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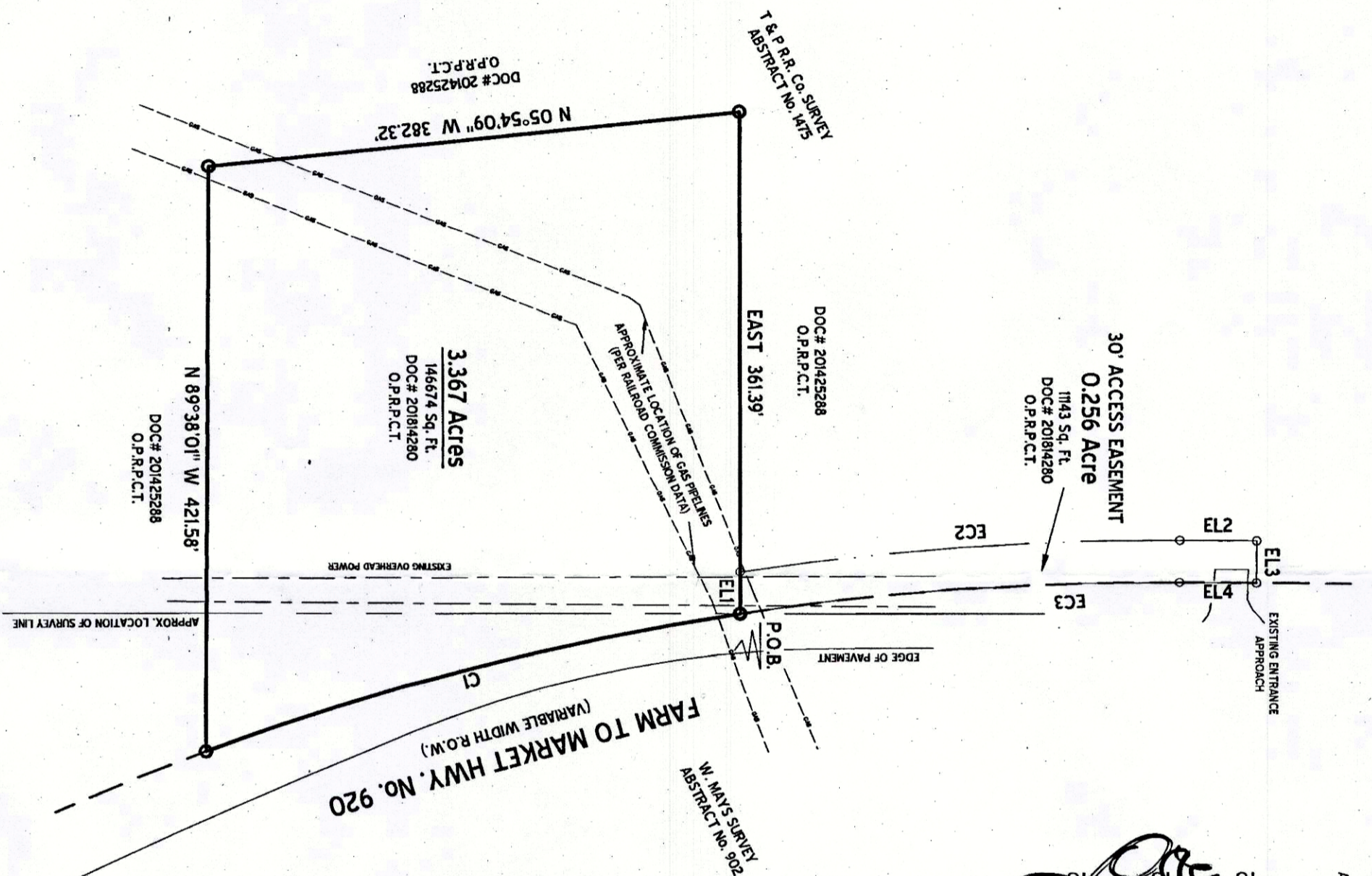
LINE	BEARING	DISTANCE
E1	WEST	30.35'
E2	N 00°30'55" E	55.07'
E3	S 89°23'05" E	30.00'
E4	S 00°30'55" W	55.05'

CURVE	RADIUS	ARC	CHORD	CHORD	CHORD	DELTA
EC2	1994.26'	316.47'	316.14'	N 04°05'10" W	9°05'33"	
EC3	1964.26'	316.26'	315.92'	S 04°10'10" E	9°13'30"	

CURVE	RADIUS	ARC	CHORD	CHORD	CHORD	DELTA
C1	1964.26'	396.37'	395.70'	S 14°33'47" E	17°33'42"	

NOTES:

- 1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 83303R0101 FOR THE FLOOD HAZARD ZONE. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
- 2) ALL CURVES ARE SET 1/2" FROM BORN CURVED. - TEXAS SURVEYING, INC. UNLESS OTHERWISE NOTED.
- 3) SPECIAL NOTICE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS TO THIS SURVEY AND WITHIN THE BOUNDARIES OF THE SAME AND BEING SUBJECT TO THE PUBLIC RECORDS OF THE PUBLIC RECORDS AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE NORMAL USE AND MAINTENANCE OF UTILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE HERIN STATED GOVERNMENTAL ENTITIES USE THEREOF. SAID GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT OF ACCESS TO AND OVER THE SURVEYED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE, OR REPAIR OF THEIR RESPECTIVE UTILITIES. THE SURVEYED PROPERTY SHALL HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING PERMISSION FROM ANYONE.
- 5) AT THE TIME OF THIS SURVEY, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) AT THE TIME OF THIS SURVEY, NO ABSTRACT OR TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF IDENTIFYING THE SURVEYED PROPERTY AND FOR THE PURPOSE OF RECORDING THIS SURVEY. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND DETERMINE THE PROPERTY.
- 7) BEFORE CONSTRUCTION OF THIS SURVEY, ALL APPLICABLE ZONING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (IE ARCHITECTURAL CONTROL, COMMITTEE, MUNICIPAL DEPARTMENTS HOME OWNERS ASSOC., ETC.)
- 8) THERE IS NO LIEN HODER ON THIS PROPERTY.
- 9) THIS PROPERTY IS NOT WITHIN THE E.L.I. OF ANY CITY OR TOWN.



STATE OF TEXAS
COUNTY OF PARKER

BEING A 3.367 ACRES TRACT OF LAND OUT OF THE W. MAYS SURVEY, ABSTRACT NO. 902 & THE T & P R.R. CO. SURVEY, ABSTRACT NO. 475, PARKER COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NO. 20180280, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED) - TEXAS SURVEYING, INC.) IN THE WEST LINE OF FARM TO MARKET HIGHWAY NO. 920 (A PAVED SURFACE) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE MOST EASTERLY SOUTHEAST CORNER OF CORNER RANCH ESTATES, AS RECORDED IN PLAT CABINET D, SLIDE 776, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°45'10" W 185.45 FEET, SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 1944.26 FEET AND A CHORD WHICH BEARS S 14°33'47" E 395.70 FEET;

THENCE ALONG SAID WEST LINE OF FARM TO MARKET HIGHWAY NO. 920 AND SAID CURVE TO THE LEFT AN ARC LENGTH OF 396.37 FEET TO A SET 1/2" IRON ROD (CAPPED) - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°38'01" W 421.58 FEET TO A SET 1/2" IRON ROD (CAPPED) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 05°54'09" W 382.32 FEET TO A SET 1/2" IRON ROD (CAPPED) - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 361.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 0.256 ACRES 30' ACCESS EASEMENT OVER AND ACROSS SAID DOCUMENT NO. 201422288 AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED) - TEXAS SURVEYING, INC.) IN THE WEST LINE OF FARM TO MARKET HIGHWAY NO. 920 (A PAVED SURFACE) FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE MOST EASTERLY SOUTHEAST CORNER OF CORNER RANCH ESTATES, AS RECORDED IN PLAT CABINET D, SLIDE 776, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°45'10" W 185.45 FEET;

THENCE WEST 30.35 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS EASEMENT; SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 1944.26 FEET AND A CHORD WHICH BEARS N 04°05'10" W 91.96 FEET;

THENCE ALONG SAID CURVE TO RIGHT AN ARC LENGTH OF 316.47 FEET TO A POINT FOR A CORNER OF THIS EASEMENT;

THENCE N 00°30'55" E 55.07 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS EASEMENT;

THENCE S 89°23'05" E 30.00 FEET TO A POINT IN THE WEST LINE OF SAID FM NO. 920 FOR THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE S 00°30'55" W 55.05 FEET TO A POINT FOR A CORNER OF THIS EASEMENT, SAID POINT BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 1944.26 FEET AND A CHORD WHICH BEARS S 04°10'10" E 315.92 FEET;

THENCE ALONG THE WEST LINE OF SAID FM NO. 920 AND CURVE TO THE LEFT 361.39 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GROUND OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983 TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (GRD)

SURVEYORS CERTIFICATE

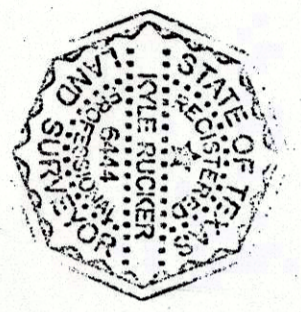
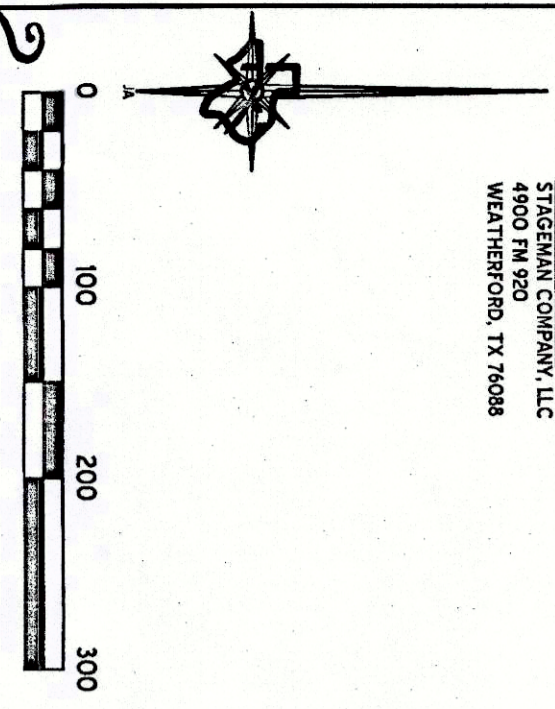
KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RICKER, 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 RICKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC., WEATHERFORD BRANCH
104 S. WALNUT ST., WEATHERFORD, TX 76088
PLAT DATED: MAY 2018 J060908383C

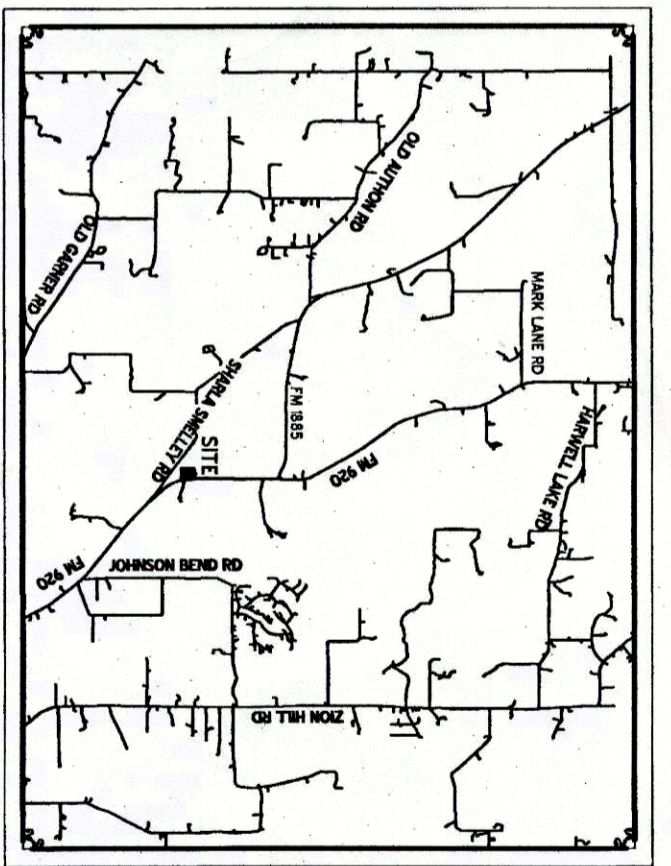
SURVEYOR:
TEXAS SURVEYING, INC.
KYLE RICKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX 76088
817-594-0400

OWNER/DEVELOPER:
STAGEMAN COMPANY, LLC
4900 FM 920
WEATHERFORD, TX 76088



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jane Blumler
201815385
06/25/2018 10:58 AM
Fee: \$8.00
Parker County Clerk
Parker County, Texas
PLAT



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STAGEMAN COMPANY, LLC (ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HERIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, STAGEMAN ADDITION TO PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

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

WITNESS MY HAND, THIS 22nd DAY OF June 2018.

BY: *Joshua J. Anderson*
NAME/TITLE

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

ACT. NO.: 17901
SCH. DIST.: PE
CITY: F-12
MAP NO.: E-111

FINAL PLAT OF
LOT 1, BLOCK 1, STAGEMAN ADDITION
AN ADDITION TO PARKER COUNTY, TEXAS
BEING 3.367 ACRES SITUATED AND LYING IN THE T & P R.R. CO. SURVEY, ABSTRACT NO. 475 & THE W. MAYS SURVEY, ABSTRACT NO. 902, PARKER COUNTY, TEXAS
MAY 2018

TEXAS SURVEYING, INC.
FIRM NO. 1000000 • WWW.TXSURVEYING.COM

21475.001.002.00