

Whereas, David and Christina Blankenship, being the owners of a 3.060 acre tract of land out of the M.E.P.&P. R.R. Co. SURVEY, SECTION No. 171, ABSTRACT No. 941, Parker County, Texas; being all of that certain tract conveyed to Blankenship and described as "Tract 2" in Document No. 202227640 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 100D nail, in the south line of Harwell Lake Road, being the northeast corner of that certain tract conveyed to Deleon in Doc.#202206818, for the northwest and beginning corner of this tract. WHENCE the northeast corner of the T.&P. R.R. Co. SURVEY, SECTION No. 185, ABSTRACT No. 1474, Parker County, Texas is calculated to bear N 31°34'31" W 1600.73 feet and a found 1/2" iron rod at the northeast corner, of said Potter tract(V. 1924, P. 690) bears N 88°36'52" E 391.01 feet.

THENCE N 88°36'52" E 391.01, with the south line of said Harwell Lake Road, to a found 1/2" iron rod, being the northwest corner of Tract 1 conveyed to Boecker in Doc.#201926051, R.P.R.P.C.T. and the northeast corner of said V. 1924, P. 690, for the northeast corner of this tract.

THENCE S 00°29'15" E 343.32 feet, with the west line of said Doc.#201926051, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract.

THENCE S 88°36'52" W 385.63 feet, over and across said V. 1924, P. 690, to a found 1/2" iron rod, being the southeast corner of said Doc.#202206818, for the southwest corner of this tract.

THENCE N 01°23'08" W 343.28 feet, with the east line of said Doc.#202206818, 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, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: June 22, 2022 - W203039-R3-P2

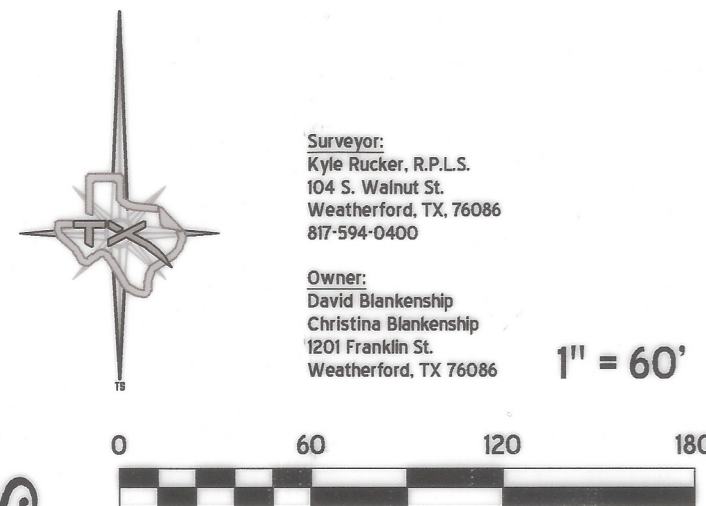


Surveyor's Notes:

- 1) 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. 48367C0125F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. 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) 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.

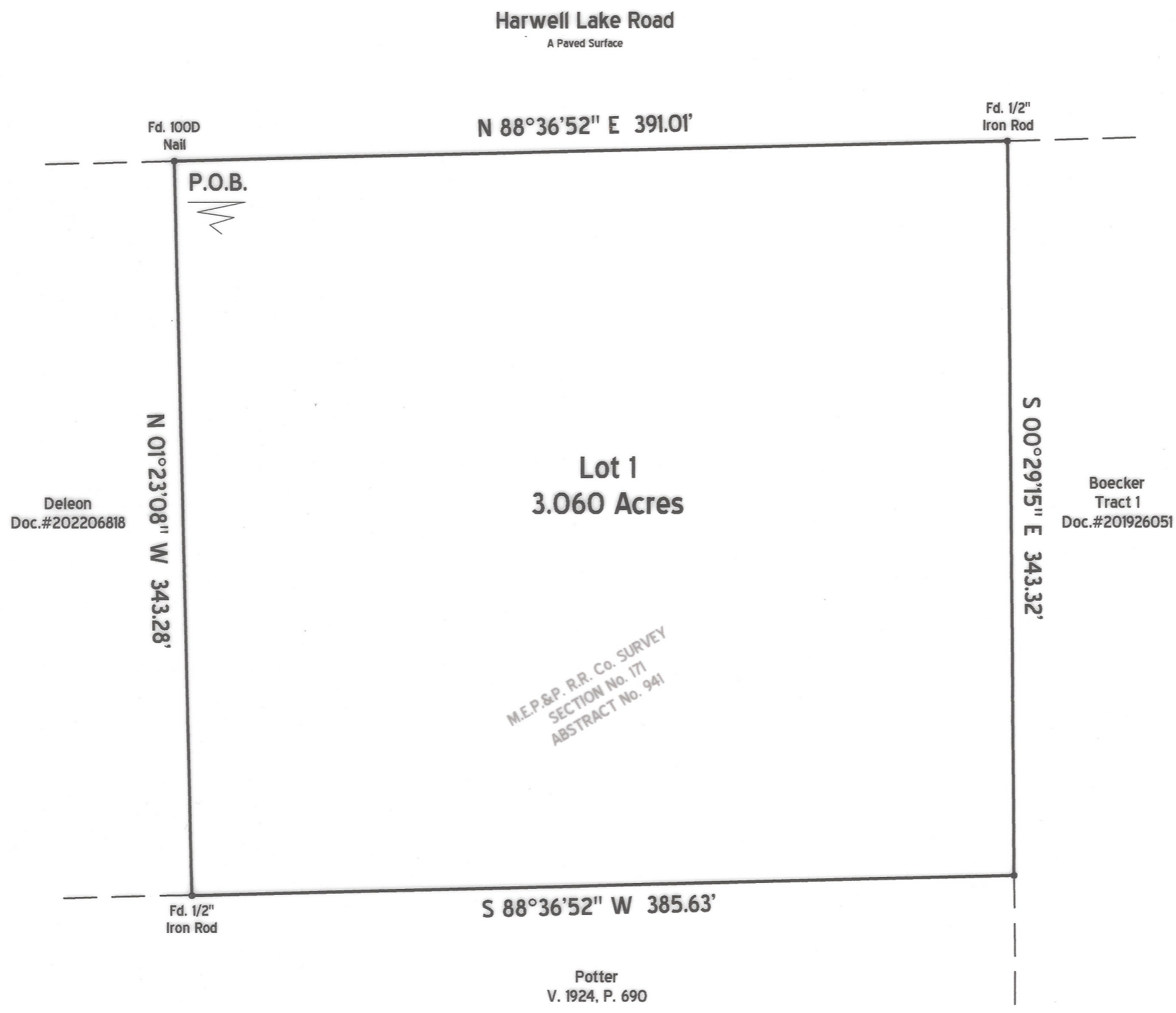
County Notes:

- 1) Before construction please consult all applicable governing entities regarding rules & regulations, that may effect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
- 3) 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.
- 4) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



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

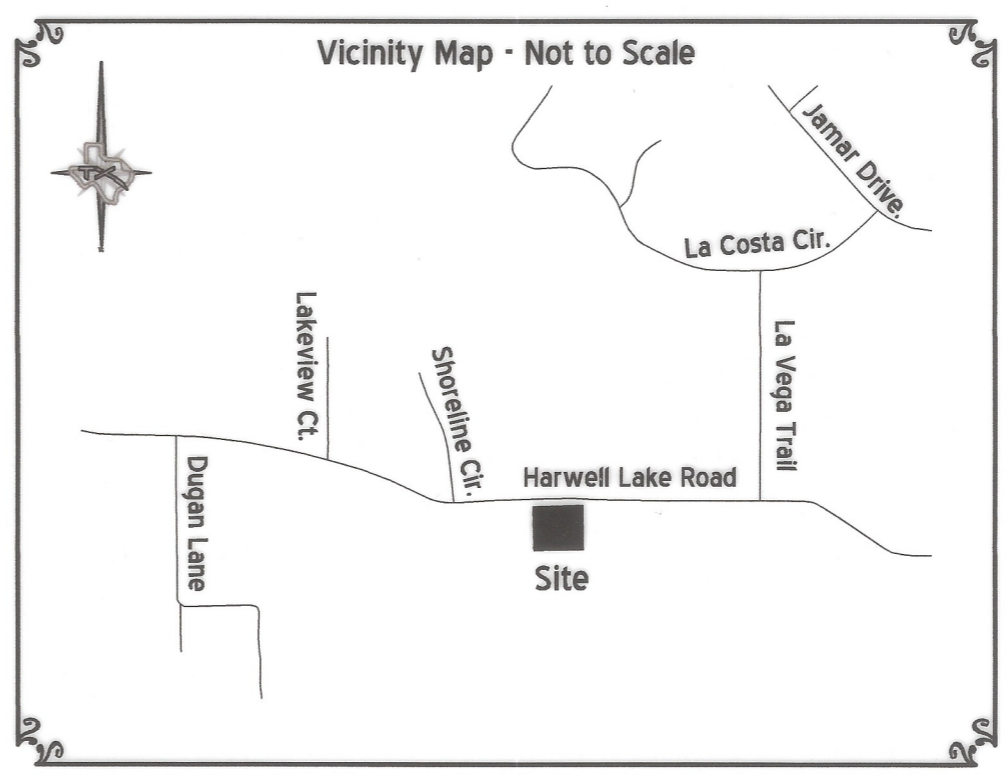
Owner:
David Blankenship
Christina Blankenship
1201 Franklin St.
Weatherford, TX 76086



20941.002.001.00

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202240483
11/15/2022 09:06 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



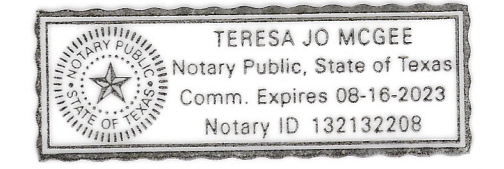
Now, Therefore, Know All Men By These Presents:
That David Blankenship and Christina Blankenship, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Willow Creek Acres, an addition in Parker County, Texas; 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 12 day of October, 2022

By: David Blankenship David Blankenship
By: Christina Blankenship Christina Blankenship

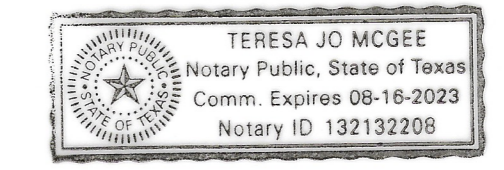
State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David Blankenship, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed 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 12 day of October, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



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 Christina Blankenship, 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 12 day of October, 2022.

Teresa Jo 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 the 14th day of November, 2022.

County Judge
George S. Conley Commissioner Precinct 1
James Walden Commissioner Precinct 3
Christina Blankenship Commissioner Precinct 2
[Signature] Commissioner Precinct 4

Final Plat
Lot 1
Willow Creek Acres
an addition in Parker County, Texas
Being a 3.060 acre tract of land out of the M.E.P.&P. R.R. Co. SURVEY, SECTION No. 171, ABSTRACT No. 941, Parker County, Texas
October 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM No. 1010000 - WWW.TXSURVEYING.COM

Plat Cabinet F Slide 367