

Whereas, The Fuller Living Trust, being the owner of a 2.106 acres tract of land; being a portion of Lot 20, Deer Butte Ranchos, an addition to Parker County, Texas, as recorded in Volume 360-A, Page 53, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Fuller in CF# 202022562, Real Property 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).

BEGINNING at a found 3/8" iron rod, at the northeast corner of said Lot 20 and in the west line of Highland Drive, for the northeast and beginning corner of this tract.

THENCE S 20°23'33" E 174.49 feet, along the common line of said Lot 20 and said Highland Drive, to a found 1/2" capped iron rod, at the northeast corner of that certain tract conveyed to Central Texas Utilities, Inc. in Volume 1317, Page 676, for the easterly southeast corner of this tract.

THENCE N 89°48'23" W 60.00 feet, along the north line of said Central Texas Utilities, Inc. tract, to a set 1/2" capped iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at the northwest corner of said Central Texas Utilities, Inc. tract, for an ell corner of this tract.

THENCE S 04°22'00" E 35.11 feet, along the west line of said Central Texas Utilities, Inc. tract, to a point, in the south line of said Lot 20, for the southerly southeast corner of this tract.

THENCE N 89°48'23" W, at 15.00 feet, pass a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", in all 456.63 feet, along the south line of said Lot 20, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at the southwest corner of said Lot 20, and in the east line of Highland Circle, for the southwest corner of this tract. WHENCE a found 1/2" iron rod bears S 08°50'56" W 600.00 feet.

THENCE N 08°50'56" E 200.00 feet, along the common line of said Lot 20 and said Highland Circle, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", at the northwest corner of said Lot 20, for the northwest corner of this tract.

THENCE S 89°53'28" E 422.39 feet, along the north line of said Lot 20, 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, 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: W2308001-RP

Field Date: September 14, 2023

Preparation Date: October 27, 2023



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.48367C0175E, 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)

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 property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted.

Parker County Notes:

7) 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.

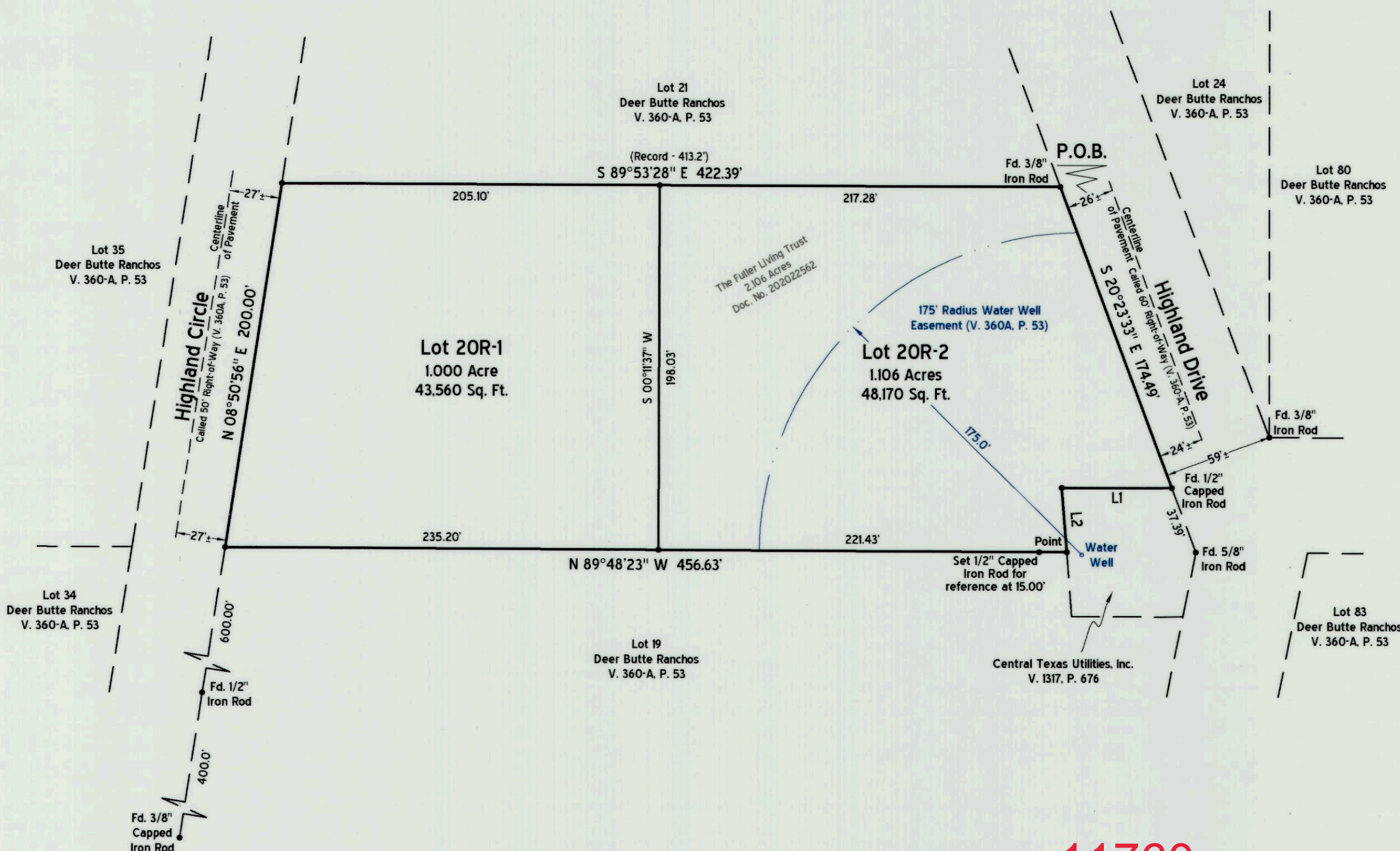
8) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

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

10) Water is to be provided by Aqua Texas.

11) 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.

LINE	BEARING	DISTANCE
L1	N 89°48'23" W	60.00'
L2	S 04°22'00" E	35.11'



11760.001.020.00

11760
SP
L-8

Now, Therefore, Know All Men By These Presents:

that The Fuller Living Trust, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 20R-1 and 20R-2, Deer Butte Ranchos, 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 31st day of October, 2023.

By:

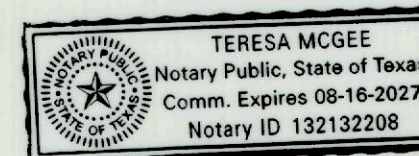
Terry R. Fuller
The Fuller Living Trust
Terry Fuller (Trustee)

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 Terry Fuller, 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 31st day of October, 2023.

Teresa McGee
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 13th day of November, 2023.

County Judge

George A. Conley
Commissioner Precinct #1

Jack Latta
Commissioner Precinct #2

Sam Walden
Commissioner Precinct #3

Jim Latta
Commissioner Precinct #4

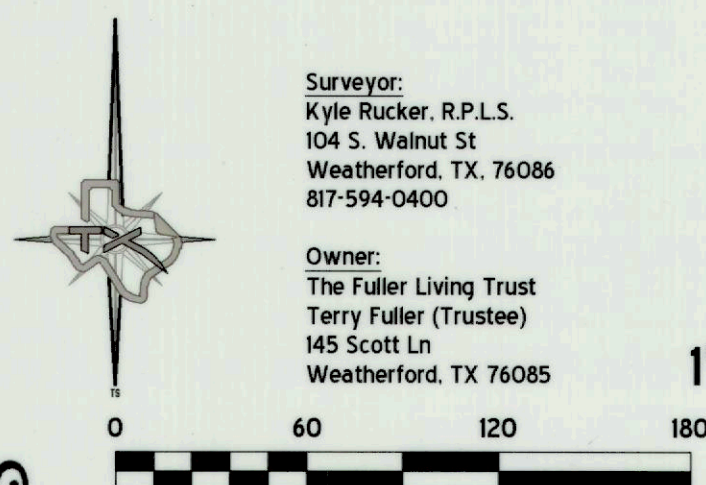
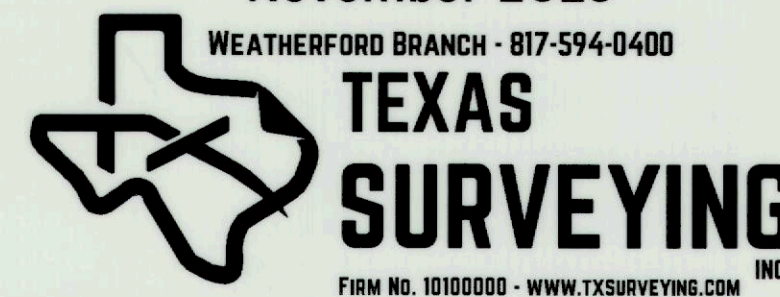
Revision of Plat Lots 20R-1 and 20R-2 Deer Butte Ranchos

an addition in Parker County, Texas

Being a 2.106 acres tract of land, being a portion of Lot 20, Deer Butte Ranchos, an addition to Parker County, Texas, as recorded in Volume 360-A, Page 53, Plat Records, Parker County, Texas; same being all of that certain tract conveyed to Fuller in CF# 202022562, Real Property Records, Parker County, Texas

November 2023

WEATHERFORD BRANCH - 817-594-0400



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

Owner:
The Fuller Living Trust
Terry Fuller (Trustee)
145 Scott Ln
Weatherford, TX 76085

FILED AND RECORDED

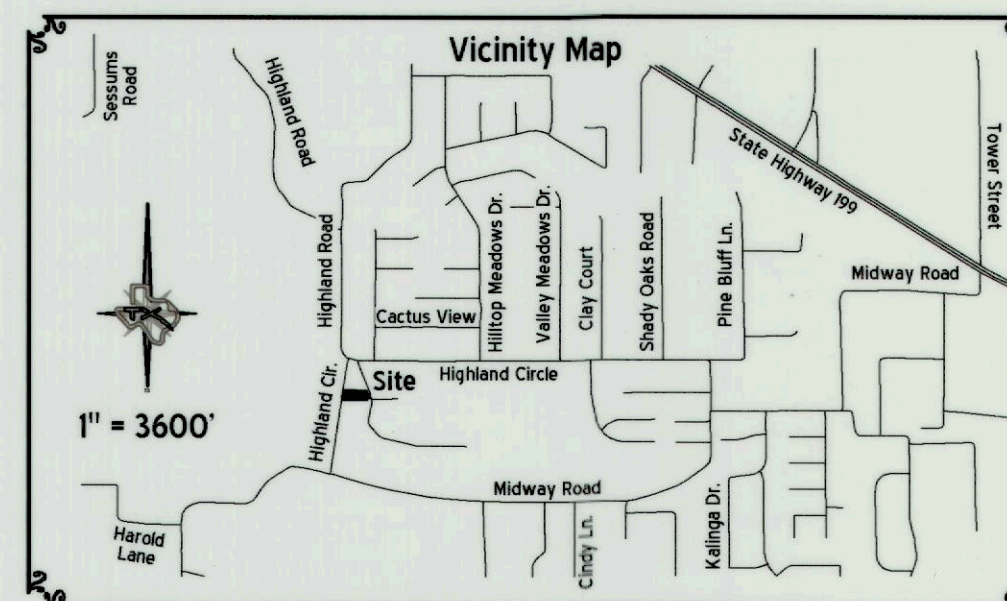
OFFICIAL PUBLIC RECORDS

Lila Deakle

202329483
11/14/2023 08:45 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

F Slide 602



The purpose of this replat is to split Lot 20, Deer Butte Ranchos (V. 360-A, P. 53) into two new lots.