

LEGAL DESCRIPTION

Of a 4.000 acres tract of land out of the Jacob Aaron Survey, Abstract No. 15, Parker County, Texas; being part of a certain 25.968 acres tract described in Document No. 202318674 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Upper Denton Road (paved) for the northeast and beginning corner of this tract. Whence a found 1/2" iron pipe at the northeast corner of said 25.968 acres tract bears N. 01 deg. 12 min. 31 sec. E. 4.86 feet and N. 89 deg. 57 min. 15 sec. E. 207.01 feet and the southeast corner of said Jacob Aaron Survey is called to bear S. 06 deg. 42 min. 54 sec. E. 1496.45 feet.

Thence S. 01 deg. 12 min. 31 sec. W. 474.44 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 88 deg. 01 min. 32 sec. W. 64.04 feet to a 2" steel post for a corner of this tract.

Thence S. 87 deg. 10 min. 28 sec. W. 107.94 feet to a 2" steel post for a corner of this tract.

Thence S. 87 deg. 50 min. 47 sec. W. 183.28 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Upper Denton Road for the southwest corner of this tract.

Thence N. 01 deg. 17 min. 35 sec. W. 166.83 feet along the east right of way line of said Upper Denton Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 00 deg. 47 min. 51 sec. E. 319.66 feet along the east right of way line of said Upper Denton Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in a northerly line of said 25.968 acres tract for the most westerly northwest corner of this tract. Whence a found 1/2" iron pipe at the most westerly northwest corner of said 25.968 acres bears S. 42 deg. 46 min. 20 sec. W. 25.58 feet.

Thence N. 42 deg. 46 min. 20 sec. E. 3.87 feet along the southeast right of way line of said Upper Denton Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in said northerly line of said 25.968 acres tract for the most northerly northwest corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said 25.968 acres tract bears N. 42 deg. 46 min. 20 sec. E. 5.55 feet.

Thence S. 89 deg. 55 min. 16 sec. E. 361.65 feet along the south right of way line of said Upper Denton Road to the place of beginning.

OWNER'S CERTIFICATE

That I, UPPER DENTON INTERESTS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as UD ACRES. This plat being a subdivision of 4.000 acres out of the Jacob Aaron Survey, Abstract No. 15, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is within the Extraterritorial Jurisdiction of The City of Weatherford.

EXECUTED THIS 10th DAY OF October, 2023

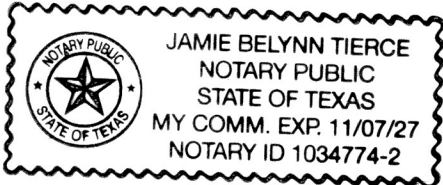
BY: E.J. Huntley
E.J. HUNTLEY, Managing Member

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 E.J. HUNTLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 10th day of October, 2023

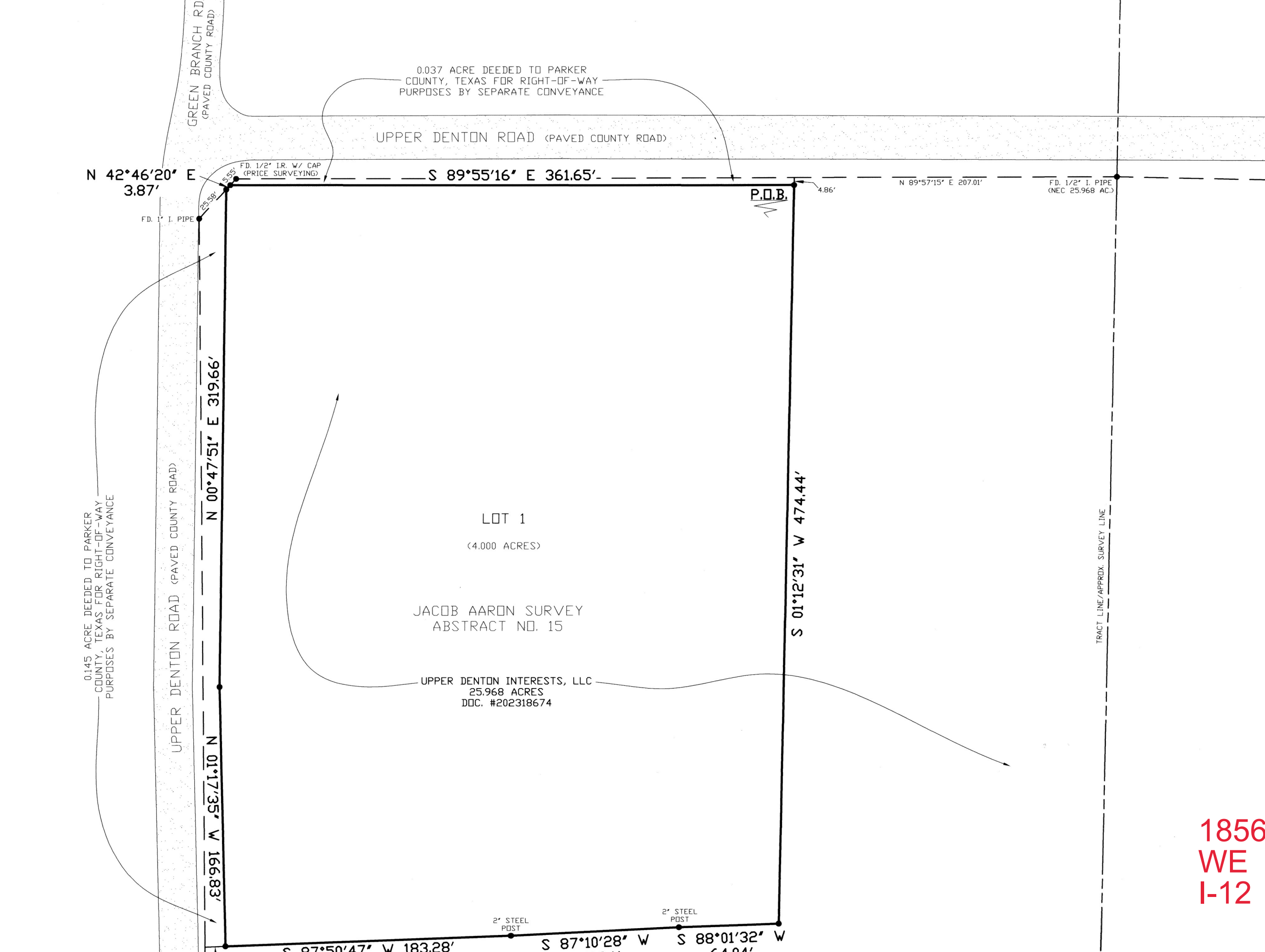
Jamie Blynn Tierce
Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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 SEPTEMBER 29, 2023.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN231057 23663.crd FN2309101 & FN231003



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. 48367C0300E,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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 IS SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 23rd DAY OF October, 2023.

Philip E. Colvin, Jr.
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

James H. Holt
COMR. PRECINCT #2

Sam Walton
COMR. PRECINCT #3

Quinn
COMR. PRECINCT #4

20015.012.000.00
20015.012.001.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

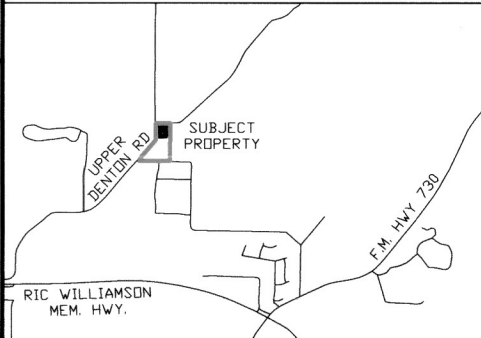
202327764
10/24/2023 08:46 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F SLIDE 587

DATE 10-24-2023

VICINITY MAP
(NOT TO SCALE)



DEVELOPER

UPPER DENTON
INTERESTS, LLC
1620 TIDWELL ROAD
WEATHERFORD, TX 76087
PH. 713-305-9072

SURVEYOR

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

FINAL PLAT

UD ACRES
LOT 1

BEING A SUBDIVISION OF 4.000 ACRES
OUT OF THE JACOB AARON SURVEY,
ABSTRACT NO. 15, PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 3, 2023