

Whereas, Twin Creeks Estates, LLC, being the sole owner of a 4.848 acres tract of land, being all of Lots 8 and 9, Twin Creeks Estates, an addition in Parker County, Texas, according to the plat as recorded in Cabinet E, Slide 748, Plat Records, Parker County, Texas; being a portion of those certain tracts (each called "Tract I" in their respective deeds) conveyed to Twin Creeks Estates, LLC in Clerk's File No.'s 202102342 and 202105899, 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: US Survey feet).

BEGINNING at a found 1/2" capped iron rod at the northerly northeast corner of said Lot 8, Block 1 and the northwest corner of Lot 11, Block 1, said Twin Creeks Estates (E-748), being in the south line of that certain Davis tract recorded in Volume 2377, Page 15, R.P.R.C.T., also being in the north line of said "Tract I" described in 202105899, for the northeast and beginning corner of this tract. Whence the northeast corner of said "Tract I" described in 202105899 bears N 89°34'15" W 53.82 feet (same being the northwest corner of said "Tract I" described in 202102342), a found 3/8" iron rod at the southwest corner of said Davis tract bears N 89°34'15" W 88.53 feet and the northeast corner of the T. & P. R.R. Co. SURVEY, ABSTRACT No. 1440 is calculated to bear N 47°04'02" E 2270.95 feet.

THENCE S 24°45'12" E 361.15 feet along the west line of said Lot 11, Block 1, Twin Creeks Estates (E-748) to a found 1/2" capped iron rod at the most easterly corner of said Lot 9, Block 1 and the northeast corner of Lot 10, Block 1, said Twin Creeks Estates (E-748), for the southeast corner of this tract.

THENCE S 63°12'27" W 513.93 feet along the common line of Lots 9 and 10, Block 1, said Twin Creeks Estates (E-748) to a point in the centerline of Twin Creeks Drive (paved surface), same being the westerly common corner of said Lots 9 and 10, for the southwest corner of this tract.

THENCE along said Twin Creeks Drive and the arc of a curve to the left an arc length of 289.65 feet, having a radius of 550.00 feet, whose chord bears N 36°39'38" W 286.31 feet, to a point at the most westerly corner of said Lot 8, Block 1 and the southeast corner of Lot 7, Block 1, said Twin Creeks Estates (E-748), for the most westerly corner of this tract.

THENCE N 36°28'09" E 412.47 feet along the common line of Lots 7 and 8, Block 1, said Twin Creeks Estates (E-748) to a found 1/2" capped iron rod in the south line of said Davis tract, same being the northerly common corner of said Lots 7 and 8, Block 1, Twin Creeks Estates (E-748), for the northwest corner of this tract.

THENCE S 89°34'15" E 233.33 feet along the common line of said Davis tract and said Lot 8, Block 1, Twin Creeks Estates (E-748), 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, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN201050-RPI
Field Date: November 3, 2023
Preparation Date: November 29, 2023



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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 one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0275E, dated September 25, 2008, for up to date flood hazard information always visit the official FEMA 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)

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 points, unless otherwise noted.

C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

Parker County Notes:

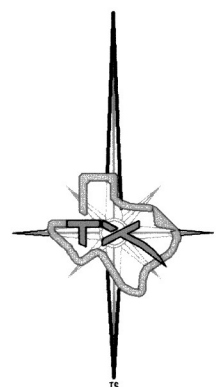
7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

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

9) Sanitary sewer is to be provided by on-site septic facilities.

10) Water is to be provided by private water wells.

11) 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.



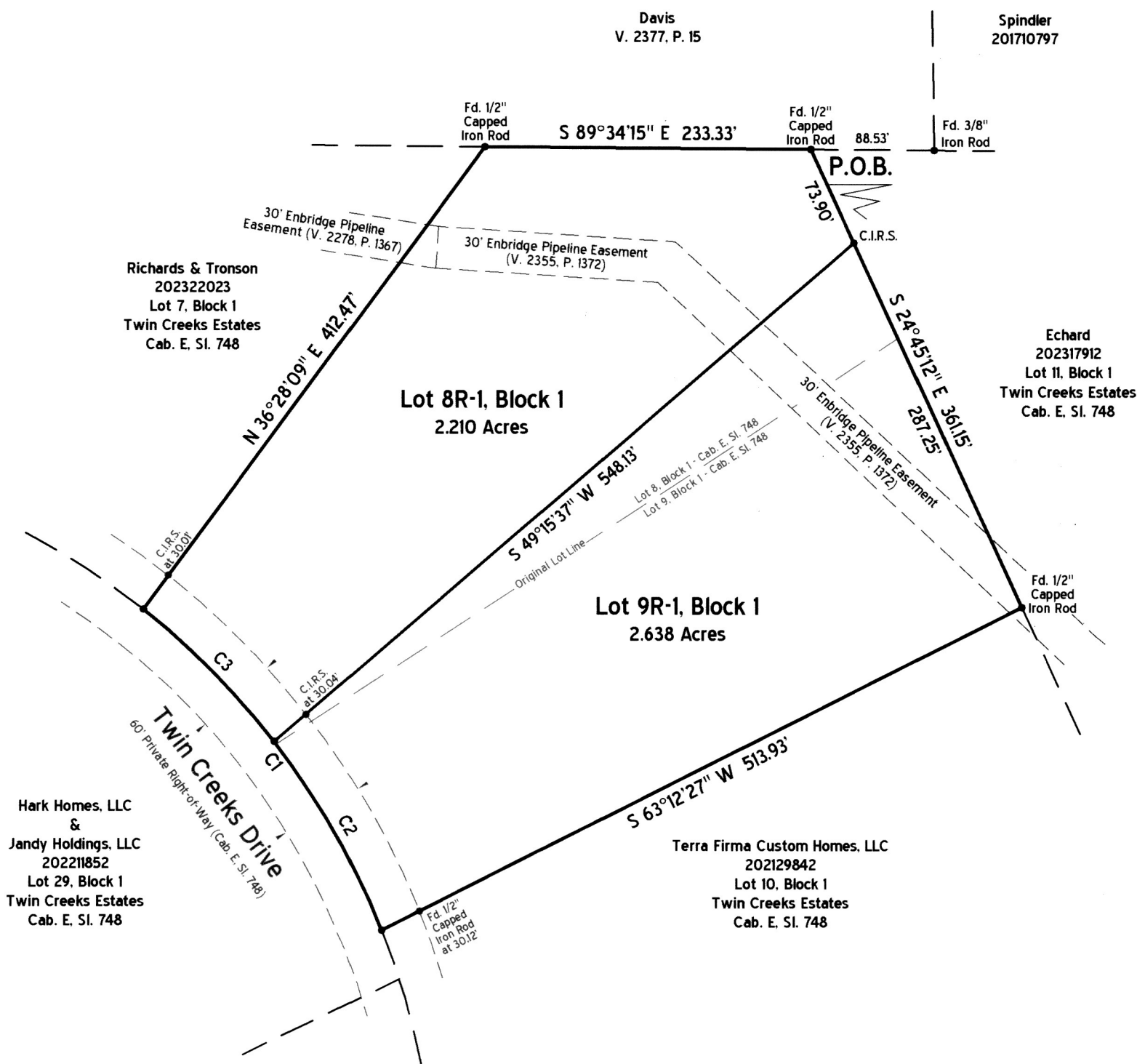
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

Owner:
Twin Creeks Estates, LLC
1802 Martin Drive
Weatherford, TX 76086

1" = 100'



CURVE	RADIUS	ARC	CHORD	CHORD
C1	550.00'	289.65'	N 36°39'38" W	286.31'
C2	550.00'	155.67'	N 29°40'56" W	155.15'
C3	550.00'	133.98'	N 44°46'08" W	133.65'



Now, Therefore, Know All Men By These Presents:

that Twin Creeks Estates, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 8R-1 and 9R-1, Block 1, Twin Creeks Estates, 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 1st day of December, 2023.

By:

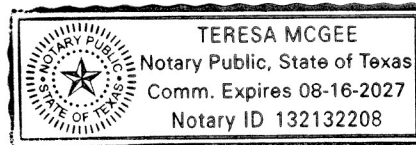
Logan Cross
Twin Creeks Estates, LLC
Logan Cross (Manager)

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 Logan Cross, 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 1st day of December, 2023.

Teresa McGee
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 11 day of December, 2023.

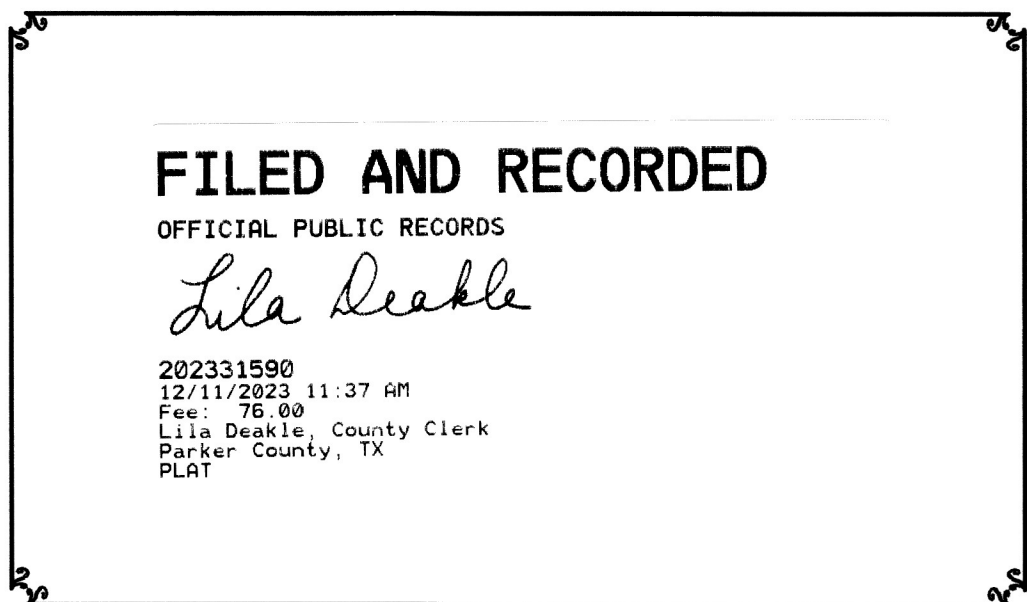
County Judge

George A. Conley
Commissioner Precinct #1

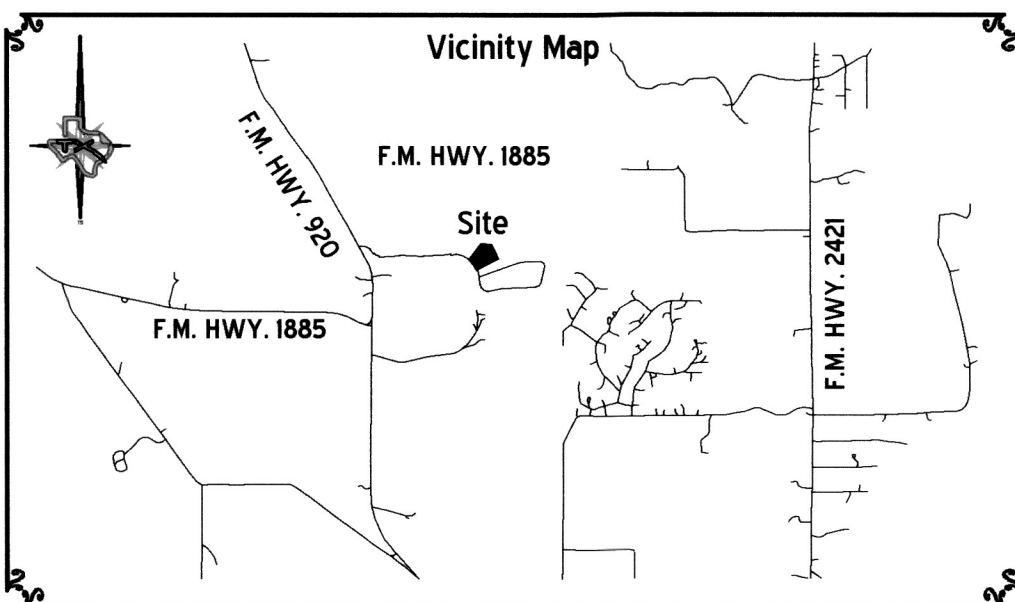
Absent
Commissioner Precinct #2

Sam Walsh
Commissioner Precinct #3

Trishale
Commissioner Precinct #4



Plat Cabinet F Slide 626



The purpose of this replat is to alter the common lot line of Lots 8 and 9, Block 1, Twin Creeks Estates, to create viable home building sites.

Revision of Plat Lots 8R-1 and 9R-1, Block 1 Twin Creeks Estates

an addition in Parker County, Texas

Being a 4.848 acres tract of land, being all of Lots 8 and 9, Block 1, Twin Creeks Estates, an addition in Parker County, Texas, as recorded in Cabinet E, Slide 748, Plat Records, Parker County, Texas

December 2023

WEATHERFORD BRANCH - 817-594-0400

