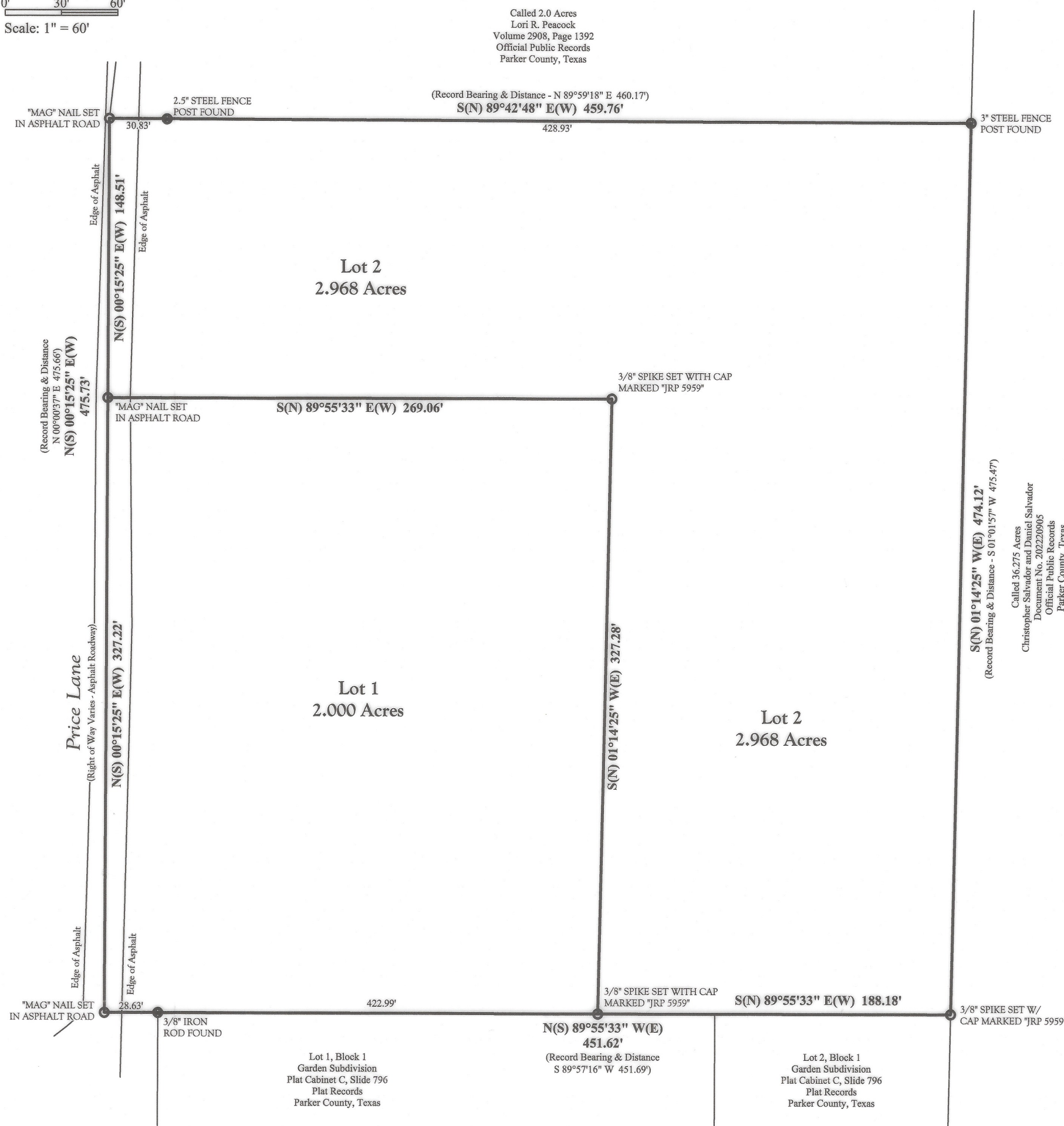


A FINAL PLAT OF  
**LOT 1 AND LOT 2 OF WILD MUSTANGS**



I, RICARDO VILLEGAS, AM THE SOLE OWNER OF:  
 4.968 ACRES OF LAND LOCATED IN THE URIAH PERKINS SURVEY, A-1870. BEING ALL OF A CALLED 4.977 ACRES OF LAND AS DESCRIBED IN DOCUMENT No. 202235950 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A "MAG" NAIL SET OVER A STRONG SIGNAL IN PRICE LANE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;  
 THENCE ALONG PRICE LANE, N 00°15'25" E - 475.73 FEET TO A "MAG" NAIL SET IN PRICE LANE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 2.0 ACRES TRACT AS DESCRIBED IN VOLUME 2908, PAGE 1392, AND BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;  
 THENCE ALONG THE COMMON LINE OF SAID 2.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 89°42'48" E AT 30.83 FEET PASS A 2.5" STEEL FENCE POST FOUND IN THE EAST LINE OF PRICE LANE AND IN ALL 459.76 FEET TO A 3 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF A CALLED 36.275 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202220905 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED HEREIN;  
 THENCE ALONG THE COMMON LINE OF SAID 36.275 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 01°14'25" W - 474.12 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, GARDEN SUBDIVISION, PLAT CABINET C, SLIDE 796 RECORDED IN SAID PLAT RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED HEREIN;  
 THENCE ALONG THE NORTH LINE OF SAID GARDEN SUBDIVISION, N 89°55'33" W AT 422.99 FEET PASS A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 1, AND BEING IN THE EAST LINE OF PRICE LANE AND IN ALL 451.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.968 ACRES OF LAND.

OWNERS CERTIFICATE:  
 THAT I, RICARDO VILLEGAS, THE OWNER 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  
**LOT 1 AND LOT 2 OF WILD MUSTANGS**  
 4.968 ACRES OF LAND LOCATED IN THE URIAH PERKINS SURVEY, A-1870. BEING ALL OF A CALLED 4.977 ACRES OF LAND AS DESCRIBED IN DOCUMENT No. 202235950 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.

BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

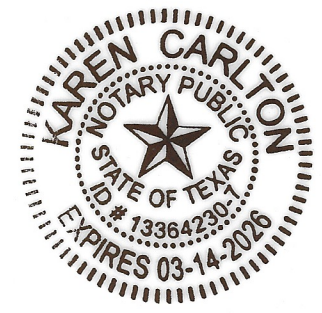
*Ricardo Villegas*  
 OWNER - SIGNATURE

**Ricardo Villegas**  
 OWNER - PRINTED

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ricardo Villegas, 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 THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 7th DAY OF March, 2023

*Karen Carlton*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



19454  
 WE  
 I-13  
 NWE

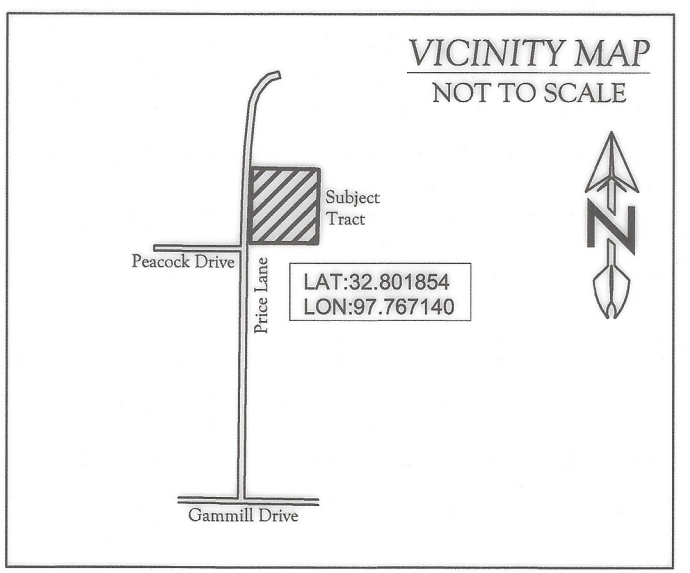
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
 202306034  
 03/13/2023 02:48 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

OWNER/DEVELOPER  
**Ricardo Villegas**  
 604 Price Lane  
 Weatherford, Texas 76085  
 Phone No. 847-529-7132

SURVEYOR  
**Justin Rene Parenteau, RPLS**  
 State of Texas License No. 5959  
 140 Hackberry Pointe Drive  
 Weatherford, Texas 76087  
 Phone No. 361-813-1888  
 justin@noctuamaps.com



COMMISSIONERS COURT BLOCK  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
 ON THIS THE 13th DAY OF March, 2023.

*George A. Carley*  
 COUNTY JUDGE  
 COMMISSIONER PRECINCT #1

*John Holt*  
 COMMISSIONER PRECINCT #2

*Janet Holden*  
 COMMISSIONER PRECINCT #3

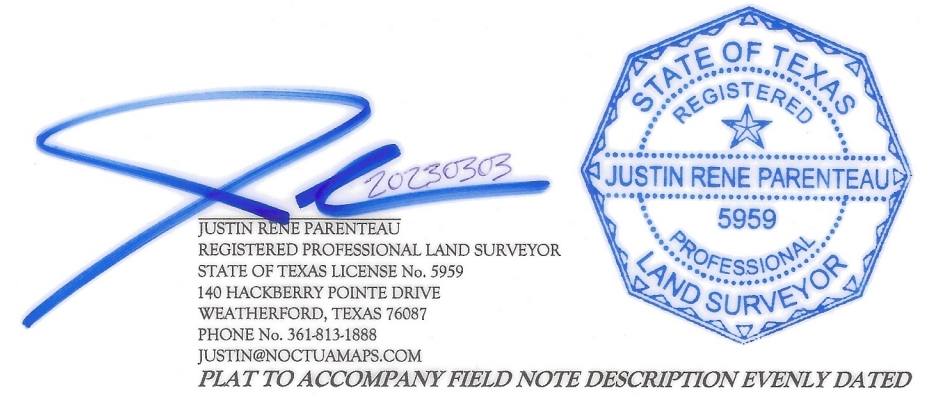
*Jim Baker*  
 COMMISSIONER PRECINCT #4

\*GENERAL NOTES\*  
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.  
 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.  
 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.  
 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.  
 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.  
 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

\*FLOODPLAIN NOTE\*  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0270E, EFFECTIVE 09/26/2008.  
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.  
 FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*SURVEYORS NOTES\*  
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION  
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)  
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 27, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



CABINET **F**, SLIDE **449**

21870.007.001.00  
 21870.007.001.50