

State of Texas
County of Parker

Whereas Olan and Carol LeFan (in conjunction with Rebecca D. LeFan, power of attorney as recorded in Clerk's File No. 202148280), being the sole owners of a 6.657 acre tract of land, in the W. HENDRICK SURVEY, ABSTRACT No. 229, Parker County, Texas, being a portion of Tract 5, Circle T Estates, said subdivision plat recorded in Volume 361-A, Page 80, Plat Records, Parker County, Texas, (P.R.P.C.T.), also being a remainder portion of a 10.0 acre tract described in instrument to Olan and Carol LeFan, recorded in Volume 2736, Page 1990, Real Property Records, Parker County, Texas, (R.P.R.P.C.T.), said 6.657 acre tract being more particularly described by metes and bounds as follows:

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) (Grid acreage is 6.657, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a 1/2" iron rod set capped "Texas Surveying, Inc.", in the west right-of-way of Deer Track Road, 60 feet wide, in the south line of said Tract 5, Circle T Estates, for the southeast and beginning corner of the herein described tract; whence a found 1/2" iron rod on the west line of Tract 3 in said subdivision, being the northeast corner of Tract 6 of said subdivision, being the southeast corner of said Tract 5, said remainder tract, and being in the centerline of said Deer Track Road bears North 89° 05' 09" East, 32.28 feet;

THENCE South 89° 05' 09" West, 717.70 feet, to a 1/2" iron rod found on the east line of a called 320.00 acre tract described in instrument to Nathan Woody and Jonathan Woody, recorded in Clerk File No. 202136510, R.P.R.P.C.T., being the northwest corner of said Tract 6, being the southwest corner of said Tract 5, said remainder tract, and the herein described 6.657 acre tract;

THENCE North 01° 31' 03" West, 178.20 feet, with the east line of said 320.00 acre tract and said Tract 5, to a 1/2" iron rod found, for the southwest corner of a called 1.00 acre tract, described as Tract #1 in instrument to Victoria and Gregory LeFan, recorded in Clerk File No. 202148090, R.P.R.P.C.T., being the most westerly northwest corner of said remainder tract and the herein described 6.657 acre tract;

THENCE with the south and east line of said 1.00 acre tract, CF # 202148090, and with the north and west line of said remainder tract the following three courses and distances:

North 71° 03' 59" East, 120.49 feet, to a 1/2" iron rod found, for an angle corner of this tract;

North 76° 55' 49" East, 155.47 feet, to a 3/8" iron rod found, for an interior corner of this tract;

North 01° 48' 23" West, 120.49 feet, to a 3/8" iron rod found, on the south line of a called 1.00 acre tract, described in instrument to Gregory LeFan, recorded in Volume 2766, Page 742, R.P.R.P.C.T., being the northeast corner of said 1.00 acre tract, CF # 202148090, being a northwest corner of said remainder tract and the herein described 6.657 acre tract;

THENCE North 88° 31' 05" East, passing at 22.7 feet, a 1/2" iron rod found, for a total distance of 298.92 feet, to a 1/2" iron rod found, for the southeast corner of a called 1.0 acre tract described in instrument to Gregory LeFan, recorded in Volume 2736, Page 1993, R.P.R.P.C.T., being an interior corner of said remainder tract and the herein described 6.657 acre tract;

THENCE North 01° 33' 47" West, 156.10 feet, to a 1/2" iron rod found, on the north line of said Tract 5, on the south line of a called 45.710 acre tract, described in instrument to Zachary Williamson, recorded in Volume 2850, Page 1676, R.P.R.P.C.T., being the northeast corner of said 1.0 acre tract, Vol. 2736, Pg. 1993, being the most northerly northwest corner of said remainder tract and the herein described 6.657 acre tract;

THENCE with a south and west line of said 45.710 acre tract, and with the north and east line of said Tract 5 and said remainder tract the following four courses and distances:

North 89° 18' 08" East, 169.62 feet, to a 1/2" iron rod set capped "Texas Surveying, Inc.", for the northwest corner of Tract 4, in said subdivision, being the most northerly northeast corner of this tract;

South 47° 07' 37" East, 124.00 feet, to a magnall set in stone, for an angle corner of said Tract 4, said Tract 5, and this tract;

South 06° 14' 35" East, passing at 153.91 feet, a 1/2" iron rod set capped "Texas Surveying, Inc.", for a total distance of 158.20 feet, to a magnall set, on the right-of-way of said Deer Track Road, for a common corner of said Tract 4, said Tract 5, and this tract; from which a 1/2" iron rod found, in the center of a cul-de-sac at the end of said Deer Track Road, for the southwest corner of said Tract 4, being the northwest corner of said Tract 3, bears South 43° 06' 47" East, 50.00 feet;

THENCE with the west right-of-way of said Deer Track Road the following courses and distances:

65.83 feet, southwesterly, with a 50.00 foot radius curve to the left whose chord bears South 09° 09' 58" West, 61.18 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for a corner of this tract;

South 24° 34' 33" West 223.74 feet, to a set 1/2" iron capped "Texas Surveying, Inc.", for a corner of this tract;

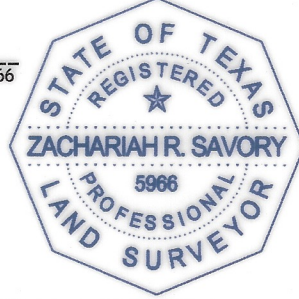
23.40 feet, southwesterly, with a 264.53 foot radius curve to the left whose chord bears South 21° 55' 33" West, 23.40 feet, to the POINT OF BEGINNING containing 6.657 acres more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front St. Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263
ANOS785-RP
Field Date: July 21, 2023
Preparation Date: September 5, 2023



Nathan Woody
Jonathan Woody
Call 320.000 Ac.
CF# 202136510

Surveyor's Notes:

1) 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.

2) 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. 48367C0300E, dated 9/26/2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

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) 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)

6) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted. All variable width ingress/egress easement corners are points.

7) The Variable Width Ingress/Egress Easement established on Lot 5B (as shown and annotated) is dedicated by this plat, giving driveway access for the benefit of Lot 5A.

Parker County Notes:

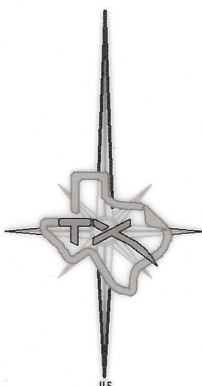
8) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to lines and withholding of utilities and building permits.

9) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

10) Sanitary sewer is to be provided by on-site septic facilities.

11) Water is to be provided by private well.

12) 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.



Surveyor:
Zachariah R. Savory
208 S. Front Street
Aledo, TX 76008
817-441-5263

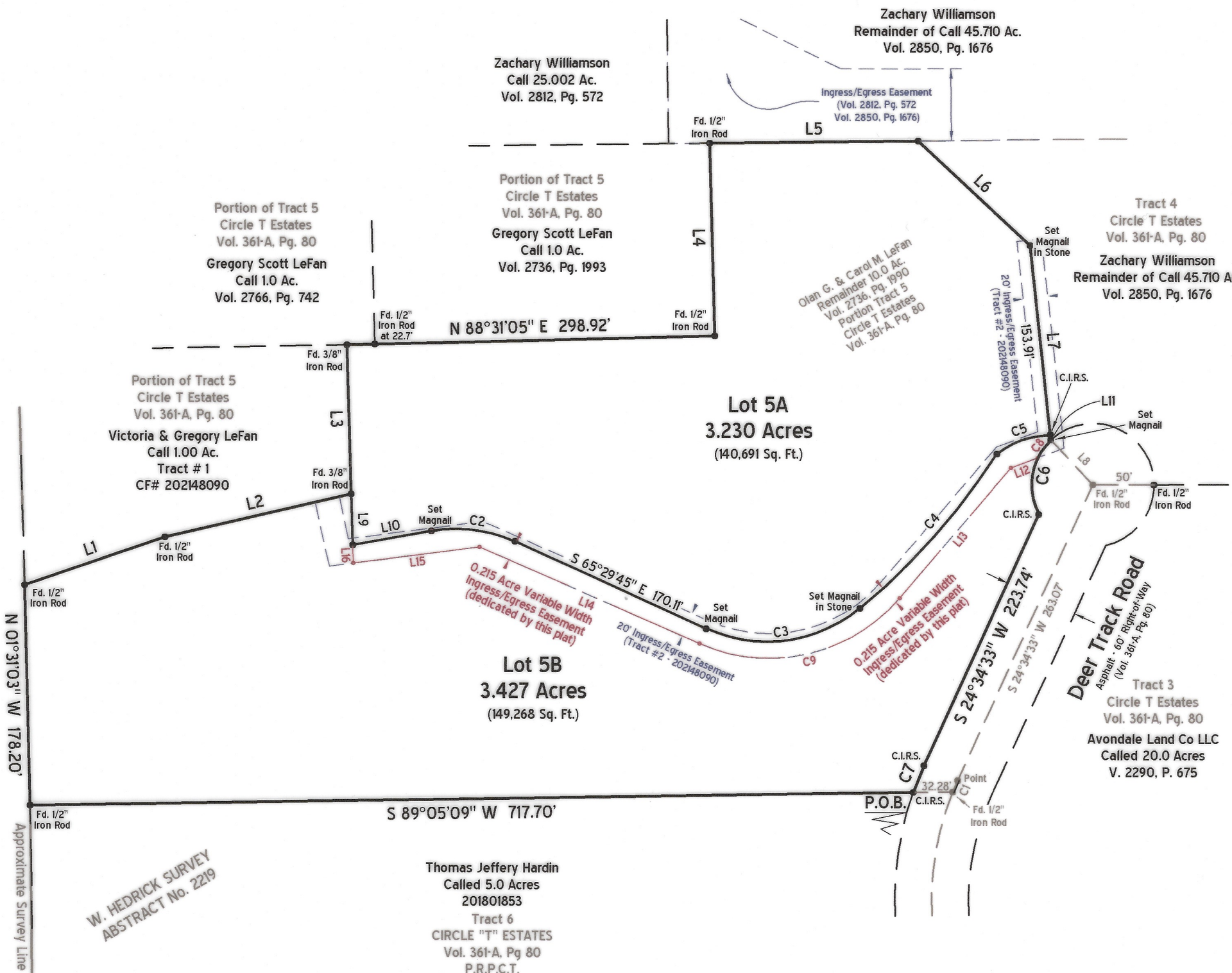
Owner:
Olan & Carol LeFan
Rebecca LeFan (Executor)
1189 Deer Track Road
Weatherford, TX 76008

1" = 100'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	234.30'	10.15'	S 23°20'03" W	10.15'
C2	115.00'	69.82'	S 82°53'19" E	68.75'
C3	118.94'	133.12'	N 82°26'22" E	126.28'
C4	545.00'	168.45'	N 41°31'11" E	167.78'
C5	71.32'	46.88'	N 70°19'57" E	46.04'
C6	50.00'	65.83'	S 09°09'58" W	61.18'
C7	264.53'	23.40'	S 21°55'33" W	23.40'
C8	50.00'	18.38'	S 36°21'20" W	18.28'
C9	140.00'	178.54'	S 77°06'16" W	166.69'

LINE	BEARING	DISTANCE
L1	N 71°03'59" E	120.49'
L2	N 76°55'49" E	155.47'
L3	N 01°48'23" W	120.49'
L4	N 01°33'47" W	156.10'
L5	N 89°18'08" E	169.62'
L6	S 47°07'37" E	124.00'
L7	S 06°14'35" E	158.20'
L8	S 43°06'47" E	50.00'
L9	S 01°48'23" E	41.38'
L10	N 79°43'07" E	64.95'
L11	S 06°14'35" E	4.29'
L12	S 69°31'34" W	22.92'
L13	S 40°34'10" W	139.15'
L14	N 66°21'38" W	195.30'
L15	S 82°27'51" W	103.37'
L16	N 01°48'23" W	14.89'



11200.001.005.00

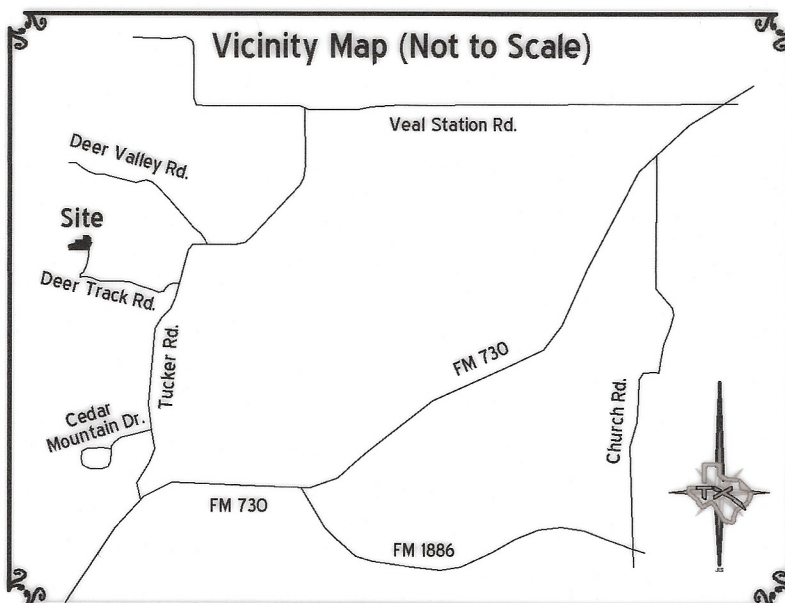
11200
AZ
K-10

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202323907
09/12/2023 09:13 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



The purpose of this replat is create
two lots out of a portion of Tract 5.

202323907 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

That Rebecca LeFan, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 5A and 5B, Circle "T" Estates, 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 7th day of September, 2023.

By:

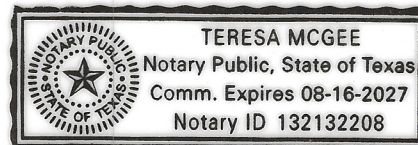
Rebecca LeFan, Executor
Estate of Olan G. LeFan - Rebecca D. LeFan (Executor)

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 Rebecca LeFan, 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 7th day of September, 2023.

Teresa 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 Lila Deakle, 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 _____ day of _____, 2023.

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 11th day of September, 2023.

George A. Conley
County Judge

George A. Conley
Commissioner Precinct #1

Sam Wolder
Commissioner Precinct #3

James Hest
Commissioner Precinct #2

Sam Wolder
Commissioner Precinct #4

Revision of Plat
Lots 5A and 5B
Circle "T" Estates
an addition in Parker County, Texas

Being a 6.657 acre replat of a portion of
Tract 5, Circle "T" Estates, according to the
plat recorded in Volume 361-A, Page 80,
Plat Records, Parker County, Texas

September 2023

TEXAS
SURVEYING
INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM