

State of Texas
County of Parker

Whereas, Mary Francis Ritch Richards Descendant's Gift Trust, being the owners of a 34.445 acres tract out of the T&P RR Co SURVEY No. 85, ABSTRACT No. 1367, the L.L. TACKETT SURVEY, ABSTRACT No. 2673, Parker County, Texas; being a portion of that certain called 140 acres described as "Tract One" in Volume 2455, Page 1712, Deed Records, Parker County, Texas, and being further described by metes and bounds as follows:

The following Bearings and Distances 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 set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the fenced west line of said Old Springtown Road (a paved surface), the south fenced line of Upper Denton Road (a paved surface), at the northwest corner of said Tract One, for the northwest and beginning corner of this tract. Whence the most northerly northwest corner of Denton Heights, an Addition to Parker County, Texas, according to plat as recorded in Cabinet B, Slide 496, Plat Records, Parker County, Texas, bears S 20°33'30" E 3425.61 feet.

THENCE N 89°45'39" E 1319.44 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the west line of that certain tract described as "First Tract" and conveyed to Willis in Volume 2286, Page 1784, Deed Records, Parker County, Texas; for the northwest corner of said Tract One and this tract.

THENCE S 00°16'53" W 871.64 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the east line of Upper Denton Road (a paved surface), the west line of said Willis "First Tract," for the for the most easterly southeast corner of this tract.

THENCE over & across said Tract One the following:

S 86°12'33" W 701.60 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" for a corner of this tract.

S 09°13'14" W 388.63 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" for a corner of this tract.

S 02°04'15" W 258.71 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" for a corner of this tract.

S 46°53'35" W 15.67 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" for the most southerly southeast corner of this tract.

N 65°27'15" W 592.00 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the west line of said Tract One for the southwest corner of this tract.

THENCE N 00°16'53" E 1319.44 feet, 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, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: June 10, 2022 - W2106009-P



Surveyor Notes:

1) 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. 48367C075E, dated 9/26/2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

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.

7) 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.)

8) With respect to the documents listed in the Abstract of Title the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Diamond Shamrock Pipeline Easement - V. 456, P. 205 (Shown) R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

9) Lot X, Block 2 is reserved as a Green Space and/or Park Area; not intended for Residential use.

County Notes:

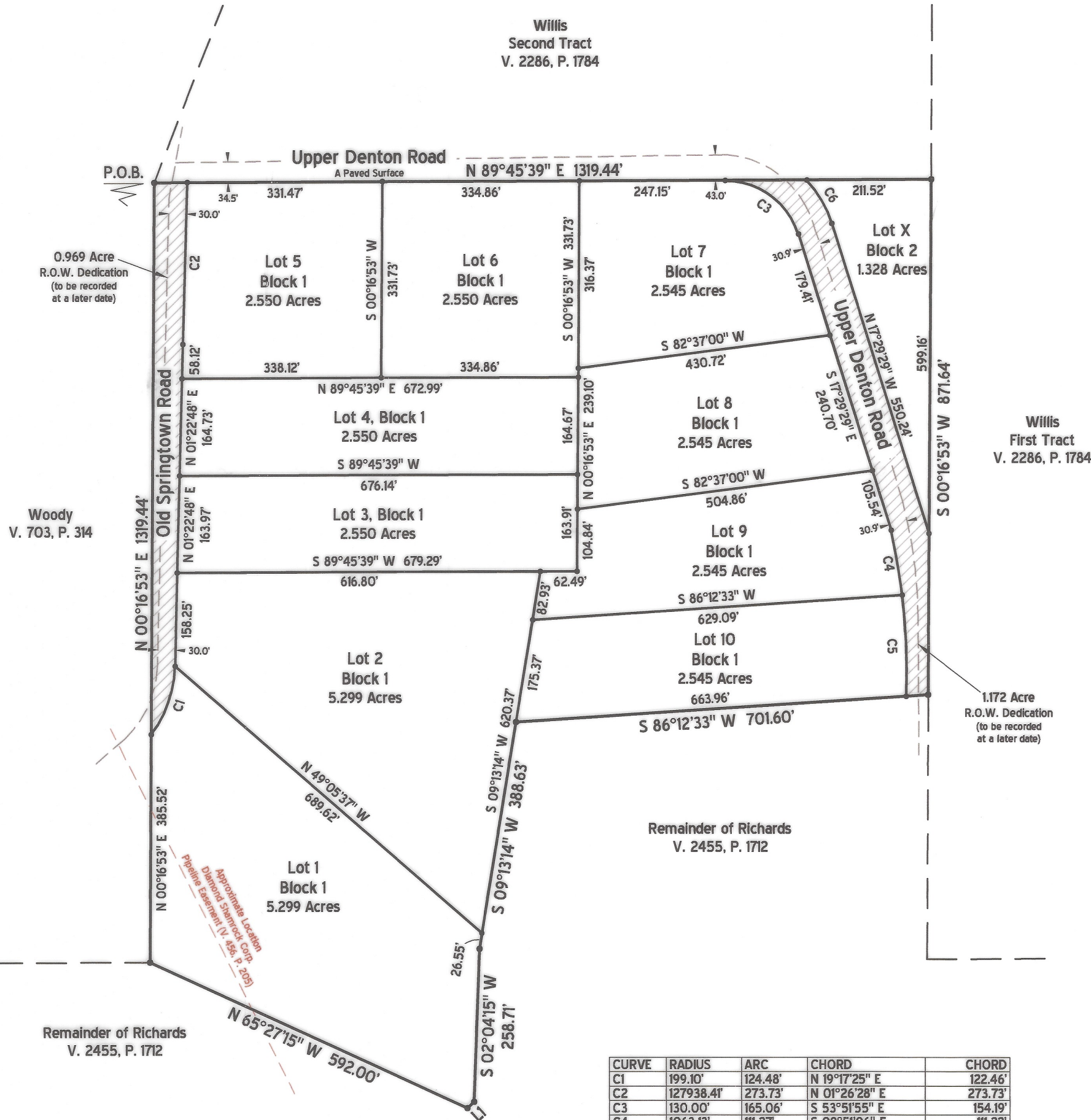
1) Water is to be provided by private water wells. Sanitary sewer is to be provided by an on-site septic facility on each lot.

2) 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.

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

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

5) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



CURVE	RADIUS	ARC	CHORD	CHORD
C1	199.10'	124.48'	N 19°17'25" E	122.46'
C2	127938.41'	273.73'	N 01°26'28" E	273.73'
C3	130.00'	165.06'	S 53°51'55" E	154.19'
C4	1063.13'	111.27'	S 09°51'06" E	111.22'
C5	1063.13'	171.11'	S 02°14'32" E	170.93'
C6	190.00'	85.96'	N 30°27'07" W	85.23'

LINE	BEARING	DISTANCE
L1	S 46°53'35" W	15.67'

202242760 PLAT Total Pages: 1

Now, Therefore, Know All Men By These Presents:

That William E Richards, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-10, Block 1 and Lot X, Block 2, Isbell-Ritch Ranch, 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 22 day of November, 2022.

By:

William E Richards as Trustee
William Richards (Trustee)

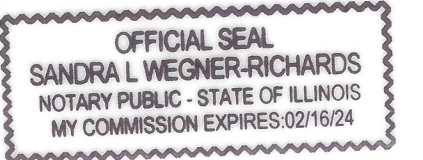
State of Illinois

County of DePage

Before me, the undersigned authority, a notary public in and for the State of Illinois, on this day personally appeared William Richards, 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 22 day of November, 2022.

Sandra J Wagner-Richards
Notary Public in and for the State of Illinois



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WE
J-9

21367.002.000.00

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 12th day of December, 2022.

County Judge

George A. Corley
Commissioner Precinct 1

Craig Beaulieu
Commissioner Precinct 2

Sam Walden
Commissioner Precinct 3

Steve Dyer
Commissioner Precinct 4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

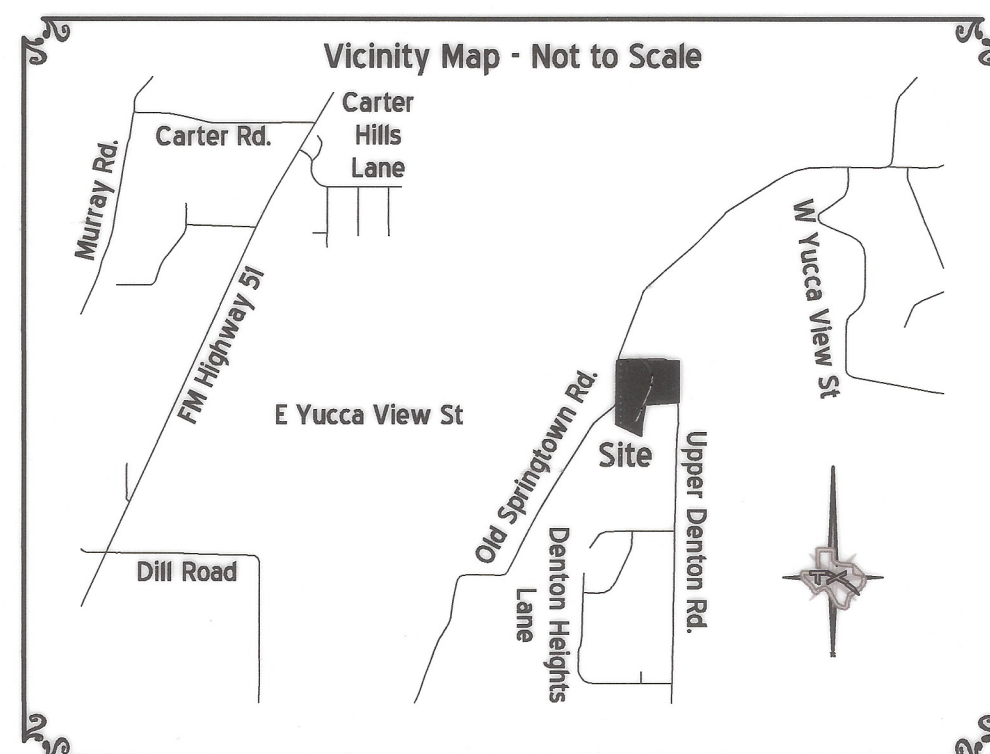
202242760
12/12/2022 02:44 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

Owner:
Mary Francis Ritch Richards Descendant's Gift Trust
William Richards (Trustee)
5885 Upper Denton Road
Weatherford, TX 76085

1" = 200'

Plat Cabinet F Slide 396



Final Plat
Lots 1-10, Block 1 and Lot X, Block 2
Isbell-Ritch Ranch
an Addition in Parker County, Texas

Being a 34.445 acres tract out of the T&P RR Co SURVEY No. 85, ABSTRACT No. 1367, the L.L. TACKETT SURVEY, ABSTRACT No. 2673, Parker County, Texas.

November 2022

WEATHERFORD BRANCH - 817-594-0400

