

LIEN HOLDER STATEMENT

LONE STAR, FLCA, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature: Lindsey Ellsworth  
 Printed: Lindsey Ellsworth  
 Title: V.P. Branch Manager

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lindsey Ellsworth known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 23rd day of November, 2021

Signature: Sarah Elizabeth Smith  
 SARAH ELIZABETH SMITH  
 Notary Public, State of Texas  
 Comm. Expires 06-21-2023  
 Notary ID 132060669

OWNER'S CERTIFICATE

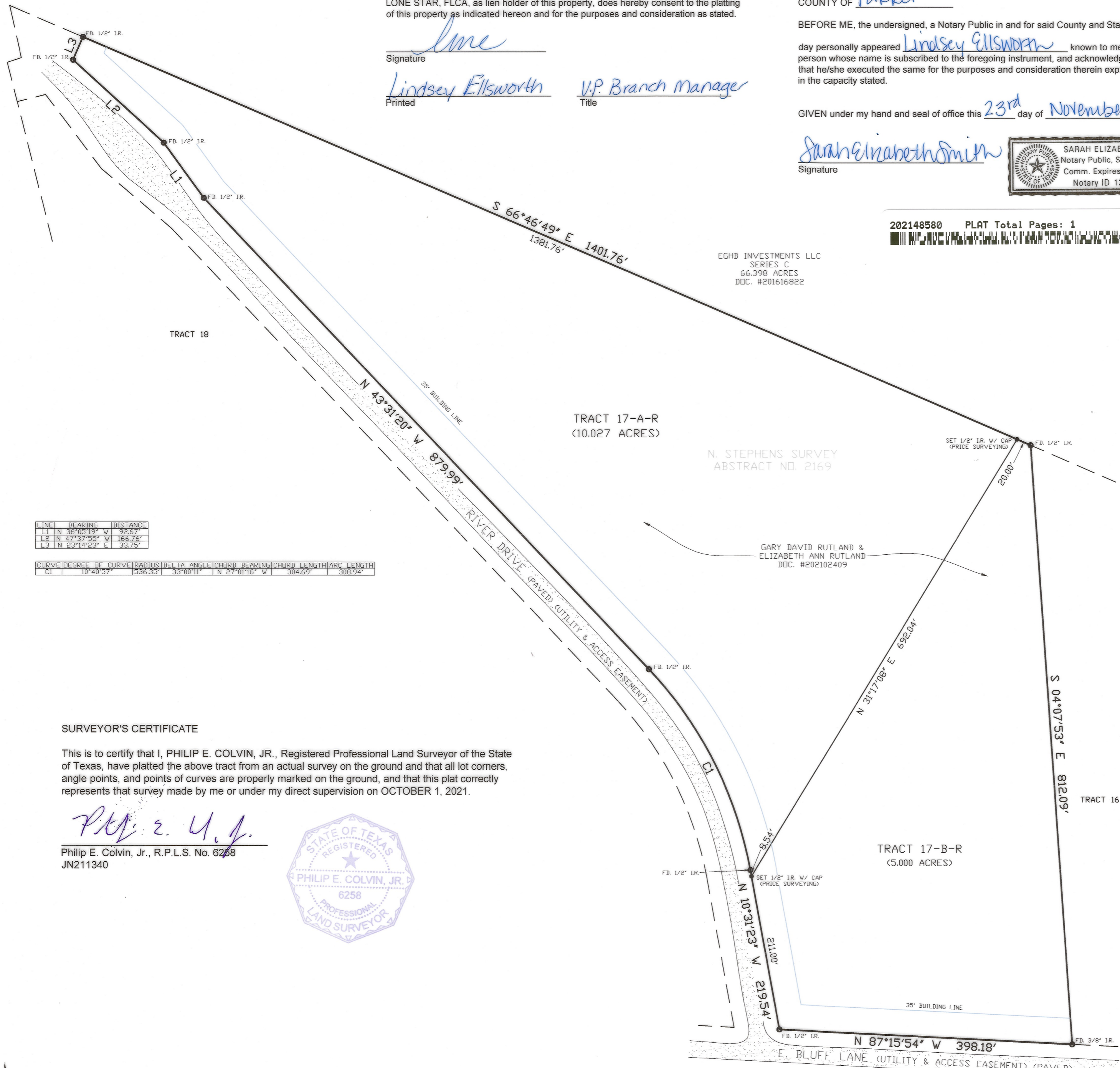
That we, GARY DAVID RUTLAND and ELIZABETH ANN RUTLAND, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as TRACT 17-A-R and TRACT 17-B-R, STEPHENS BLUFF. This plat being a subdivision of Tract 17 of Stephens Bluff, according to plat recorded in Cabinet C, Slide 238 of the Plat Records of Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 22nd DAY OF November, 2021

BY: GDR  
 GARY DAVID RUTLAND

BY: Elizabeth A Rutland  
 ELIZABETH ANN RUTLAND



202148580 PLAT Total Pages: 1

EGHB INVESTMENTS LLC  
 SERIES C  
 66.398 ACRES  
 DOC. #201616822

N. STEPHENS SURVEY  
 ABSTRACT NO. 2169

GARY DAVID RUTLAND &  
 ELIZABETH ANN RUTLAND  
 DDC. #202102409

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 1, 2021.

Signature: Philip E. Colvin, Jr.  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN211340



STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GARY DAVID RUTLAND and ELIZABETH ANN RUTLAND, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 22nd day of November, 2021

Signature: Sarah Elizabeth Smith  
 SARAH ELIZABETH SMITH  
 Notary Public, State of Texas  
 Comm. Expires 06-21-2023  
 Notary ID 132060669

THE STATE OF TEXAS **17918.001.017.00**  
 COUNTY OF PARKER **17918.001.017.10**

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 13th DAY OF December, 2021.

County Judge: Richard  
 COMR. PRECINCT #1: George A Conley  
 COMR. PRECINCT #2: Craig  
 COMR. PRECINCT #3: Janet  
 COMR. PRECINCT #4: Bob

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
 Lila Deakle

202148580  
 12/14/2021 08:54 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

**17918  
 BR  
 D-21**

FINAL PLAT

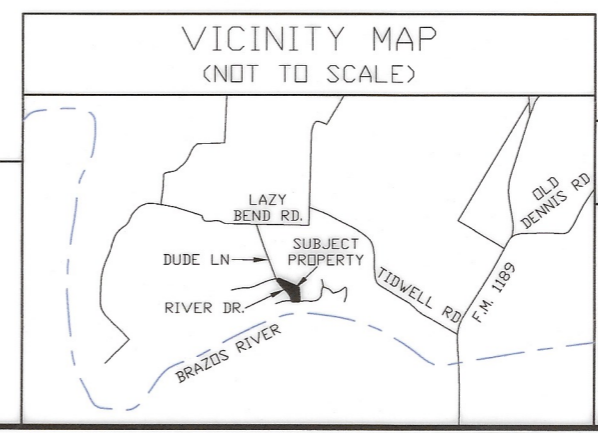
TRACT 17-A-R AND  
 TRACT 17-B-R,  
 STEPHENS BLUFF

BEING A REVISION OF TRACT 17 OF  
 STEPHENS BLUFF, ACCORDING TO  
 PLAT RECORDED IN CABINET C,  
 SLIDE 238 OF THE PLAT RECORDS  
 OF PARKER COUNTY, TEXAS

PLAT DATE: NOVEMBER 17, 2021

OWNER INFORMATION  
 GARY D. RUTLAND AND  
 ELIZABETH A. RUTLAND  
 111 HUDSON LANE  
 ALEDO, TEXAS 76008  
 PH. 512-525-1599

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET F SLIDE 105  
 DATE 12/14/2021



SURVEYOR  
 PHILIP E. COLVIN, JR.  
 PRICE SURVEYING  
 FIRM #10034200  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT  
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
 NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
 ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,  
 DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS  
 IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS  
 SUBJECT TO FINES OR OTHER PENALTIES  
 NOTE: 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 GROUNDWATER  
 AVAILABILITY.  
 NOTE: WATER WILL BE SUPPLIED BY PARKER COUNTY SPECIAL  
 UTILITY DISTRICT, 500 BROCK SPUR, MILLSAP, TX 76066  
 817-594-2900  
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES  
 SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

