

State of Texas
County of Parker

Whereas, Shari Shea, being the sole owner of a certain 15.026 acres tract of land out of the W. Long Survey, Abstract No. 2022, Parker County, Texas; being all of that certain tract described in Clerk's File No. 201916251, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); 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" capped iron rod in the north line of Thompson Road (a paved surface), same being the southeast corner of that certain Wallace tract described in Clerk's File No. 20190565, R.P.R.P.C.T., for the southwest and beginning corner of this tract. Whence the Southwest corner of said W. Long Survey is calculated to bear S 57°52'58" W 343.58 feet.

THENCE N 29°35'25" W 1597.94 feet, to a found 1/2" iron rod in the south line of that certain Kirby tract described in Clerk's File No. 202007425, R.P.R.P.C.T., same being the northeast corner of that certain Goodwin tract described in Clerk's File No. 201904109, R.P.R.P.C.T., for the northwest corner of this tract.

THENCE N 60°42'19" E 408.71 feet, along the south line of said Kirby tract and that certain Burt Family Trust tract described in Volume 2315, Page 1308, R.P.R.P.C.T., to a found 1/2" capped iron rod at the northwest corner of that certain Armstrong tract described in Clerk's File No. 201902596, R.P.R.P.C.T., for the northeast corner of this tract.

THENCE S 29°40'35" E 1595.66 feet, along the common line of said Armstrong and Shea tracts, to a found 1/2" iron rod in said north line of Thompson Road, for the southeast corner of said Shea tract and this tract.

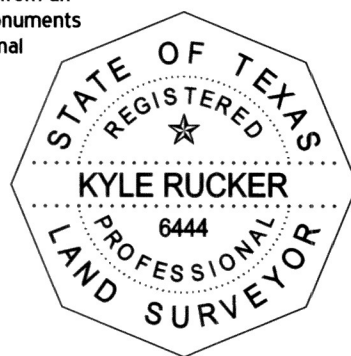
THENCE S 60°23'06" W 411.10 feet, along said north line of Thompson Road, to the POINT OF BEGINNING.

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 South Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN190954-P
Field Date: July 16, 2024
Preparation Date: July 17, 2024



Surveyor's Notes:

A) 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.

B) Currently this tract appears to be located within the following area:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0400F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) 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).

D) Underground utilities were not located during this survey. Call Texas811 and/or Utility Providers before excavation or construction.

E) 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, HOA/POA, etc.).

F) All access & utility easement corners are set 60D nails.

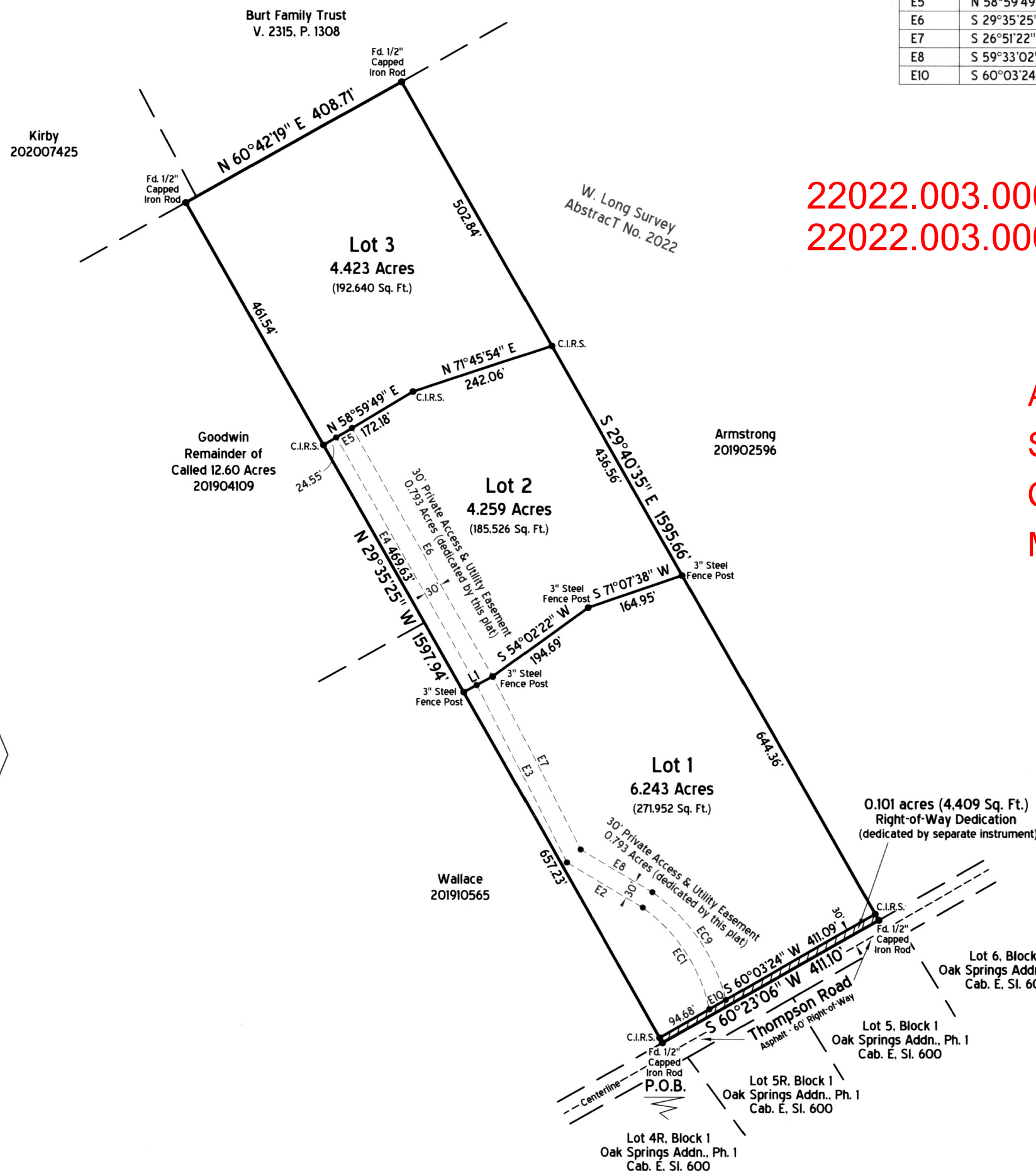
G) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

LINE	BEARING	DISTANCE
L1	S 61°44'13" W	54.56'

202420926 PLAT Total Pages: 1

CURVE	RADIUS	ARC	CHORD BRG	CHORD
EC1	275.09'	205.93'	N 33°15'11" W	201.15'
EC9	305.09'	219.91'	S 34°17'36" E	215.18'

LINE	BEARING	DISTANCE
E2	N 59°33'02" W	146.14'
E3	N 26°51'22" W	329.11'
E4	N 29°35'25" W	470.78'
E5	N 58°59'49" E	30.01'
E6	S 29°35'25" E	472.24'
E7	S 26°51'22" E	321.03'
E8	S 59°33'02" E	138.58'
E10	S 60°03'24" W	31.40'



22022.003.000.00
22022.003.000.50

ACCT. NO: 12086

SCH. DIST: WE

CITY:

MAP NO: H-19

Now, Therefore, Know All Men By These Presents:

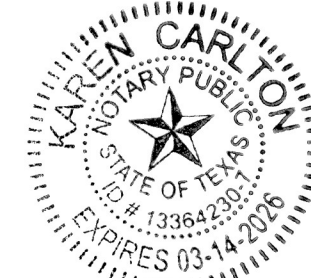
that Shari Shea, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-3, Eliseo, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and other easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 5th day of August, 2024.

By:

Shari Shea



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 Shari Shea, 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 5th day of August, 2024.

Karen Carlton
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 12th day of August, 2024.

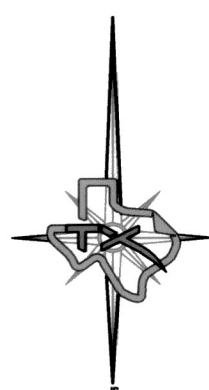
County Judge

George L. Carley
Commissioner Precinct #1

James L. ...
Commissioner Precinct #2

Parker County Notes:

- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- 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.
- Water is to be provided by private wells.
- Waiver for groundwater study was approved by Parker County Commissioners Court on July 8, 2024.
- Culverts: at time of plat, the drive entrance off of Thompson Road is already established, with a 15" corrugated metal culvert installed.
- At time of plat, Thompson Road has a posted speed limit of 40 miles per hour.
- All lots identified on this document require reflective address numbers, visible from the public road during the day and night.



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

Owner:
Shari Shea
802 Thompson Road
Weatherford, TX 76087

1" = 200'

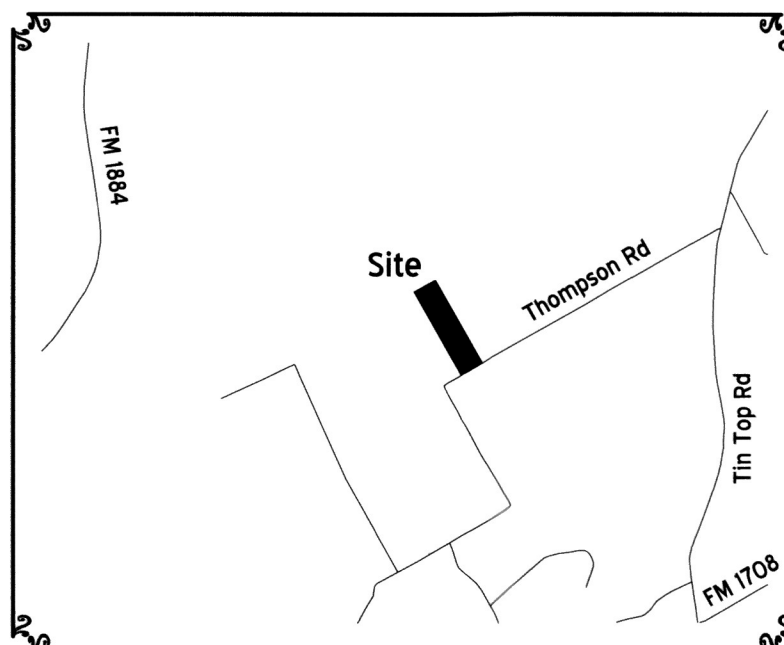


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202420926
08/13/2024 08:47 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 765



Vicinity Map (not to scale)

Final Plat
Lots 1-3
Eliseo

an addition in Parker County, Texas
Being a 15.026 acres tract of land out of the
W. Long Survey, Abstract No. 2022,
Parker County, Texas

August 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS
SURVEYING
INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM