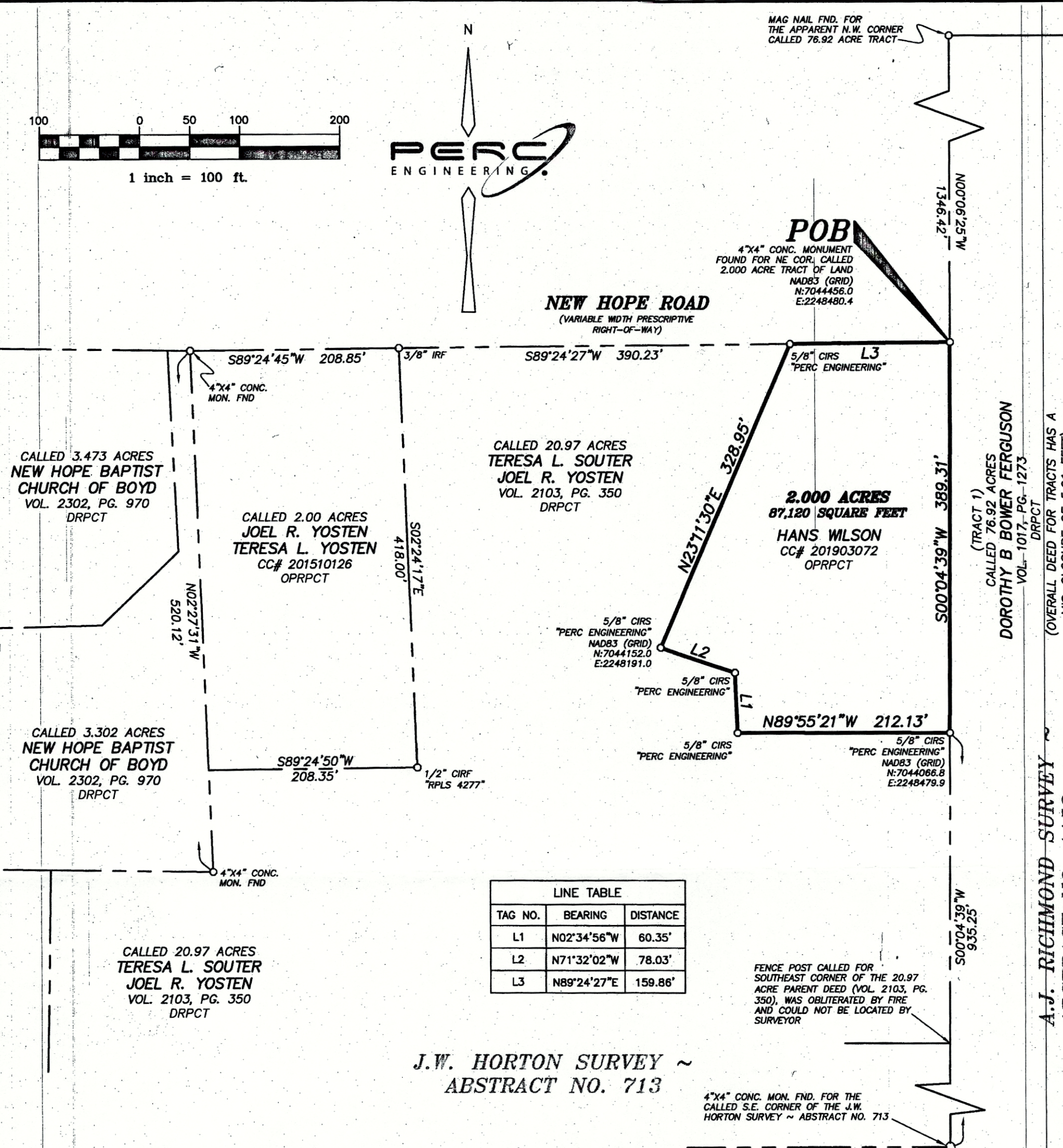


PERC
ENGINEERING



TAG NO.	BEARING	DISTANCE
L1	N02°34'56"W	60.35'
L2	N71°32'02"W	78.03'
L3	N89°24'27"E	159.86'

J.W. HORTON SURVEY ~
ABSTRACT NO. 713



SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Merle W. Miller
MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS
DATE: NOVEMBER 22, 2019

STATE OF TEXAS)
COUNTY OF TARRANT)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22nd DAY OF NOVEMBER, 2019.

Kelly Walker
KELLY WALKER
Notary Public, State of Texas
Comm. Expires 05-26-2023
Notary ID 130237732

MY COMMISSION EXPIRES: **5-26-2023**

*** GENERAL NOTES ***

- 1). THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE TRIMBLE VRS NOW GPS NETWORK.
- 2). ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "PERC ENGINEERING".
- 3). THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0200E, EFFECTIVE DATE SEPTEMBER 26, 2008. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4). THE 4"x4" CONC. MONUMENTS CALLED-FOR ALONG THE SOUTH LINE OF TRACT 1, AS DESCRIBED IN VOLUME 1017, PAGE 1273, WERE LOCATED AS PART OF THIS SURVEY. DUE TO THE SIGNIFICANT DIFFERENCES IN THE ACTUAL LOCATIONS OF THE CALLED-FOR CONC. MONUMENTS, VERSUS THE BEARINGS AND DISTANCES RECITED IN THE MAY, 1979 DEED, THIS SURVEYOR DECIDED NOT TO USE THE CONC. MONUMENT FOUND FOR THE APPARENT SOUTHWEST CORNER OF TRACT 1, AS DESCRIBED THEREIN. THE 4"x4" CONC. MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE J.W. HORTON SURVEY (DEED CALL) WAS USED TO CREATE THE EAST LINE OF THE SUBJECT 2,000 ACRE TRACT.
- 5). THE PURPOSE OF THIS PLAT IS TO PLAT AN EXISTING 2-ACRE UNPLATTED TRACT INTO ONE PLATTED LOT, BEING LOT 1, BLOCK 1, WILSON ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS.
- 6). SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 7). WATER SOURCE IS FROM PRIVATE WATER WELLS OR WALNUT CREEK SPECIAL UTILITY DISTRICT.
- 8). SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY.
- 9). THIS PROPERTY IS NOT LOCATED WITHIN ANY ETJ.

OWNER'S CERTIFICATE 201931805 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, HANS WILSON, IS THE SOLE OWNER OF A 2,000 ACRE TRACT OF LAND LOCATED IN THE J.W. HORTON SURVEY, ABSTRACT NO. 713, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A 2,000 ACRE TRACT OF LAND LOCATED IN THE J.W. HORTON SURVEY, ABSTRACT NO. 713, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 2,000 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED TO HANS WILSON, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 201903072, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT);
BEGINNING AT A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF NEW HOPE ROAD, A VARIABLE WIDTH PRESCRIPTIVE PUBLIC RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF SAID CALLED 2,000 ACRE TRACT OF LAND, FROM WHICH A MAG NAIL FOUND FOR THE APPARENT NORTHWEST CORNER OF A CALLED 76.92 ACRE TRACT OF LAND (TRACT 1), FILED FOR RECORD IN VOLUME 1017, PAGE 1273, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), BEARS NORTH 00 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 1346.42 FEET, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7044456.0 E:2248480.4 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM + NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK. THE AVERAGED COMBINED SCALE FACTOR IS 1.00012, BASE POINT 0,0,0);
THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 2,000 ACRE TRACT OF LAND, A DISTANCE OF 389.31 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" FOR THE SOUTHEAST CORNER OF THE HEREIN TRACT OF LAND, FROM WHICH A 4-INCH X 4-INCH CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID J.W. HORTON SURVEY, ABSTRACT NO. 713, BEARS SOUTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, A DISTANCE OF 935.25 FEET;
THENCE DEPARTING SAID EAST LINE, AND ALONG THE SOUTH, SOUTHWEST AND NORTHWEST LINES OF SAID CALLED 2,000 ACRE TRACT OF LAND, THE FOLLOWING CALLS:
NORTH 89 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 212.13 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" IN A BARBED WIRE FENCE LINE;
NORTH 02 DEGREES 34 MINUTES 56 SECONDS WEST, GENERALLY ALONG SAID FENCE LINE, A DISTANCE OF 60.35 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" AT THE BASE OF A LEANING FENCE CORNER POST;
NORTH 71 DEGREES 32 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID FENCE LINE, A DISTANCE OF 78.03 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" AT AN ANGLE POINT IN SAID FENCE LINE, AND BEING ON THE EAST SIDE OF AN EXISTING GRAVEL DRIVE, SAID POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7044152.0 E:2248191.0;
NORTH 23 DEGREES 11 MINUTES 30 SECONDS EAST, GENERALLY ALONG SAID FENCE LINE, A DISTANCE OF 328.95 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "PERC ENGINEERING" ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW HOPE ROAD, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN THE BUILDER'S & MECHANIC'S LIEN CONTRACT WITH POWER OF SALE TO JOEL R. YOSTEN, AND TERESA L. YOSTEN F/K/A/ TERESA L. SOUTER, A MARRIED COUPLE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 201510126 (OPRPCT), BEARS SOUTH 89 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 389.23 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 159.86 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2,000 ACRES (87,120 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, HANS WILSON, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, WILSON ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.
WITNESS MY HAND, THIS THE 22nd DAY OF NOVEMBER, 2019.

BY: *Hans Wilson*
HANS WILSON, OWNER

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HANS WILSON, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF NOVEMBER, 2019.

Kelly Walker
KELLY WALKER
Notary Public, State of Texas
Comm. Expires 05-26-2023
Notary ID 130237732

STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 25 DAY OF NOVEMBER, 2019.

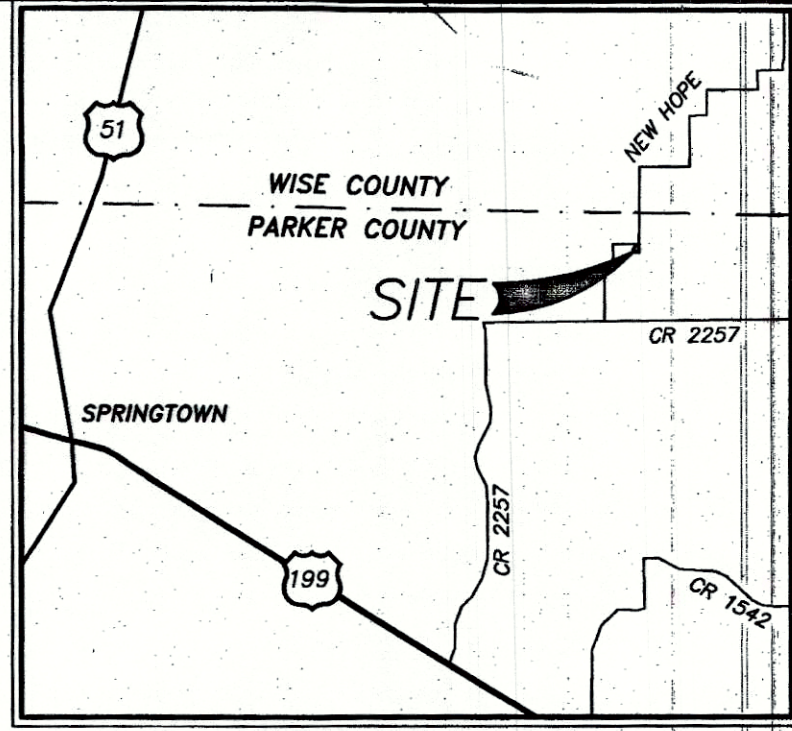
Pat Deen
PAT DEEN, COUNTY JUDGE

George G. Conley
GEORGE CONLEY, COMMISSIONER PRECINCT #1

Larry Walden
LARRY WALDEN, COMMISSIONER PRECINCT #3

Craig Peacock
CRAIG PEACOCK, COMMISSIONER PRECINCT #2

Steve Dugan
STEVE DUGAN, COMMISSIONER PRECINCT #4



VICINITY MAP
1" = 10,000'

- * LEGEND/ABBREVIATIONS ***
- IRF IRON ROD FOUND
 - CIRS 5/8" CAPPED IRON ROD SET WITH CAP STAMPED "PERC ENGINEERING"
 - CIRF CAPPED IRON ROD FOUND
 - POB POINT OF BEGINNING
 - OPRPCT OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 - PRPCT PLAT RECORDS, PARKER COUNTY, TEXAS
 - DRPCT DEED RECORDS, PARKER COUNTY, TEXAS
 - CAB. CABINET
 - CC COUNTY CLERK
 - ESMT. EASEMENT
 - FND. FOUND
 - CONC. CONCRETE

COUNTY CLERK FILING BLOCK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201931805
11/25/2019 11:33 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
**LOT 1, BLOCK 1
WILSON ADDITION**
AN ADDITION TO PARKER COUNTY, TEXAS
1 LOT
2,000 ACRES OF LAND

NOVEMBER 2019
SURVEYOR:

PERC
ENGINEERING

4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com
PAGE 1 OF 1

OWNER:
HANS WILSON
1100 NEW HOPE ROAD
BOYD, TX, 76023
CONTACT: HANS WILSON

ACCT. NO.: 19577
SCH. DIST.: SP
CITY: M-4
MAP NO.: 20193.008.001.00

E 428