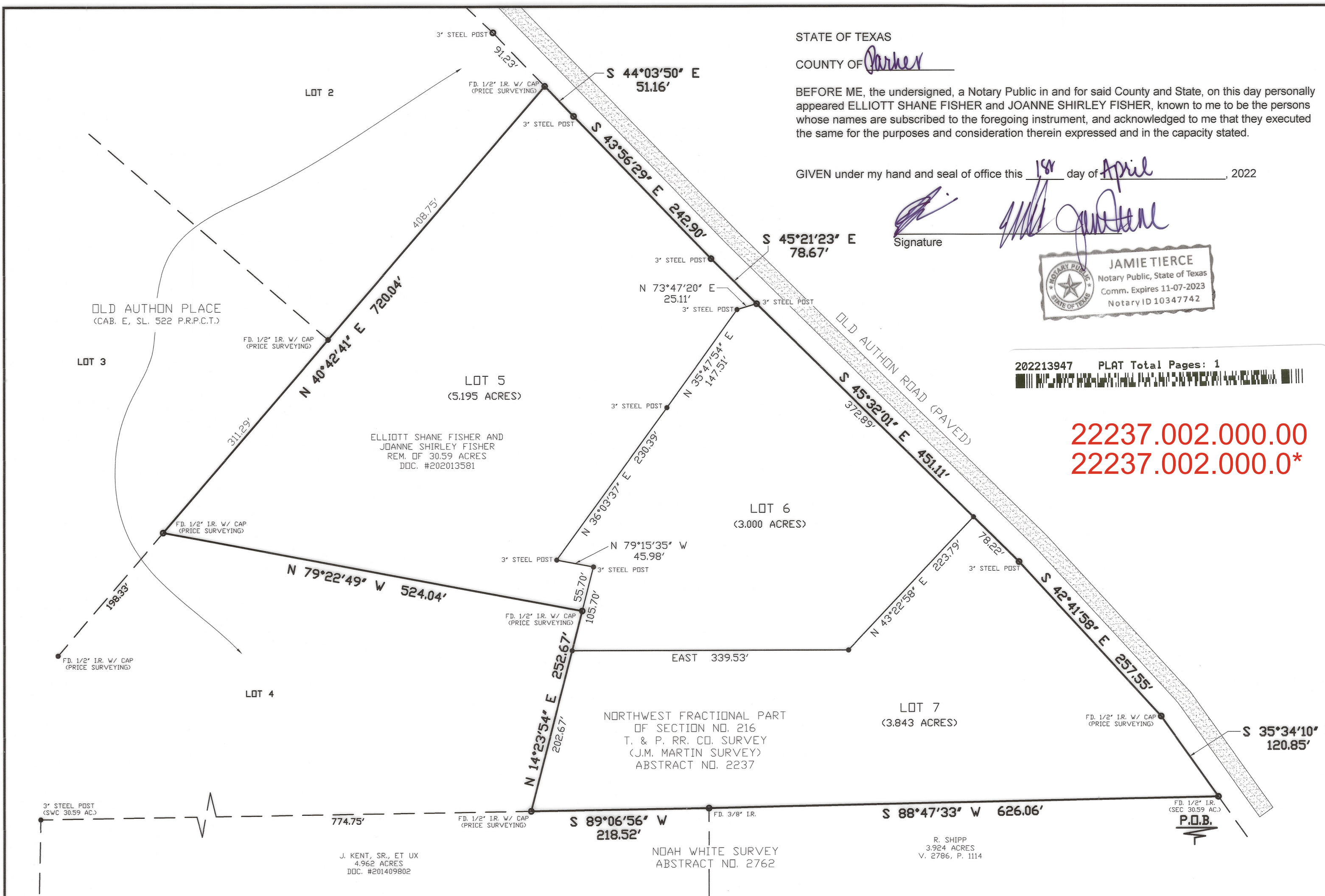




STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELLIOTT SHANE FISHER and JOANNE SHIRLEY FISHER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 15th day of April, 2022

Signature [Signature]
JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

202213947 PLAT Total Pages: 1

22237.002.000.00
22237.002.000.0*

OWNER'S CERTIFICATE

That we, ELLIOTT SHANE FISHER and JOANNE SHIRLEY FISHER, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as OLD AUTHON PLACE, PHASE 2. This plat being a subdivision of 12.038 acres out of the Northwest Fractional Part of Section No. 216, T. & P. RR. Co. Survey (J.M. Martin Survey), Abstract No. 2237, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 15th DAY OF April, 2022

BY: [Signature]
ELLIOTT SHANE FISHER

BY: [Signature]
JOANNE SHIRLEY FISHER

15805

PE
E-11

LEGAL DESCRIPTION

Of a 12.038 acres tract of land out of the Northwest Fractional Part of Section No. 216, T. & P. RR. Co. Survey (J.M. Martin Survey), Abstract No. 2237, Parker County, Texas; being part of a certain 30.59 acres tract described in Document No. 202013581 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the southwest right of way line of Old Authon Road (paved) and at the southeast corner of said 30.59 acres tract and at the northeast corner of a certain 3.924 acres tract described in Volume 2786, Page 1114 of said Official Public Records for the southeast and beginning corner of this tract. Whence the southeast corner of the J.J. Lytle Survey, Abstract No. 1839, is called to bear N. 13 deg. 38 min. 50 sec. W. 7058.49 feet.

Thence S. 88 deg. 47 min. 33 sec. W. 626.06 feet to a found 3/8" iron rod at the northwest corner of said 3.924 acres tract and at the northeast corner of a certain 4.962 acres tract described in Document No. 201409802 of said Official Public Records for a corner of this and said 30.59 acres tract.

Thence S. 89 deg. 06 min. 56 sec. W. 218.52 feet to found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 4.962 acres tract and in the south line of said 30.59 acres tract and at the southeast corner of Lot 4 of Old Authon Place, according to plat recorded in Cabinet E, Slide 522 of the Plat Records, for the most southerly southwest corner of this tract.

Thence N. 14 deg. 23 min. 54 sec. E. 252.67 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 4 for an ell corner of this tract.

Thence N. 79 deg. 22 min. 49 sec. W. 524.04 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 4 and in the east line of Lot 3 of said Old Authon Place for the most westerly southwest corner of this tract.

Thence N. 40 deg. 42 min. 41 sec. E. at 311.29 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 3 and at the southeast corner of Lot 2 of said Old Authon Place and in all 720.04 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the southwest right of way line of said Old Authon Road and in the northeast line of said 30.59 acres tract and at the northeast corner of said Lot 2 for the northwest corner of this tract.

Thence with the northeast line of said 30.59 acres tract and along the southwest right of way line of said Old Authon Road the following courses and distances:

- S. 44 deg. 03 min. 50 sec. E. 51.16 feet to a 3" steel post
- S. 43 deg. 56 min. 29 sec. E. 242.90 feet to a 3" steel post
- S. 45 deg. 21 min. 23 sec. E. 78.67 feet to a 3" steel post
- S. 45 deg. 32 min. 01 sec. E. 451.11 feet to a 3" steel post
- S. 42 deg. 41 min. 58 sec. E. 257.55 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 35 deg. 34 min. 10 sec. E. 120.85 feet to the place of beginning

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on NOVEMBER 22, 2021.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN22208 19366.crd FN220260



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0250F,
DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD
WITH CAP MARKED "PRICE SURVEYING" UNLESS
OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND
STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 11th DAY OF April, 2022.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

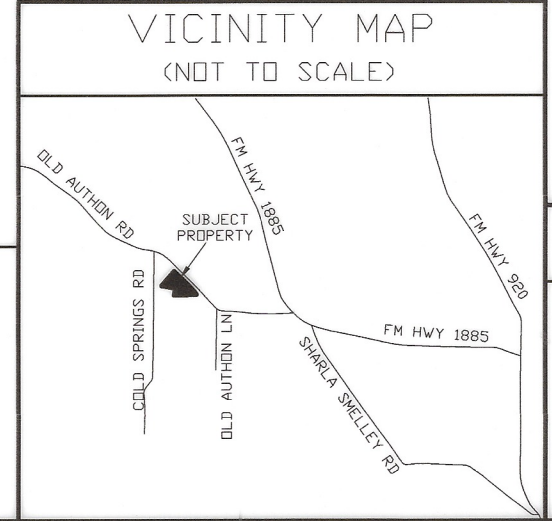
[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
202213947
04/12/2022 09:50 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



OWNER INFORMATION

ELLIOTT FISHER
6732 LAZY BEND ROAD
MILLSAP, TX 76066
PH. 682-262-9311

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 206
DATE 4/12/2022

FINAL PLAT

OLD AUTHON PLACE
PHASE 2
LOT 5 THRU LOT 7

BEING A SUBDIVISION OF 12.038
ACRES OUT OF THE NORTHWEST
FRACTIONAL PART OF SECTION
NO. 216, T. & P. RR. CO.
SURVEY (J.M. MARTIN SURVEY),
ABSTRACT NO. 2237, PARKER
COUNTY, TEXAS

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PLAT DATE: MARCH 30, 2022