

State of Texas  
County of Parker

Whereas, Sue Kimbro-Clark, being the sole owner of a 3.157 acres tract of land out of the WILLIAM A. BASS SURVEY, ABSTRACT No. 34, Parker County, Texas, being all of that certain tract conveyed to Sue Kimbro-Clark in Document No. 202020358, Official Public Records, Parker County, Texas, 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: US Survey Feet):

BEGINNING at a found 1/2" iron rod in the approximate centerline of Taylor Road (a paved surface), for the southwest and beginning corner of said 3.157 acres tract and this tract. WHENCE the northwest corner of the JAMES CLAYTON SURVEY, ABSTRACT No. 226, Parker County, Texas, is called to bear S 30°00'00" W 909.86 feet.

THENCE N 29°43'37" E 507.58 feet, with the approximate centerline of said Taylor Road, to a found 1/2" iron rod for the northwest corner of said 3.157 acres tract and this tract.

THENCE S 44°37'16" E 183.12 feet, to a found 5/8" iron rod at a corner of that certain called 3.944 acres tract described in Volume 2082, Page 1430, Official Public Records, Parker County, Texas, for the northeast corner of said 3.157 acres tract and this tract.

THENCE S 00°29'49" E 484.37 feet, to a found 1/2" iron rod in the west line of said 3.944 acres tract, being the southeast corner of said 3.157 acres tract and this tract.

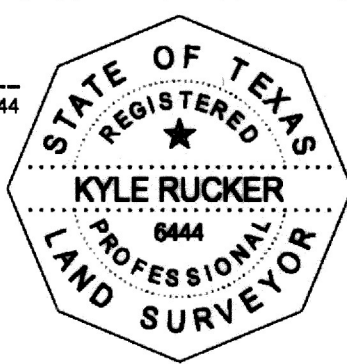
THENCE N 65°39'52" W 422.02 feet, with the south line of said 3.157 acres tract to the POINT OF BEGINNING.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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 Rucker*  
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W2208002-P  
Field Date: November 30, 2023  
Preparation Date: December 11, 2023



Now, Therefore, Know All Men By These Presents:

that Sue Kimbro-Clark, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lots 1 and 2, Clark 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 14th day of December, 2023.

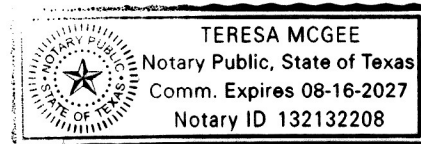
By:  
*Sue Clark*  
Sue Kimbro-Clark

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 Sue Clark, 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 14th day of December, 2023.

*Teresa McGee*  
Notary Public in and for the State of Texas



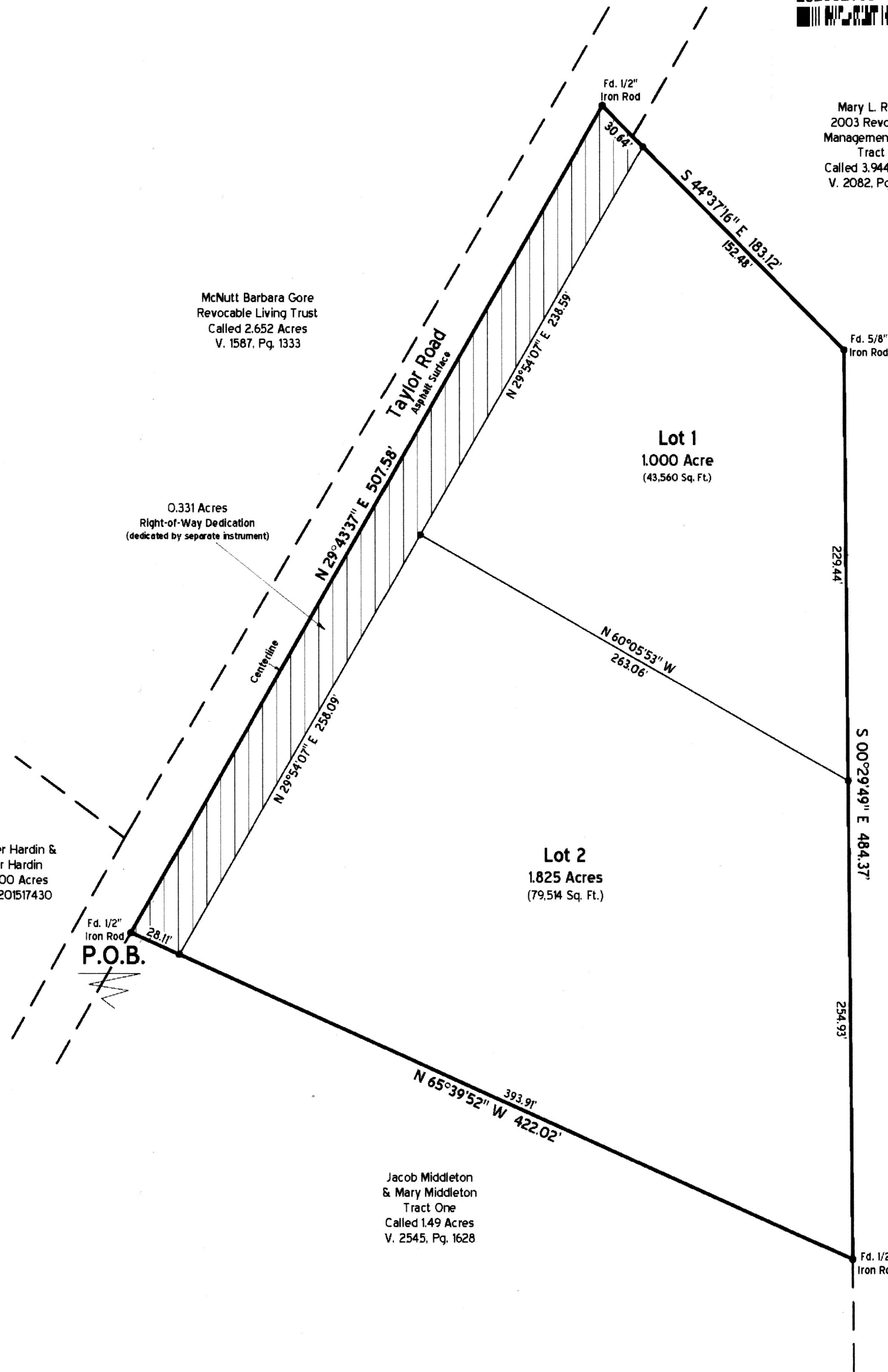
Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX, 76086  
817-594-0400

Owner:  
Sue Kimbro-Clark  
203 Taylor Road  
Weatherford, TX 76087

1" = 60'



Plat Cabinet F Slide 1639



#### 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. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. 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: US Survey Feet).

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 affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

#### Parker County Notes:

7) Water is to be provided by Parker County Special Utility District.

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

9) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

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

11) A cluster box installation will be required to serve mail to the lots shown; developer to contact post office for approval of cluster box location.

11144  
BR  
E-19

20034.004.002.00

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 26th day of December, 2023.

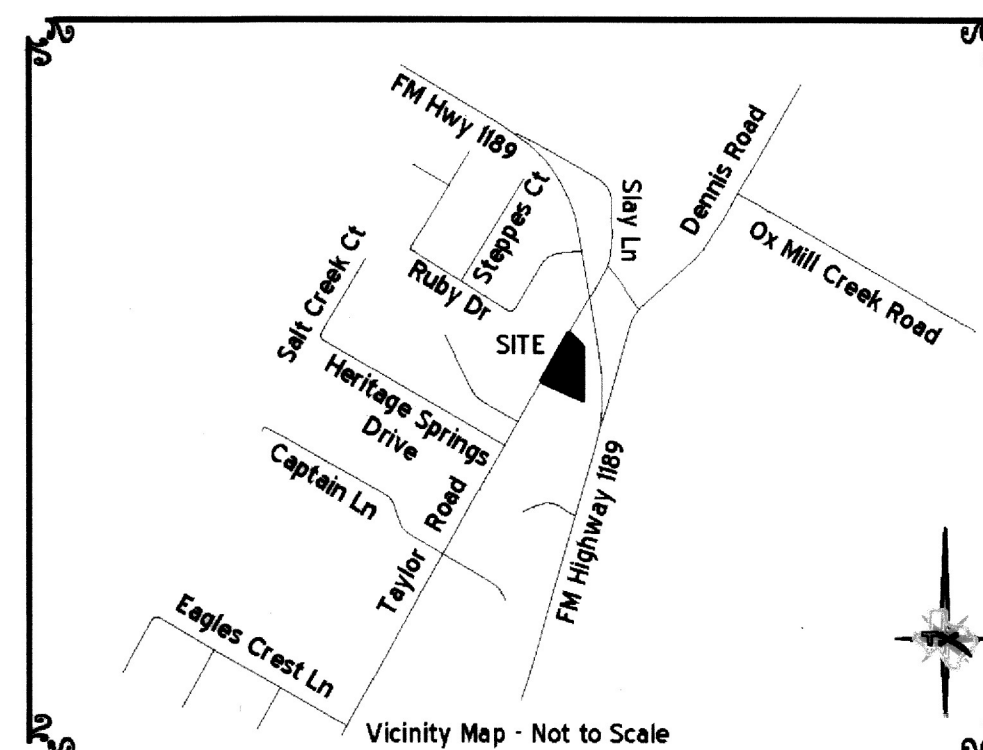
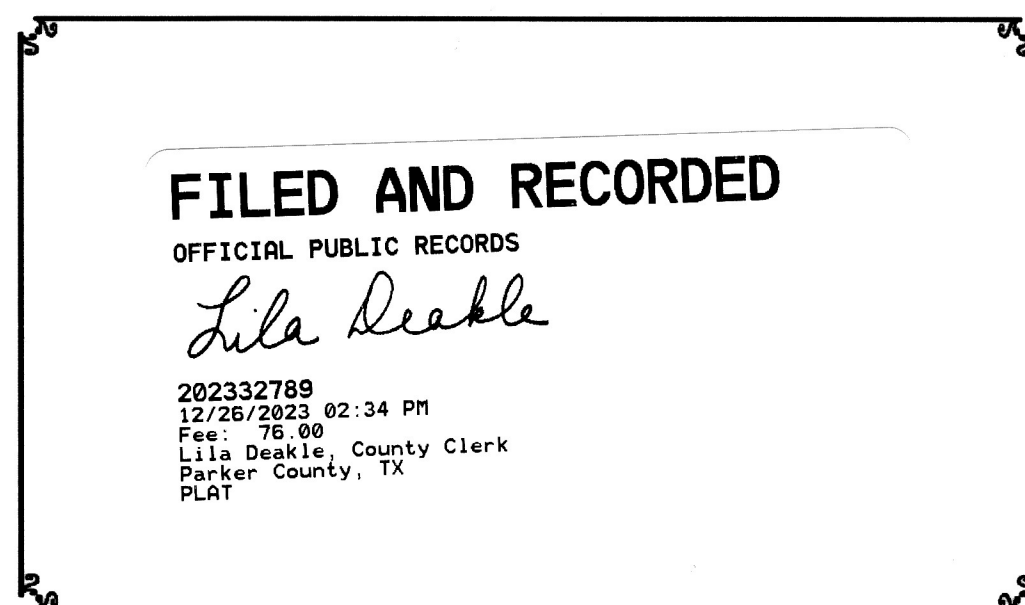
County Judge

*George A. Conley*  
Commissioner Precinct #1

*Sam Walden*  
Commissioner Precinct #3

*Jacob Holt*  
Commissioner Precinct #2

*Justin Hale*  
Commissioner Precinct #4



Minor Plat  
Lots 1 and 2  
**Clark Estates**  
an addition in Parker County, Texas  
Being a 3.157 acres tract of land out of the WILLIAM A. BASS SURVEY, ABSTRACT No. 34, Parker County, Texas

December 2023

