

State of Texas
County of Parker

Whereas, Julian Garcia, being the sole owner of a certain 5.000 acres tract of land out of the J. Barker Survey, Abstract No. 110, Parker County, Texas; being all of that certain tract of land as described in Document No. 202128826, Official Records, Parker County, Texas; 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 1/2" iron rod in the called west line of Upper Denton Road, at the northeast corner of said Doc. No. 202128826, and at the southeast corner of that certain tract of land as described in Doc. No. 201725172, O.R.P.C.T., for the northeast and beginning corner of this tract. WHENCE a found 60D nail at the northwest corner of that certain tract of land conveyed to Humphreys in Volume 2454, Page 1011 O.R.P.C.T., bears N 89°46'37" W 1278.29 feet.

THENCE S 01°12'33" W 125.75 feet with the called west line of said Upper Denton Road, and with the east line of said Doc. No. 202128826, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for the southeast corner of this tract. WHENCE a 4" steel fence post at the most easterly southeast corner of said V. 2454, P. 1011 bears S 01°12'33" W 191.96 feet.

THENCE S 77°39'28" W 963.43 feet with the south line of said Doc. No. 202128826, to a set 1/2" iron rod capped "Texas Surveying, Inc.", for the southwest corner of this tract.

THENCE N 00°40'28" W 335.37 feet to a set 1/2" iron rod capped "Texas Surveying, Inc." in the north line of said Doc. No. 202128826 and in the south line of said Doc. #201725172, for the northwest corner of this tract.

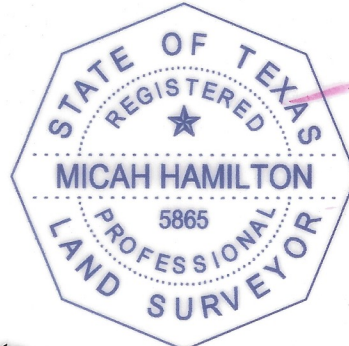
THENCE S 89°46'37" E 947.77 feet to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: December, 19, 2020 - JN201233-P



Now, Therefore, Know All Men By These Presents:

That Julian Garcia acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Jade Event Center, 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 7th day of January, 2022.

By:

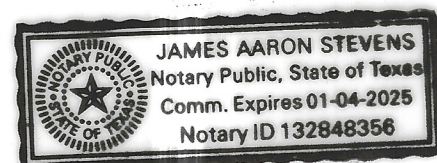
Julian Garcia
Julian Garcia (Owner)

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 Julian Garcia 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 7th day of January, 2022.

James Aaron Stevens
Notary Public in and for the State of Texas



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

Owner:
Julian Garcia
2302 Grindstone Rd
Millsap, TX 76066

1" = 80'



LINE	BEARING	DISTANCE
L1	S 01°12'33" W	125.75'

330.51'
Fnd. 60D Nail

Humphreys
V. 2454, P. 1011

N 00°40'28" W 335.37'

J. Barker Survey
Abstract No. 110

Doc.#202042923

S 89°46'37" E 947.77'

Lot 1, Block 1
5.000 Acres

S 77°39'28" W 963.43'

Humphreys
V. 2454, P. 1011

Fnd. 1/2" Iron Rod
P.O.B.

4" Steel Fence Post

Upper Denton Road
A Paved Surface

13964
WE

20110.005.001.00

J-10

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 24th day of January, 2022.

County Judge

George A. Conley
Commissioner Precinct 1

Larry Walder
Commissioner Precinct 3

Absent
Commissioner Precinct 2

[Signature]
Commissioner Precinct 4

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. 48367C0300E, dated September 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) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

6) 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.)

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

8) No abstract of title or title commitment was provided to this surveyor. record research done 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.

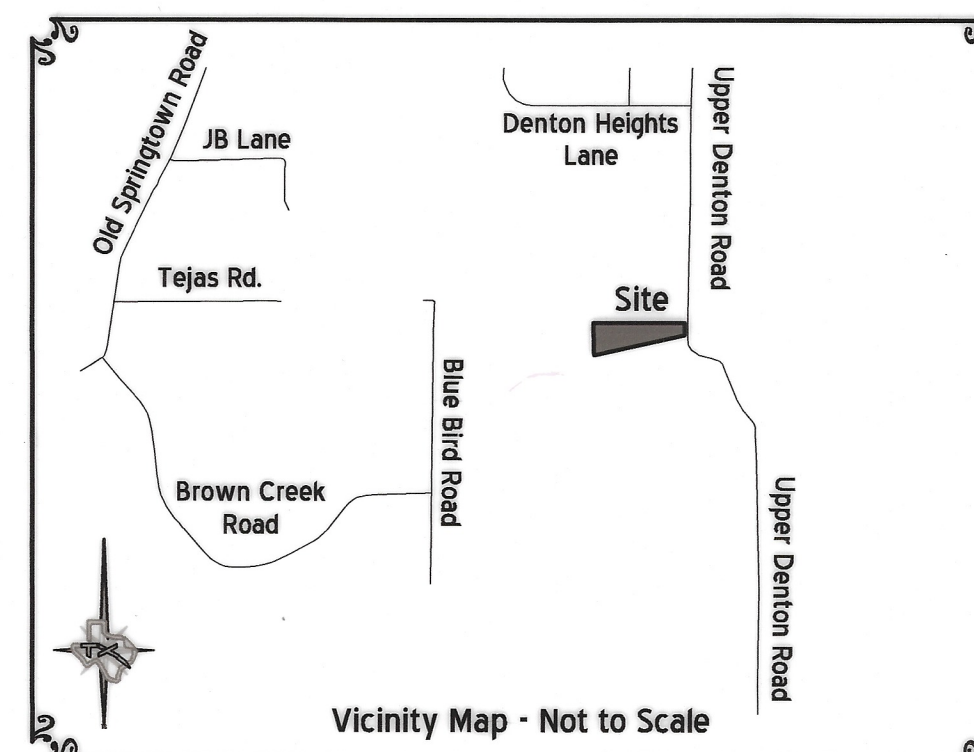
9) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

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

Minor Plat
Lot 1, Block 1
Jade Event Center
an Addition in Parker County, Texas
Being a 5.000 acres tract of land out
of the J. Barker Survey, Abstract No. 110,
Parker County, Texas

January 2022

WEATHERFORD BRANCH - 817-594-0400
**TEXAS
SURVEYING**
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM



Plat Cabinet F Slide 147