

State of Texas
County of Parker

Whereas John S. Whinery and Lori B. Whinery, being the sole owners of that certain 5.464 acres tract being all of Lot 5, STEPHENS BLUFF, PHASE 2, as recorded in Plat Cabinet C, Slide 548 and all of Lot 7R, STEPHENS BLUFF, PHASE 2, as recorded in Plat Cabinet D, Slide 248, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Whinery in Volume 2563, Page 615 and CC# 201412796, 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).

BEGINNING at a found 1/2" capped iron rod at the northwest corner of said Lot 5, at the northeast corner of Lot 4 of said STEPHENS BLUFF, PHASE 2, and in the south line of Brazos Bluff Lane, for the northwest and beginning corner of this tract.

THENCE S 83°13'18" E 86.86 feet along the south line of said Brazos Bluff Lane to a found 1/2" iron rod, for a corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 60.00 feet, at an arc length of 61.16 feet passing a found 1/2" iron rod at the northerly common corner of said Lots 5 and 7R, in an arc length of 163.61 feet, and whose chord bears N 78°49'52" E 117.43 feet to a found 1/2" capped iron rod at a corner of said Lot 7R and the southwest corner of Lot 6 of said STEPHENS BLUFF, PHASE 2, for a corner of this tract.

THENCE S 89°23'47" E 432.47 feet along the north line of said Lot 7R to a found 60D nail in the west line of a 7.03 acres common area per Plat Cabinet D, Slide 242, for the northeast corner of this tract.

THENCE along the west line of said common area as follows:
S 00°13'41" W 24.61 feet to a point, for a corner of this tract.
S 06°52'19" E 84.53 feet to a point, for a corner of this tract.
S 16°00'35" E 59.46 feet to a point, for a corner of this tract.
S 25°51'42" W 275.94 feet to a found 1/2" capped iron rod in the called north line of the Brazos River, for the southeast corner of this tract.

THENCE along the called north line of the Brazos River as follows:
N 78°43'19" W 7.64 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.
N 76°05'05" W 105.21 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.
N 75°09'46" W 143.65 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.
N 84°42'06" W 197.33 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." at the common southerly corner of said Lots 5 and 7R, for a corner of this tract.
N 85°28'44" W 207.75 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." at the southwest corner of said Lot 5, for the southwest corner of this tract.

THENCE N 20°00'28" E 327.65 feet along the west line of said Lot 5 to the POINT OF BEGINNING.

Surveyors 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, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: February 25, 2021 - W2102022-P



Notes:

1) At the time of this plat, this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - With Base Flood Elevation (BFE)
Special Flood Hazard Area, Zone "AE" - Regulatory Floodway
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0500P, dated April 5, 2009, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted.

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)

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

5) Water is to be provided by Parker County Special Utility District and sanitary sewer is to be provided by on-site septic facilities.

6) 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.

7) 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.)

8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

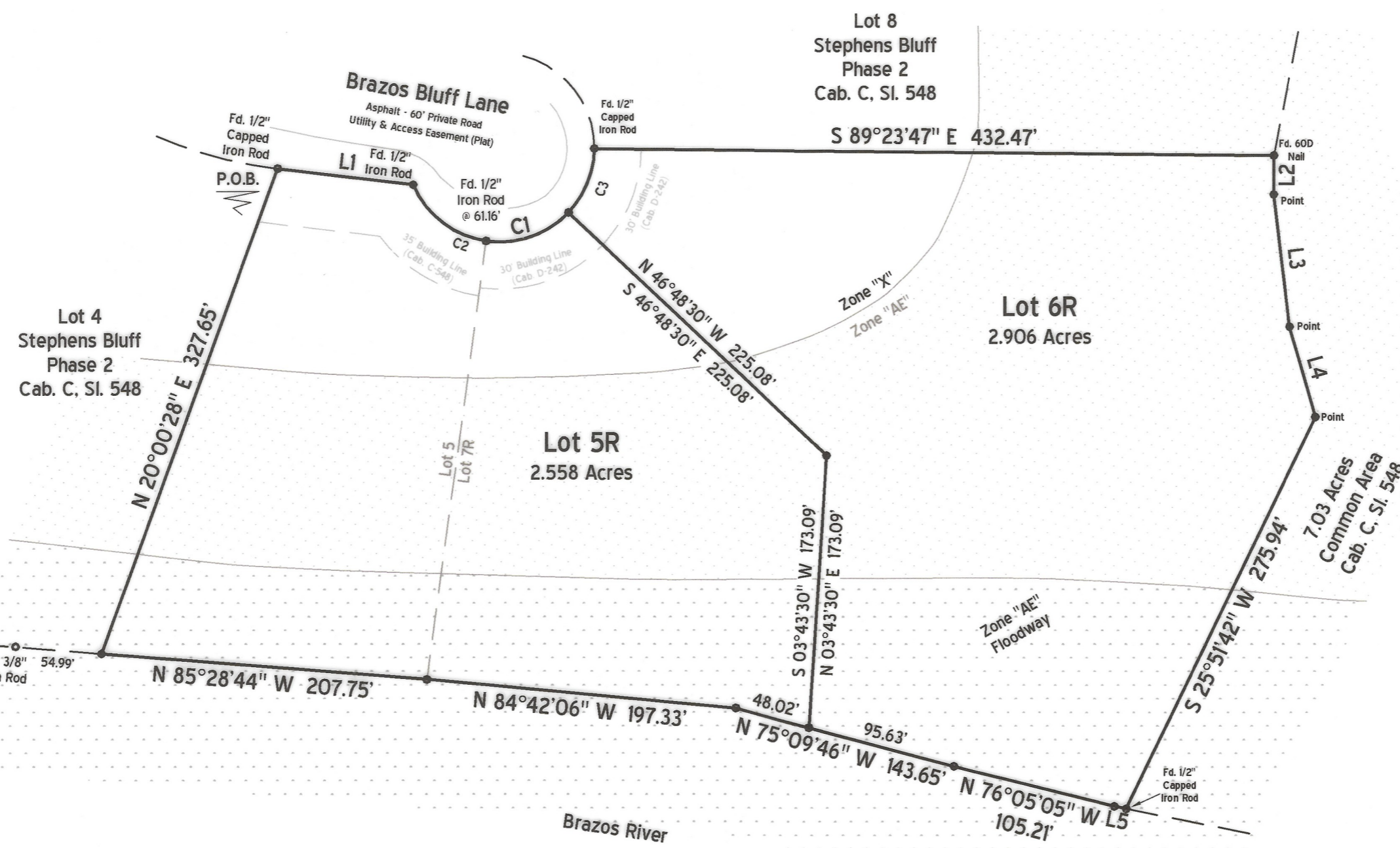
9) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels; record documents other than those shown on this survey may exist and encumber this property.

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

11) This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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

Owner/Developer:
John S. Whinery &
Lori B. Whinery
5109 Peaceful Cove
Flower Mound, TX 75022



CURVE	RADIUS	ARC	CHORD	CHORD
C1	60.00'	163.61'	N 78°49'52" E	117.43'
C2	60.00'	118.90'	S 79°49'19" E	100.38'
C3	60.00'	44.71'	N 22°03'38" E	43.68'

LINE	BEARING	DISTANCE
L1	S 83°13'18" E	86.86'
L2	S 00°13'41" W	24.61'
L3	S 06°52'19" E	84.53'
L4	S 16°00'35" E	59.46'
L5	N 78°43'19" W	7.64'

Now, Therefore, Know All Men By These Presents:

That John S. Whinery acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 5R & 6R, Stephens Bluff - Phase 2, 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 23 day of April, 2021.

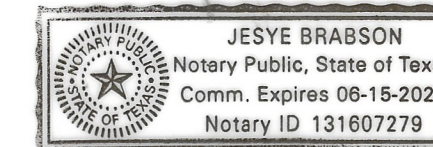
By: John S. Whinery
John S. Whinery - Owner

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 John Whinery, 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 23rd day of April, 2021.

Jesye Brabson
Notary Public in and for the State of Texas



That Lori B. Whinery acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 5R & 6R, Stephens Bluff - Phase 2, 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 23 day of April, 2021.

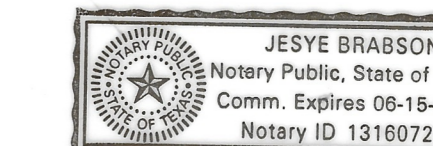
By: Lori B. Whinery
Lori B. Whinery - Owner

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 Lori Whinery, 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 23rd day of April, 2021.

Jesye Brabson
Notary Public in and for the State of Texas



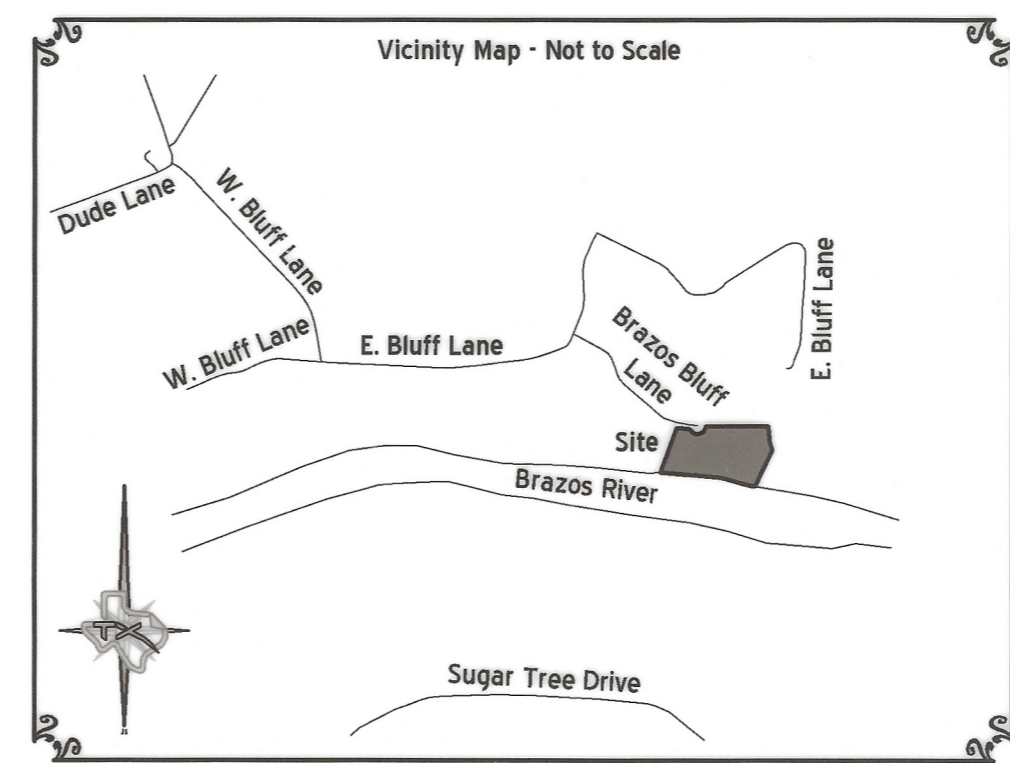
ACCT NO: 17918
SCH DIST: BR

17918.002.007.00
17918.002.005.00

STATE OF TEXAS
COUNTY OF Parker
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20 DAY OF April, 2021.
COUNTY JUDGE
George A. Conley COMMISSIONER PRECINCT #1
James Walden COMMISSIONER PRECINCT #3
Raymond COMMISSIONER PRECINCT #2
Steve COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202116259
04/26/2021 03:28 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet E Slide 730



Replat
Lots 5R & 6R
Stephens Bluff, Phase 2
an Addition in Parker County, Texas
Being a replat of Lot 5, Stephens Bluff - Phase 2,
as recorded in Plat Cabinet C, Slide 548,
Plat Records Parker County, Texas;
and Lot 7R, Stephens Bluff - Phase 2,
as recorded in Plat Cabinet D, Slide 242,
Plat Records, Parker County, Texas.

April 2021
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

