

State of Texas  
County of Parker

Whereas Thunder Punch Properties, LLC, being the sole owner of a certain 18.022 acre tract of land out of the T & P RR COMPANY SURVEY, SECTION 177, ABSTRACT No. 1472, Parker County, Texas, being a portion of that certain tract conveyed to Thunder Punch Properties, LLC in Document No. 2021030432, Real Property Records, Parker County, Texas (R.P.P.C.); 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 mag nail, at the intersection of the approximate centerline of Zion Hill Road (a paved surface) and Leatherwood Lane (a paved surface), being the northeast corner of that certain tract of land conveyed to Richardson in Doc. No. 201423030, R.P.P.C.; the southeast corner of said Thunder Punch Properties, LLC tract, for the southeast and beginning corner of this tract; WHENCE the called southwest corner of the J.R. ERWIN SURVEY, ABSTRACT No. 423, is calculated to bear N 26°30'58" W 3719.35 feet.

THENCE S 89°10'48" W 342.07 feet, along the approximate centerline of said Leatherwood Lane, to a point in said Lane, being in the common line of said Thunder Punch Properties, LLC tract and said Richardson tract, for the southwest corner of this tract.

THENCE over & across said Thunder Punch Properties, LLC tract the following:

N 05°34'38" W 1134.10 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," for a corner of this tract.

N 00°11'14" W 893.96 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," for the northwest corner of this tract.

S 89°53'46" E 462.90 feet, to a point in the approximate centerline of said Zion Hill Road, in the east line of said Thunder Punch Properties, LLC tract, for the northeast corner of this tract.

WHENCE a found mag nail for the northeast corner of said Thunder Punch Properties, LLC tract bears N 00°04'40" W 334.79 feet.

THENCE with the east line of said Thunder Punch Properties, LLC tract and the approximate centerline of said Zion Hill Road the following:

S 00°04'40" E 1154.42 feet, to a point, for a corner of this tract.

Southwesterly, along the arc of a curve to the right, having a radius of 2717.00 feet, an arc length of 393.12 feet, and whose chord bears S 04°09'51" W 397.76 feet to a point for a corner of this tract.

S 08°21'43" W 253.21 feet, to a point, for a corner of this tract.

Southwesterly, along the arc of a curve to the left, having a radius of 1709.80 feet, an arc length of 368.17 feet, and whose chord bears S 01°51'29" W 387.34 feet to a point for a corner of this tract.

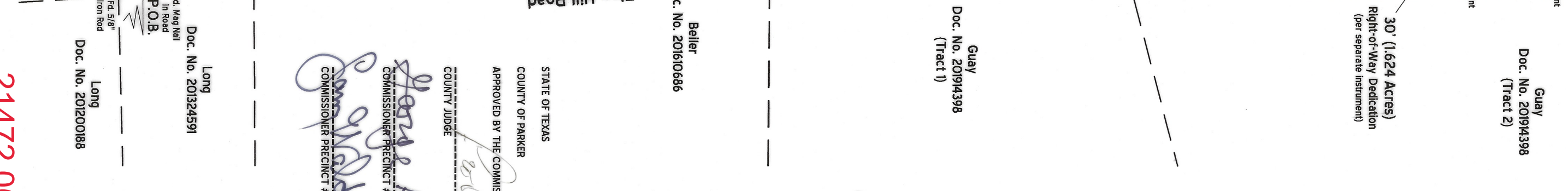
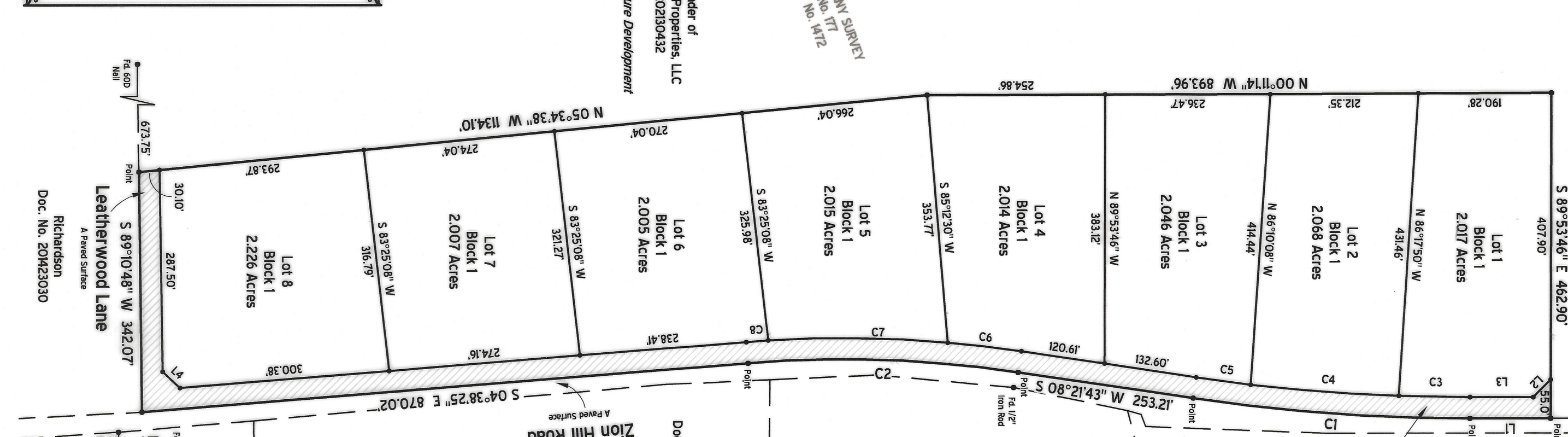
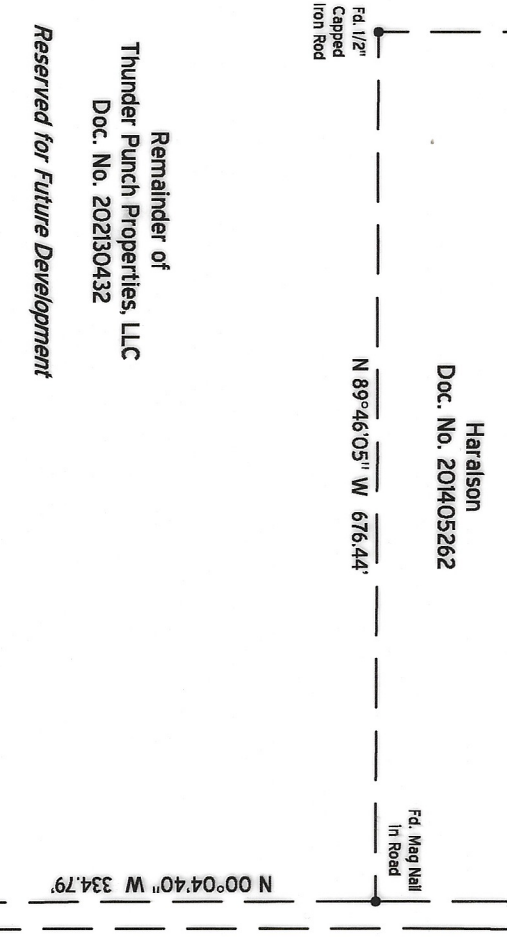
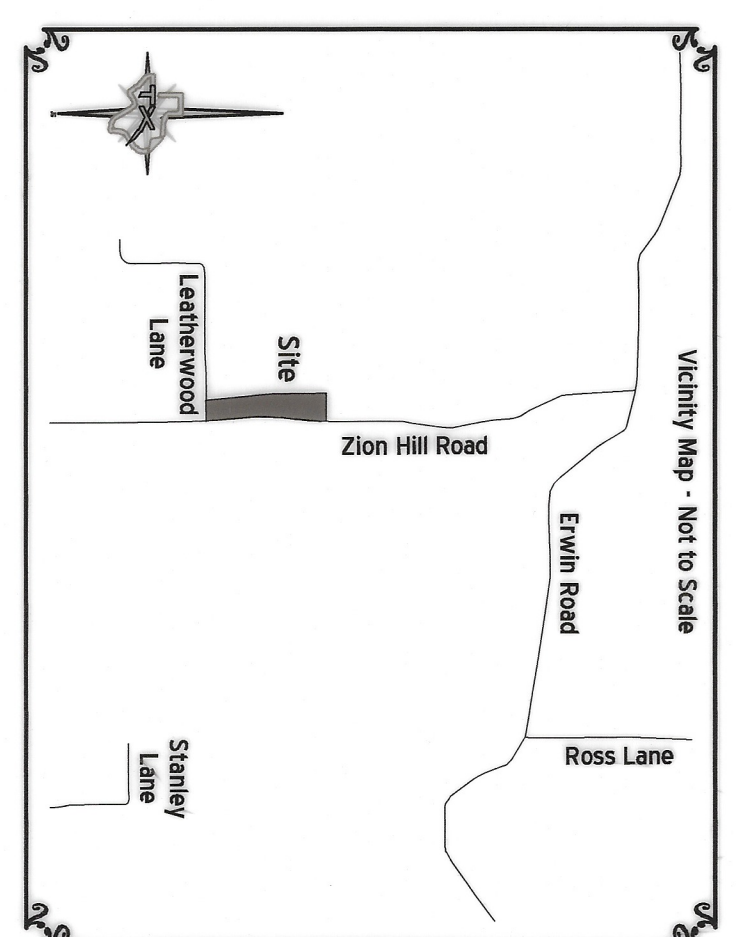
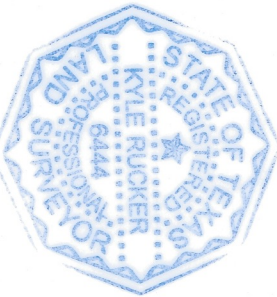
S 04°38'25" E 870.02 feet, to the POINT OF BEGINNING

**Surveyor's Certificate**

Know All Men By These Presents:

That I, Kyle Ruckler, 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 Ruckler*  
Kyle Ruckler, 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: January 3, 2022 - W210109-PI



CURVE	RADIUS	ARC	CHORD	CHORD
C1	2717.00'	398.12'	S 04°09'51" W	397.76'
C2	1709.80'	388.17'	S 01°51'29" W	387.34'
C3	2687.00'	101.87'	S 01°03'11" W	101.86'
C4	2687.00'	212.86'	S 04°24'31" W	212.81'
C5	2687.00'	78.97'	S 07°31'12" W	78.96'
C6	1739.80'	106.00'	S 06°36'59" W	105.99'
C7	1739.80'	257.22'	S 00°38'08" W	256.99'
C8	1739.80'	31.76'	S 04°07'22" E	31.76'

LINE	BEARING	DISTANCE
L1	S 00°04'40" E	115.42'
L2	S 44°59'13" E	35.41'
L3	S 00°04'40" E	90.52'
L4	S 42°16'12" W	34.16'

**Notes:**

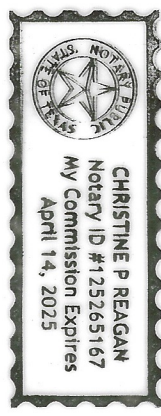
- 1) Currently this tract appears to be located within one or more of the following areas:  
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard  
According to the FIRM, Community Panel Map No. 4839CR002E, dated September 26, 2008. For up to date flood hazard information always visit the official FEMA 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) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- 6) The plat represents property which has been platted without a comprehensive certification as prescribed in the Texas Local Government Code, Section 225.0032. Buyer is advised to question the seller as to the availability.
- 7) Before construction please consult all applicable governing entities regarding rules & regulations, departments, home owners assoc., etc.)
- 8) 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 and withholding of utilities and building permits.
- 9) No abstract of title or title commitment was provided to the surveyor; record research done by the surveyor was made only for the purpose of determining the boundary of this property and of the location of the record instruments shown thereon. The surveyor is not responsible for the accuracy of this property, record instruments other than those shown on this survey, may exist and encumber this property.
- 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

**Now, Therefore, Know All Men By These Presents:**

That I, the undersigned grantor(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-8, Block 1, Zion Valley, 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 is subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas. Written on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

*Peter Paulsen*  
Thunder Punch Properties, LLC  
Peter Paulsen



Notary Public in and for the State of Texas  
Christine P Reagan  
Notary ID #725263167  
My Commission Expires  
April 14, 2025

STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3

Long  
Doc. No. 201324591

Long  
Doc. No. 201200188

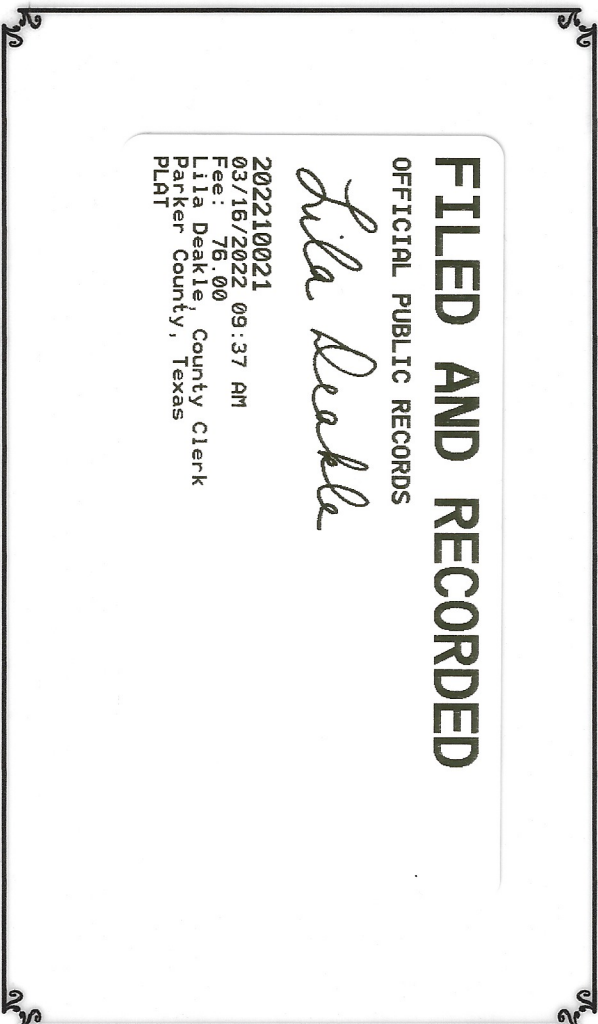
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**FILED AND RECORDED**

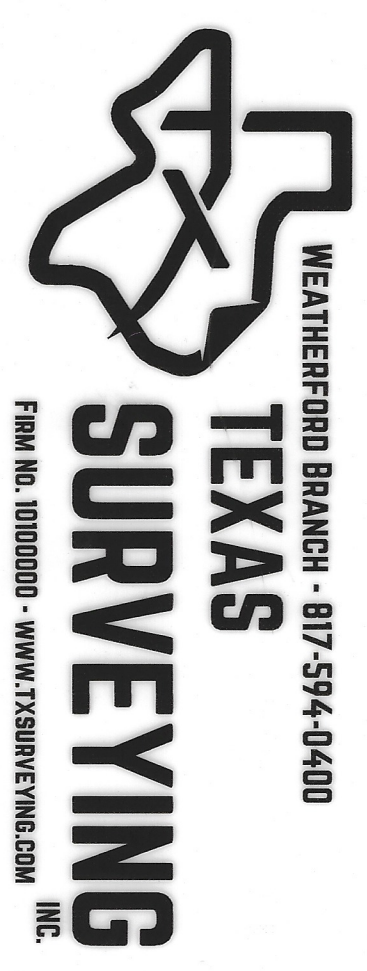
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202210021  
06/10/22 09:37 AM  
Fee: \$76.00  
Lila Deakle, County Clerk  
Parker County, Texas



Plat Cabinet F Slide 187



WEATHERFORD BRANCH - 817-594-0400  
an Addition in Parker County, Texas

Being a 18.022 acre tract out of the  
T & P RR COMPANY SURVEY, SECTION No. 177,  
ABSTRACT No. 1472, Parker County, Texas.  
March 2022

Final Plat  
Lots 1-8, Block 1  
Zion Valley  
March 2022