

LEGEND

POSE PUBLIC OPEN SPACE EASEMENT
 IPF IRON PIPE FOUND
 IRF IRON ROD FOUND
 IRS 5/8" IRON ROD SET
 MARKED "A-WARD"
 IRR 5/8" IRON ROD RECOVERED
 MARKED "A-WARD"
 CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN " () " ARE
 PLAT OR DEED CALL

PLACE OF BEGINNING TRACT 2
 ACCOMPANYING DESCRIPTION

THENCE South 89°40'4" West, along the common line of said 2 acre tract and said 118.91 acre tract, a distance of 248.07 feet to a capped iron rod found marked "TEXAS SURVEYING" for the southwest corner of said 2 acre tract, the northwest corner of said 118.91 acre tract and being in the east line of said 4.4628 acre tract;
 THENCE South 0°13'2" West, along the common line of said 4.4628 acre tract and said 118.91 acre tract, a distance of 79.15 feet to a capped iron rod found marked "TEXAS SURVEYING" southeast corner of said 4.4628 acre tract, a southwest corner of said 118.91 acre tract and being in said north right-of-way line of Old Brock Road;
 THENCE South 54°45'5" West, along the common line of said 4.4628 acre tract and said Old Brock Road, a distance of 272.96 feet to a capped iron rod found marked "TEXAS SURVEYING" for the common south corner of said 4.4628 acre tract and a called 18.461 acre tract of land described in the deed to James Blake Dugger and Rebekah Jean Dugger as recorded in Document No. 201923407 of said Official Public Records;
 THENCE North 0°17'12" East, along the common line of said 4.4628 acre tract and said 18.461 acre tract, a distance of 981.71 feet to a capped iron rod found marked "TEXAS SURVEYORS" for the northwest corner of said 4.4628 acre tract and being in the south line of said 16.461 acre tract;
 THENCE along the common line of said 4.4628 acre tract and said 16.461 acre tract, to and along the north line of said 1.9329 acre tract, to and along the north line of said 3.3539 acre tract, the following:
 South 76°45'00" East, a distance of 830.89 feet to a 3" metal fence post;
 South 89°47'46" East, a distance of 209.56 feet to the POINT OF BEGINNING and containing 14.9917 acres of land.
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Kathy Deann Benton, Eric Benton, Michael Benton, James Brooks Klein and Tracy Liane Klein do hereby adopt this plat designating the herein above described real property as

LOTS 1 through 4, BLOCK 1 BENTON ACRES

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

Lot 1

Kathy Deann Benton 19 day of January, 2026
 Kathy Deann Benton

Lots 2 and 4

Eric Benton 19 day of January, 2026
 Eric Benton

Lot 3

Michael Benton 19 day of January, 2026
 Michael Benton

Lot 3

James Brooks Klein 19 day of January, 2026
 James Brooks Klein

Tracy Liane Klein 19 day of January, 2026
 Tracy Liane Klein

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Kathy Deann Benton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of January, 2026.

Emily Pair
 Notary Public State of Texas

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Benton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of January, 2026.

Emily Pair
 Notary Public State of Texas

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Benton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of January, 2026.

Emily Pair
 Notary Public State of Texas

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared James Brooks Klein known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of January, 2026.

Emily Pair
 Notary Public State of Texas

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Tracy Liane Klein, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19th day of January, 2026.

Emily Pair
 Notary Public State of Texas

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 21790.010.005.00 BR
 21790.010.008.00
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FINAL PLAT

Lots 1 through 4, Block 1 BENTON ACRES

part of the INTERNATIONAL AND GREAT NORTHERN
 RAILROAD COMPANY SURVEY, Abstract No. 1790, situated
 about 5.5 miles South 56° West of the courthouse in
 Weatherford, the county seat of Parker County, Texas.

14.9918 acres

January, 2026

AWARD SURVEYING COMPANY
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) survey@awardsurveying.com
 TBPELS Firm No. 10194435

