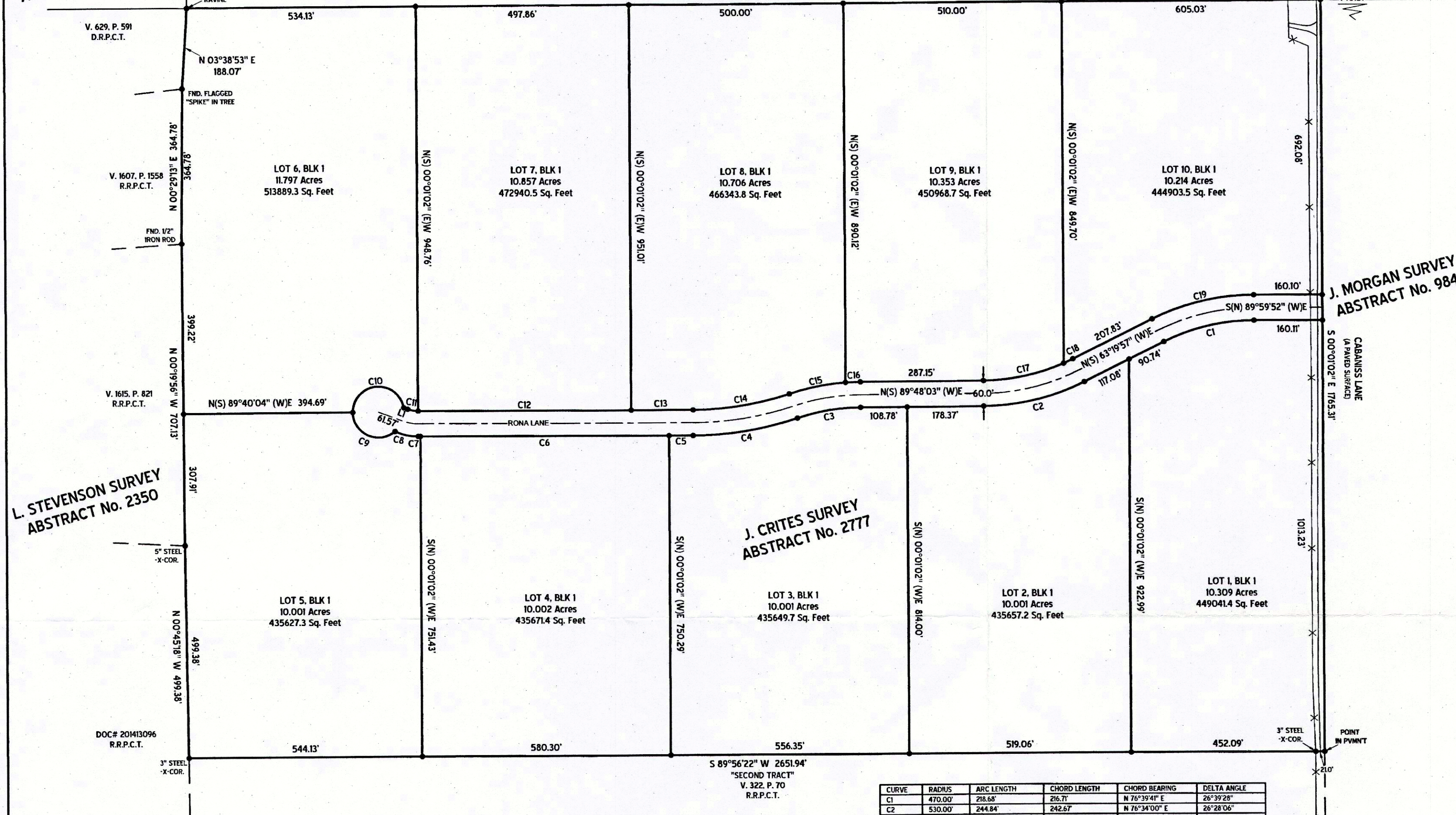
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NAME/TITLE

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COUNTY OF PARKER

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF April, 2017.

By: *George A. Conley*
NAME/TITLE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	218.85'	216.71'	N 76°39'41" E	26°39'28"
C2	530.00'	244.84'	242.67'	N 76°34'00" E	26°28'06"
C3	470.00'	150.06'	149.42'	N 80°39'15" E	18°17'35"
C4	768.00'	247.80'	246.72'	N 80°45'04" E	18°29'12"
C5	344102.30'	56.60'	56.60'	N 89°59'56" E	0°00'34"
C6	344102.30'	580.30'	580.30'	S 89°56'53" E	0°05'48"
C7	344102.30'	515'	515'	S 89°53'57" E	0°00'03"
C8	130.00'	55.87'	55.25'	S 77°37'51" E	24°32'09"
C9	60.00'	118.67'	108.56'	S 65°06'42" E	129°33'31"
C10	60.00'	178.88'	119.61'	S 85°04'35" W	170°49'01"
C11	70.00'	24.84'	24.71'	N 79°40'54" W	20°19'58"
C12	343489.56'	497.86'	497.86'	N 89°56'25" W	0°04'59"
C13	343489.56'	144.14'	144.14'	N 89°59'38" W	0°01'27"
C14	708.00'	228.44'	227.45'	S 80°45'03" W	18°29'11"
C15	530.00'	134.28'	133.92'	S 78°45'57" W	14°30'59"
C16	530.00'	34.94'	34.93'	S 87°54'45" W	3°46'37"
C17	470.00'	193.49'	192.12'	S 78°00'26" W	23°15'14"
C18	470.00'	23.63'	23.63'	S 64°46'23" W	2°52'52"
C19	530.00'	246.59'	244.37'	S 76°39'41" W	26°39'28"

LINE	BEARING	DISTANCE
L1	N 89°30'55" W	9.61'

ACCT# NO: 17392
SCH. DIST: CA
CITY: E-ID
MAP NO:

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 24th DAY OF April, 2017.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Joe Hall
COMMISSIONER PRECINCT #3

Carl Bond
COMMISSIONER PRECINCT #2

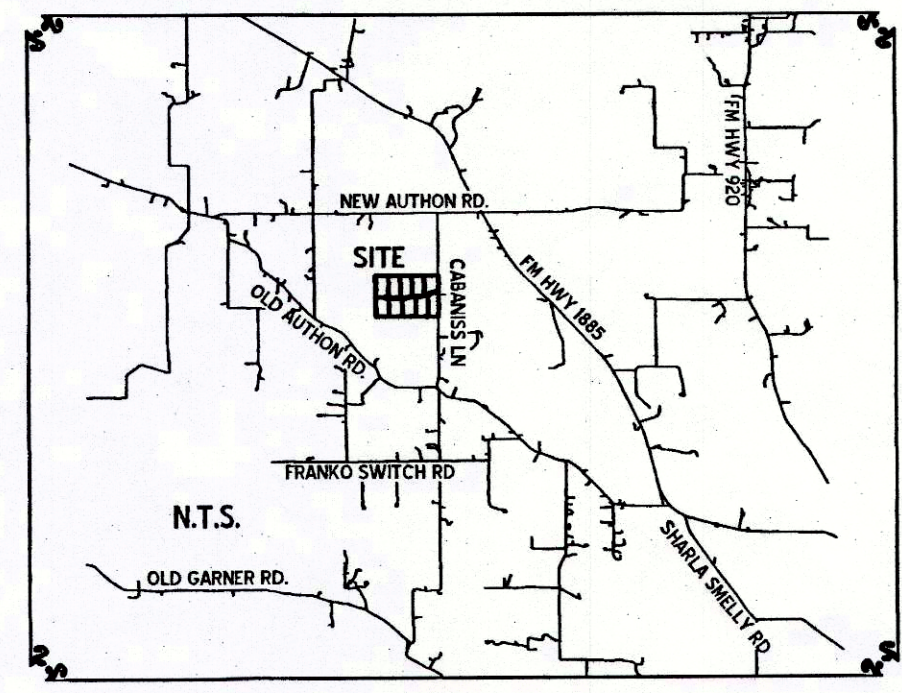
Howard
COMMISSIONER PRECINCT #4

D 712

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201709668
04/24/2017 02:50 PM
Fee: 78.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



LOTS 1 - 10, BLOCK 1
SIEGAL ADDITION
BEING A 107.527 ACRES TRACT OF LAND OUT OF THE
J. CRITES SURVEY, ABSTRACT No. 2777,
PARKER COUNTY, TEXAS
APRIL 2017

TEXAS SURVEYING INC.
FRM No. 1010000 - WWW.TXSURVEYING.COM

22777.001.000.00

SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TX 76066
817-594-0400

OWNER/DEVELOPER:
MITCH SIEGAL
5550 NEW AUTHON RD.
WEATHERFORD, TX 76066

