

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Chad Bushaw, is the owner of a tract of land out of the J. MAYS SURVEY, Abstract No. 903 situated about 5.5 miles North 31° West of the courthouse in Weatherford, the county seat of Parker County, Texas; embracing a portion of the Tract 1, being a called 35.884 acre tract of land described in the deed to Chad Bushaw as reroded in Document No. 201425288 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING at a capped iron rod found marked "TEXAS SURVEYORS" (whose Northing is 6983130.32 and whose Easting is 2165784.29) for the northeast corner of said Tract 1, the southeast corner of Lot 6-C of CORNER RANCH ESTATES, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet D-766 of the Plat Recrods of Parker County, Texas and being in the westerly line of a called 4.706 acre tract of land described in the deed to the State of Texas as recorded in Volume 234, Page 154, being the westerly right-of-way line of Farm to Market Road No. 920;

THENCE South 0°30'43" West, along the common line of said Tract 1 and said westerly right-of-way line of Farm to Market Road No. 920, a distance of 470.63 feet to a capped iron rod found marked "JRP 5959" for the southeast corner of tract being described and the northeast corner of a called 3.000 acre tract of land described in the deed to KKH Enterprises, LLC as recorded in Document No. 20213069 of said Official Public Records;

THENCE North 89°59'43" West, along the north line of said 3.000 acre tract for the south line of tract beinG described, a distance of 395.47 feet to a capped iron rod found marked "JRP 5959" for the northwest corner of said 3.000 acre tract and being in the east line of Lot 20 in said CORNER RANCH ESTATES;

THENCE North 0°0'14" East, along the east line of said Lot 20 for the west line of tract being described, to and along the east line of Lot 21 in said CORNER RANCH ESTATES, a distance of 470.75 feet to a ½" iron rod found for a re-entrant corner of said Lot 21, and being in the north line of said Tract 1;

THENCE South 89°58'35" East, along the common line of said Tract 1 and said Lot 21, to and along the south line of said Lot 6-C, a distance of 399.65 feet to the POINT OF BEGINNING and containing 4.2958 acres or 187,124 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Chad Bushaw do hereby adopt this plat designating the herein above described real property as

LOTS 1 and 2
CORNER RANCH BANK ADDITION

and do hereby dedicate to the Public's use forever, the easements shown hereon.

Executed this 20 day of May, 2024.

[Signature]
Chad Bushaw

STATES OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Chad Bushaw 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 the 20 day of May, 2024.

[Signature]
Notary Public State of Texas

FINAL PLAT
LOTS 1 and 2
CORNER RANCH BANK ADDITION
an addition to Parker County, Texas being a part of the J. MAYS SURVEY, Abstract No. 903 and being about 5.5 miles North 31° West of the courthouse in Weatherford, the county seat for Parker County, Texas.
4.2958 acres

SHEET 1 OF 1

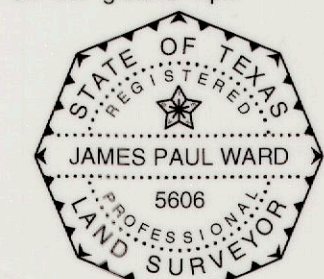
AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@awardsurveying.com
TBPELS Firm No. 10194435

OWNER:
CHAD BUSHAW
301 MEASURES ROAD
WEATHERFORD TX 76088

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202413540
05/28/2024 03:08 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground April 2024.

[Signature]
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



ACCORDING TO MAP NO. 48367C0275E DATED April 5, 2019 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

470.64' LINEAR FEET OF ROAD FRONTAGE

UTILITY EASEMENTS
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND READABLE DAY AND NIGHT FROM THE PUBLIC ROAD
Waiver for groundwater study
Approved in Commissioners Court
On May 28, 2024

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 28th DAY OF May, 2022.

[Signature]
COUNTY JUDGE

[Signature] COMMISSIONER PRECINCT #1 *[Signature]* COMMISSIONER PRECINCT #3
[Signature] COMMISSIONER PRECINCT #2 *[Signature]* COMMISSIONER PRECINCT #4

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