

State of Texas
County of Parker

Whereas, Jared Wheeler, being the sole owner of a 5,000 acres tract of land out of the J. BRAWLEY SURVEY, ABSTRACT No. 1715, Parker County, Texas; being all of that certain tract conveyed to Wheeler in CC# 202220536, 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 point in Sarra Lane, same being the northeast corner of said Wheeler tract and the northwest corner of that certain tract conveyed to Rumsey in Volume 1623, Page 1628, for the northeast and beginning corner of this tract. WHENCE the easterly southeast corner of said J. BRAWLEY SURVEY is calculated to bear S 32°04'31" E 1719.12 feet.

THENCE S 00°36'36" E 792.00 feet, along the east line of said Wheeler tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract.

THENCE S 89°11'34" W 275.00 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of said Wheeler tract and this tract.

THENCE N 00°36'36" W at 755.91 feet, pass a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in all 792.00 feet, to a point in said Sarra Lane, for the northwest corner of said Wheeler tract and this tract.

THENCE N 89°11'34" E 275.00 feet, along said Sarra Lane, 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
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
W2111019-P - Field Date: June 16, 2023



Now, Therefore, Know All Men By These Presents:

That Jared Wheeler, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Wheeler Homestead, 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 19th day of June, 2023.

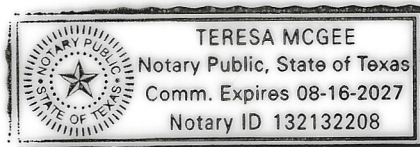
By: *Jared Wheeler*
Jared Wheeler

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 Jared Wheeler 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 19th day of June, 2023.

Teresa McGee
Notary Public in and for the State of Texas



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

Owner:
Jared Wheeler
3100 Sarra Lane
Springtown, TX 76082

1" = 100'



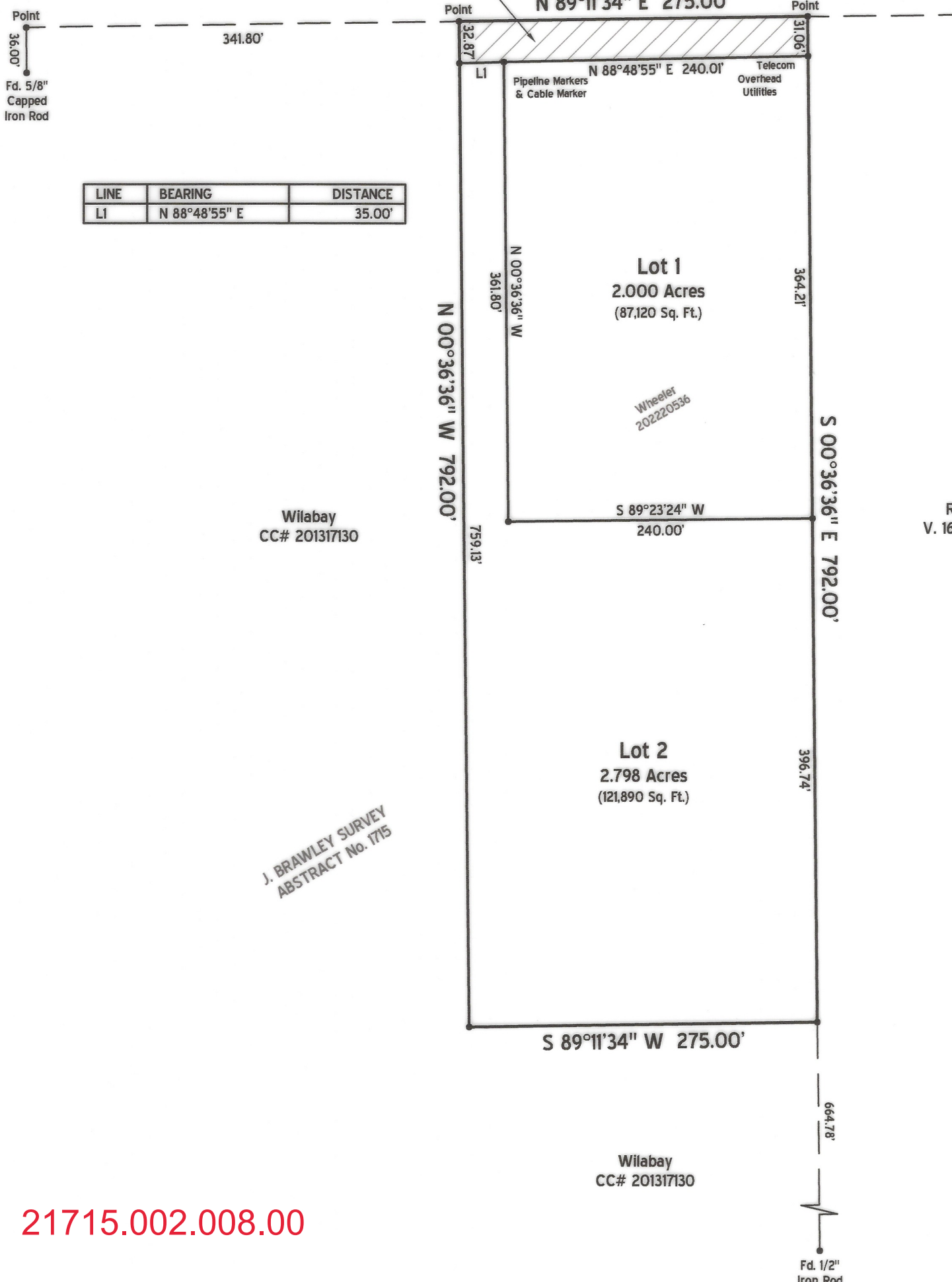
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202316495
06/26/2023 03:34 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 515

0.202 Acres
Right-of-Way Dedication
(dedicated by separate instrument)
Sarra Lane
A Paved Surface
P.O.B.



LINE	BEARING	DISTANCE
LI	N 88°48'55" E	35.00'

J. BRAWLEY SURVEY
ABSTRACT No. 1715

21715.002.008.00

Surveyor's Notes:

1) With respect to the documents listed in Title Commitment GF No. 22138695-ALLW the following easements and/or restrictions were reviewed for this survey:

- Subject to the following Blanket Easement(s) and/or Document(s):
Lone Star Gas - V. 289, P. 217 - No Description - Not Locatable;
Lone Star Gas - V. 328, P. 523 - No Description - Not Locatable;
Tri County Electric - V. 2868, P. 1667 (Blanket);
Tri County Electric - Doc. No. 201320318 (Blanket);
30' Enbridge Pipeline Easement - V. 2326, P. 1682 - No Description - Not Locatable;

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

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. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. 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 corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

Parker County Notes:

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

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

9) 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.

10) 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, withholding of utilities and building permits.

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

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 26 day of June, 2023.

Absent
County Judge

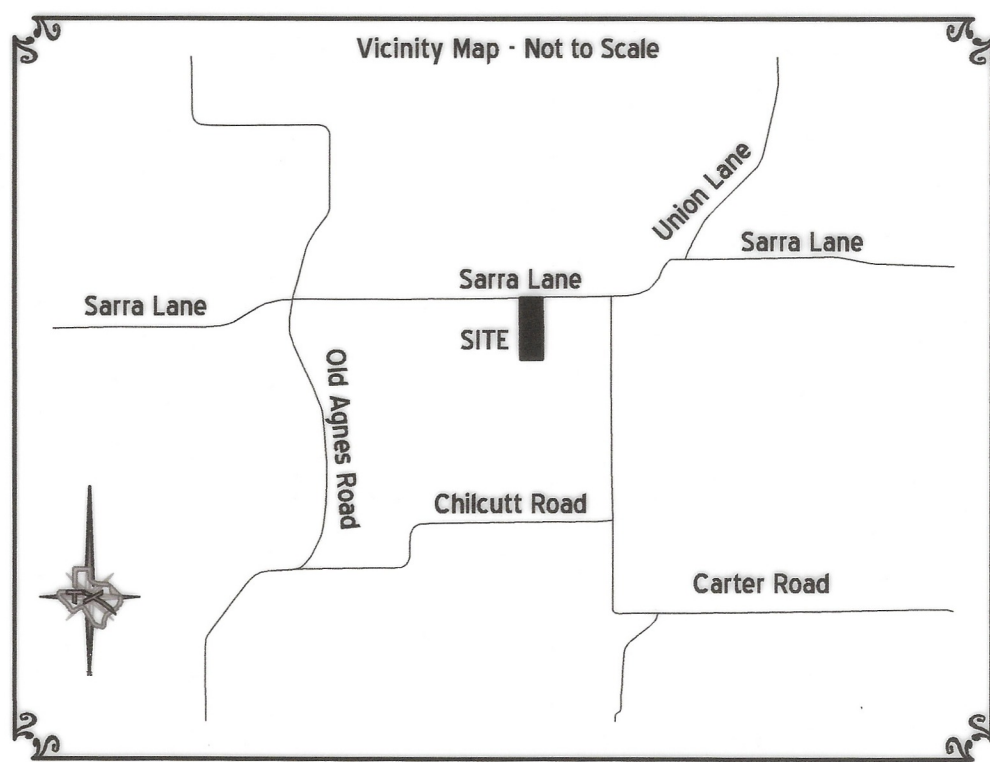
George A. Conley
Commissioner Precinct #1
Judge Pro Tem

Sam Waldh
Commissioner Precinct #3

Justin
Commissioner Precinct #2

Dimitri
Commissioner Precinct #4

19356
WE
H-7
NWE



Minor Plat
Lot 1 and Lot 2
Wheeler Homestead
an addition in Parker County, Texas

Being a 5,000 acres tract of land out of the J. BRAWLEY SURVEY, ABSTRACT No. 1715, Parker County, Texas

June 2023

