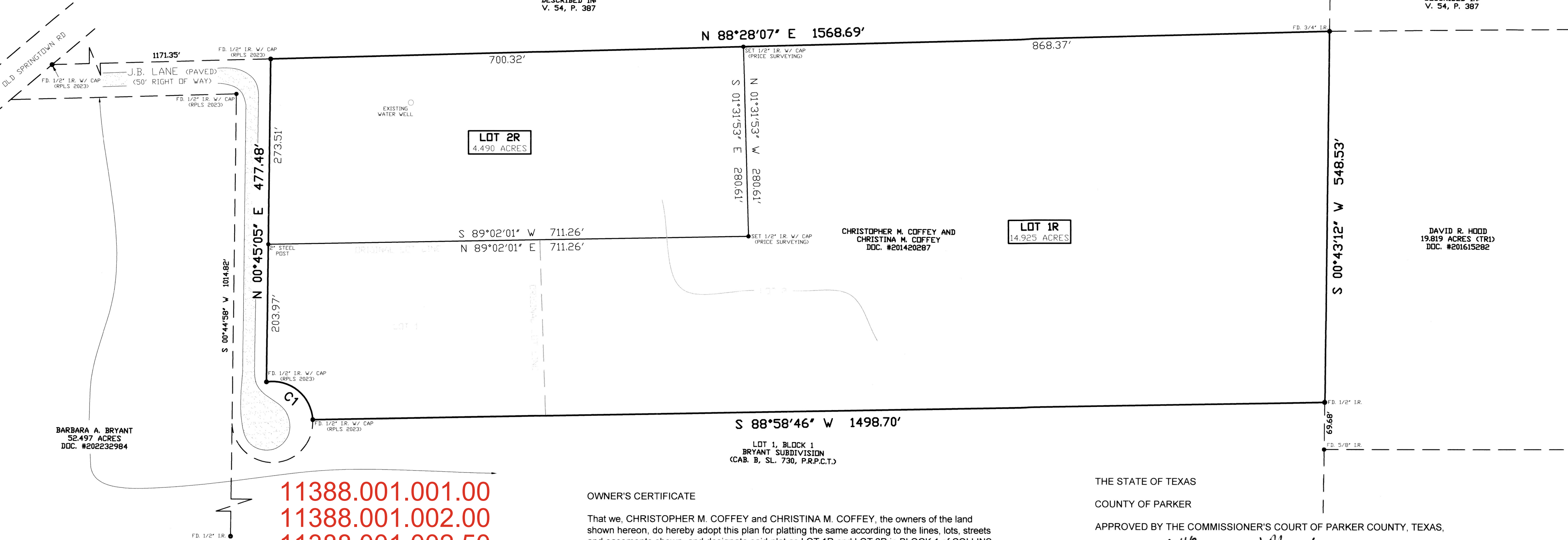


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	95°25'54"	N 51°02'22" W	88.78'	99.94'

THE MARY FRANCIS RITCH RICHARDS
DESCENDANT'S GIFT TRUST
77 ACRES (TRACT 3)
V. 2455, P. 1712
DESCRIBED IN:
V. 54, P. 387

202507621 PLAT Total Pages: 1

THE MARY FRANCIS RITCH RICHARDS
DESCENDANT'S GIFT TRUST
47.9 ACRES (TRACT 2)
V. 2455, P. 1712
DESCRIBED IN:
V. 54, P. 387



11388.001.001.00
11388.001.002.00
11388.001.002.50

LEGAL DESCRIPTION

Of a 19.415 acres tract of land, being all of Lot 1 and Lot 2 in Block 1 of Collins Addition, according to plat recorded in Cabinet D, Slide 281 of the Plat Records of Parker County, Texas; being the same tract described in Document No. 201420287 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (RPLS 2023) in the east right of way line of J.B. Lane (paved) and at the northwest corner of said Lot 2 for the northwest and beginning corner of this tract.

Thence N. 88 deg. 28 min. 07 sec. E. 1568.69 feet to a found 3/4" iron rod for the northeast corner of this tract and said Lot 2.

Thence S. 00 deg. 43 min. 12 sec. W. 548.53 feet to a found 1/2" iron rod for the southeast corner of this tract and said Lot 2.

Thence S. 88 deg. 58 min. 46 sec. W. 1498.70 feet to a found 1/2" iron rod with cap (RPLS 2023) in the east right of way line of said J.B. Lane for the most southerly southwest corner of this tract and said Lot 1.

Thence northwesterly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 95 deg. 25 min. 54 sec., a chord of N. 51 deg. 02 min. 22 sec. W. 88.78 feet and an arc length of 99.94 feet along the east right of way line of said J.B. Lane to a found 1/2" iron rod with cap (RPLS 2023) for the most westerly southwest corner of this tract and said Lot 1.

Thence N. 00 deg. 45 min. 05 sec. E. 477.48 feet to the place of beginning.

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0300E,
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: SPEED LIMIT OF JB LANE IS 30 MPH

NOTE: 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.

NOTE: WATER SOURCE IS PRIVATE WATER WELLS

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON
FEBRUARY 24, 2025

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE
NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND
VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

NOTE: ANY NEW CULVERTS WILL BE SUBJECT TO APPROVAL
BY PARKER COUNTY OFFICIALS BEFORE INSTALLING

NOTE: VARIANCE FOR RIGHT OF WAY ON JB LANE WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON
FEBRUARY 24, 2025

OWNER'S CERTIFICATE

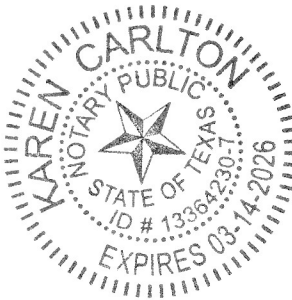
That we, CHRISTOPHER M. COFFEY and CHRISTINA M. COFFEY, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1R and LOT 2R in BLOCK 1 of COLLINS ADDITION, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 13th DAY OF March, 2025

BY: Christopher M. Coffey
CHRISTOPHER M. COFFEY

BY: Christina M. Coffey
CHRISTINA M. COFFEY



STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day, personally appeared CHRISTOPHER M. COFFEY and CHRISTINA M. COFFEY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 13th day of March, 2025

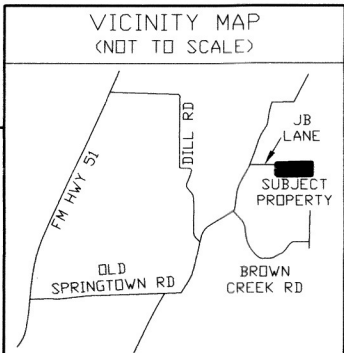
Karen Carlton
Signature

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202507621
03/24/2025 03:05 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 083
DATE 3/24/2025



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 24th DAY OF March, 2025.

George A. Conley
COMR. PRECINCT #1

Paul E. Colvin, Jr.
COMR. PRECINCT #2

Philip E. Colvin, Jr.
COMR. PRECINCT #3

Shirley A. Colvin
COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 8, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25003 FN250168

11388
WE

J-10

OWNER	SURVEYOR
CHRISTOPHER M. COFFEY AND CHRISTINA M. COFFEY 113 CHRISTOPHER CT WEATHERFORD, TX 76088 817-845-8589	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841

REPLAT
COLLINS ADDITION BLOCK 1 LOT 1R & LOT 2R
BEING A REPLAT OF ALL OF LOT 1 AND LOT 2 IN BLOCK 1 OF COLLINS ADDITION, ACCORDING TO PLAT RECORDED IN CABINET D, SLIDE 281 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
PLAT DATE: FEBRUARY 25, 2025