

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF PARKER

All that certain 28.126 acre lot, tract, or parcel of land situated in the A.L. Sowder Survey, Abstract No. 802, Parker County, Texas. Being the remainder of a called 16.06 acre tract of land described in Cause No. 10253 of the application for probate of will and issuance of letters testamentary to Joan Campbell, and being part of a called 55.38 acre tract of land described as "Tract 1" in a correction warranty deed to Joan Campbell, recorded in Instrument No. 201525698, Official Public Records, Parker County, Texas (O.P.R.P.C.T.). Said 28.126 acres being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod (stamped "BISON CREEK") set for the South corner of the hereon described tract, same being the South corner of the said 16.06 acre Campbell tract, being the East corner of a called 10 acre tract of land described in a warranty deed with vendor's lien to Tolly D. Fry and wife, Diana Fry, recorded in Book 1099, Page 488, Deed Records, Parker County, Texas (D.R.P.C.T.), and being in the Northwesterly line of F.M. 1886, from which a 4" wood fence corner post found for reference bears North 27° 00' 34" West, a distance of 1.02 feet;

THENCE: North 27° 00' 34" West, (Cause No. 10253 = North 27° 10' 16" West) along the Southwest line of the said 16.06 acre Campbell tract and the Northeast line of the said 10 acre Fry tract, a distance of 1,067.37 feet to a called 2" steel fence corner post found for the West corner of the hereon described tract, same being the West corner of the said 16.06 acre Campbell tract, being the North corner of the said 10 acre Fry tract, and being an angle point in the Southeast line of a called 56.71 acre tract of land described in a partition deed to Joan Campbell, recorded in Volume 1459, Page 954, D.R.P.C.T.;

THENCE: North 68° 55' 04" East (Cause No. 10253 = North 68° 53' 51" East), along the common line of the said 16.06 acre Campbell tract and the said 56.71 acre Campbell tract and along near an existing fence, a distance of 514.90 feet to a called 2" steel fence corner post found for angle corner of the hereon described tract, same being the North corner of the said 16.06 acre Campbell tract, being the most Southeasterly corner of the said 56.71 acre Campbell tract, and being the most most Westerly corner of the said 55.38 acre Campbell tract;

THENCE: North 06° 48' 02" East (Instrument No. 201525698 = North 06° 34' 18" East), along the common line of the said 55.38 acre Campbell tract and the said 56.71 acre Campbell tract and along near an existing fence, a distance of 216.64 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the North corner of the hereon described tract, same being South 70° 39' 50" East from a 2" steel post found for reference at the intersection of two existing fence lines and from which a called fence post found for reference at the most Northwesterly corner of the said 55.38 acre Campbell tract bears North 06° 48' 02" East, a distance of 631.81 feet;

THENCE: South 69° 27' 31" East, severing across and through the said 55.38 acre Campbell tract and along near an existing fence, a distance of 429.28 feet to a 2" steel fence corner post found for angle point of the hereon described tract;

THENCE: South 84° 47' 28" East, continuing across and through the said 55.38 acre Campbell tract and along near an existing fence, a distance of 224.46 feet to a 2" steel fence corner post found for angle point of the hereon described tract;

THENCE: South 71° 50' 54" East, continuing across and through the said 55.38 acre Campbell tract and along near an existing fence, a distance of 370.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for angle point of the hereon described tract;

THENCE: South 22° 26' 49" East, continuing across and through the said 55.38 acre Campbell tract, a distance of 552.77 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the East corner of the hereon described tract, same being in the most Southerly Southeast line of the said 55.38 acre Campbell tract, and being in the Northwesterly line of said F.M. 1886, from which a called 1/2" iron rod found for reference at the most Southerly East corner of the said 55.38 acre Campbell tract, same being the South corner of a called 5.00 acre tract of land described in a special warranty deed to Harley Leon Campbell, recorded in Instrument No. 201707356, O.P.R.P.C.T., bears North 65° 23' 08" East, a distance of 99.99 feet;

THENCE: South 65° 23' 08" West (Instrument No. 201525698 = South 65° 17' 37" West, Cause No. 10253 = South 65° 17' 37" West), along the most Southerly Southeast lines of the said 55.38 acre Campbell tract and the said 16.06 acre Campbell tract and the Northwesterly line of said F.M. 1886, a distance 885.20 feet to a 1/2" iron rod found for a Southerly corner of the hereon described tract, same being the East corner of a called 2.00 acre tract of land described in a general warranty deed to Julie K. Ford, recorded in Instrument No. 201318889, O.P.R.V.Z.C.T.;

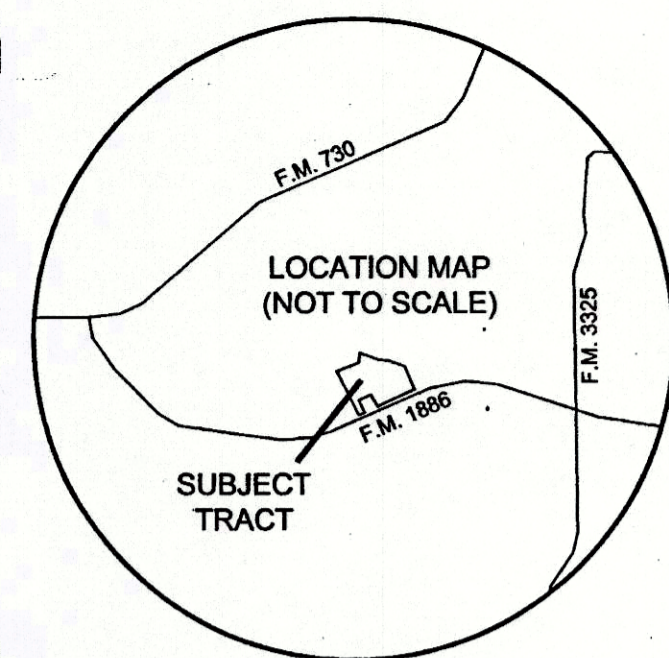
THENCE: North 29° 13' 24" West, along the Northeast line of the said 2.00 acre Ford tract, a distance of 291.58 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for corner of the hereon described tract, same being the North corner of the said 2.00 acre Ford tract;

THENCE: South 65° 23' 01" West, along the Northwest line of the hereon described tract, a distance of 291.75 feet to a 1/2" iron rod found for corner of the hereon described tract, same being the West corner of the said 2.00 acre Ford tract;

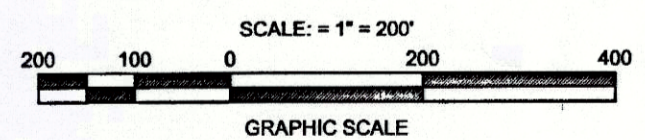
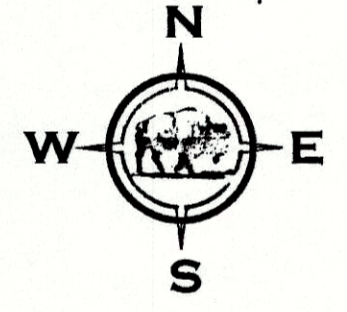
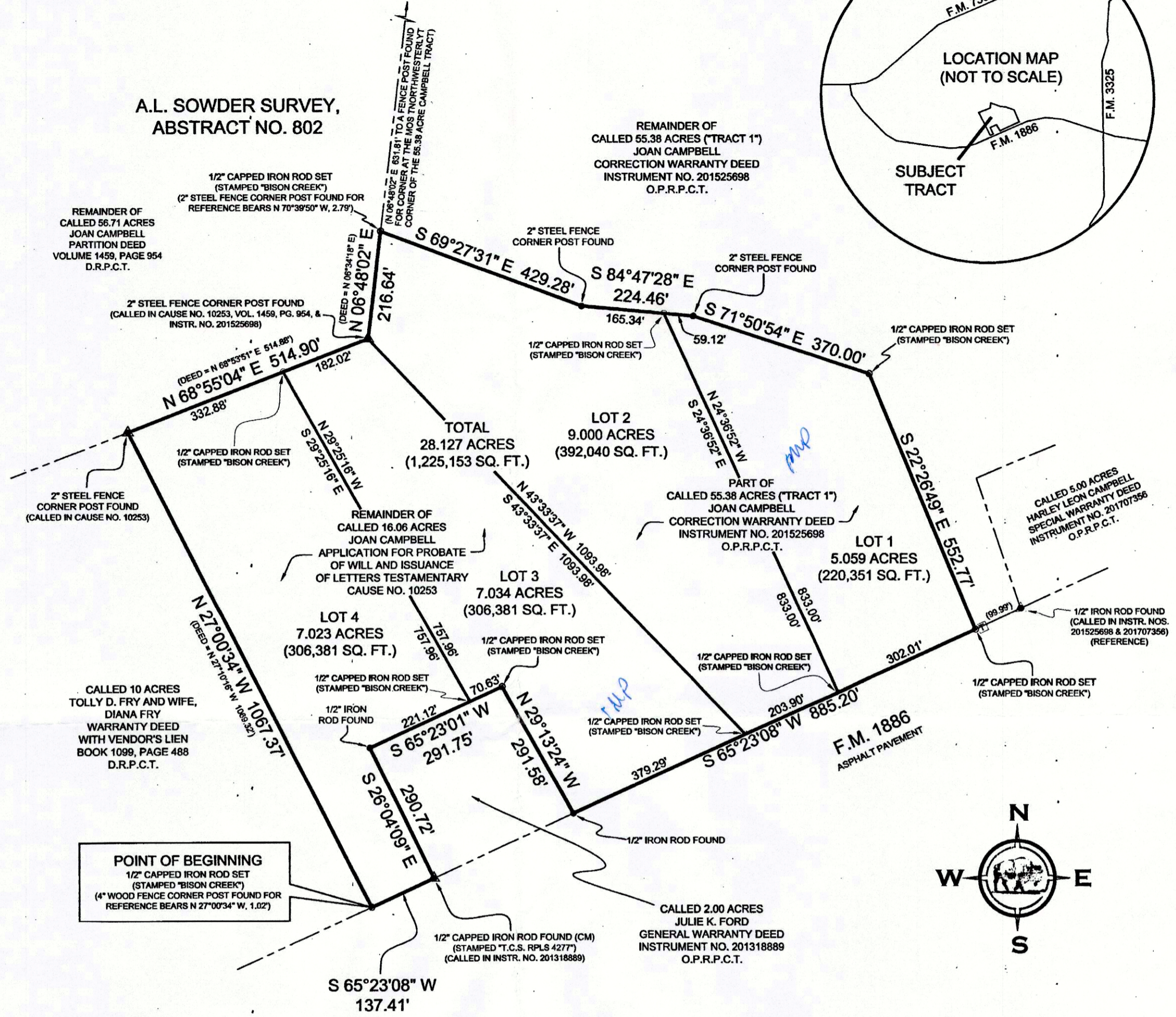
THENCE: South 26° 04' 09" East, along the Southwest line of the said 2.00 acre Ford tract, a distance of 290.72 feet to a 1/2" capped iron rod (stamped "T.C.S. RPLS 4277") found for corner of the hereon described tract, same being the South corner of the said 2.00 acre Ford tract, being in the Southeast line of the said 16.06 acre Campbell tract, and being in the Northwesterly line of said F.M. 1886;

THENCE: South 65° 23' 08" West (Cause No. 10253 = South 65° 17' 37" West), along the Southeast line of the said 16.06 acre Campbell tract and the Northwesterly line of said F.M. 1886, a distance of 137.41 feet to the POINT OF BEGINNING and containing 1,225,153 square feet or 28.126 acres of land.

201923542 PLAT Total Pages: 1



A.L. SOWDER SURVEY,
ABSTRACT NO. 802



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of bearing is the Texas North Central Zone, NAD 83.
- 3) Bearings and/or distances shown in parenthesis under the boundary calls are references to the deed of record.
- 4) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.
- 5) Property lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) according to F.I.R.M. Map No. 48367C0325E, effective September 26, 2008 by graphic plotting only. We do not assume responsibility for exact determination. (Before any development planning, design, or construction is started, the community, city and county in which subject tract exists may impose larger flood plain and floodway areas than shown by F.I.R.M. maps that will affect development.)
- 6) Water will be supplied by Private Water Wells.

E-371

THE STATE OF TEXAS
COUNTY OF VAN DANDT

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

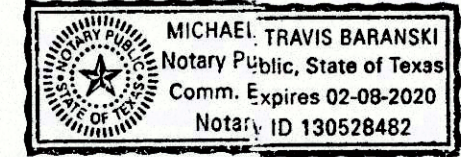


THE STATE OF TEXAS
COUNTY OF VAN DANDT

Before me, the undersigned authority on this day personally appeared James P. Keene 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 23 day of August, 2019.

Michael J. Baranski
Notary Public in and for The State of Texas



OWNER/DEVELOPER
JOAN CAMPBELL
7308 F.M. 1886,
AZLE, TEXAS 76020
Phone: 817-688-3348

FINAL PLAT OF
WRIGHT - TUCKER FARM
28.126 ACRES
A.L. SOWDER SURVEY, ABSTRACT NO. 802
PARKER COUNTY, TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
24443 IH 20, WILLS POINT, TEXAS, 75169
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880



DATE: 08/12/19 SCALE: 1" = 200' DRAWN BY: NRD CHECKED BY: BKF APPROVED BY: JPK

THE STATE OF TEXAS
COUNTY OF PARKER

I, Joan Campbell, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it does NOT lie within the limits of any Extra-Territorial Jurisdiction of any incorporated city or town.

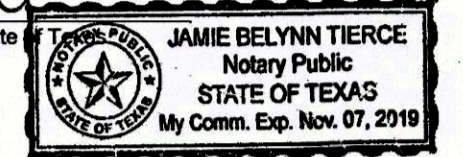
Joan Campbell
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared [Signature] 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 29 day of August, 2019.

[Signature]
Notary Public in and for The State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

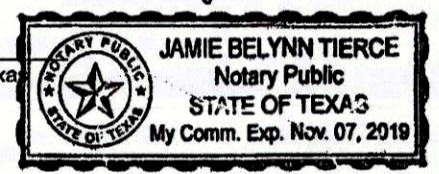
Joan Campbell
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared [Signature] 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 29 day of August, 2019.

[Signature]
Notary Public in and for The State of Texas



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.

ACCT. NO.: 19806
SCH. DIST.: HZ-1
CITY: L12
MAP NO.: L12

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 29 day of August, 2019.

[Signature]
Pat Deen, County Judge

George Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Walken
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

20802-003-000-50
20802-009-005-00
20802-009-003-00-12996

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201923542
09/09/2019 11:17 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT