

LEGAL DESCRIPTION

Of a 5.647 acres tract of land, being all of Block 10, Block 11 and Block 12, part of Block 13 and Block 14, part of Lot 1 in Block 15 and various roads between said Blocks, Original Town of Peaster, an unrecorded subdivision in Parker County, Texas; being the same tract (Tract C) described in Volume 2133, Page 1624 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" spike in the east right of way line of College Street (paved county road) and at the northwest corner of said Block 10 for the northwest and beginning corner of this tract.

Thence N. 89 deg. 52 min. 02 sec. E. 662.97 feet to a found 3/8" spike at the northeast corner of said Block 12 and in the west line of a certain 11.261 acres tract described in Volume 2486, Page 990 of said Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 39 min. 13 sec. E. 109.57 feet to a found 3/8" iron rod in the east line of said Block 12 and at the southwest corner of said 11.261 acres tract and at the northwest corner of a certain 5.63 acres tract described in Document No. 201902925 of said Official Public Records for a corner of this tract.

Thence S. 01 deg. 05 min. 04 sec. E. 213.71 feet to a found 5/8" iron rod in the east line of said Block 13 and at the southwest corner of said 5.63 acres tract and at the northwest corner of a certain 5.485 acres tract described in Document No. 202111772 of said Official Public Records for a corner of this tract.

Thence S. 00 deg. 02 min. 03 sec. W. 42.57 feet to a found 3/8" spike in the east line of said Block 13 and in the west line of said 5.485 acres tract and at the northeast corner of a certain 1.50 acres tract (Tract 2) described in Volume 2156, Page 232 of said Official Public Records for the southeast corner of this tract.

Thence S. 89 deg. 26 min. 36 sec. W. 672.72 feet to a found 3/8" iron rod in the east right of way line of said College Street and in the west line of said Lot 1, Block 15 and at the northwest corner of a certain 1.50 acres tract (Tract 1) described in said Volume 2156, Page 232 for the southwest corner of this tract.

Thence N. 00 deg. 41 min. 17 sec. E. 370.83 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, TED BRUTON, the owner 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 LOT 1R and LOT 2R, BLOCK 10, ORIGINAL TOWN OF PEASTER, I, by the recording of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 13 DAY OF OCT, 2023

BY: Ted Bruton
TED BRUTON

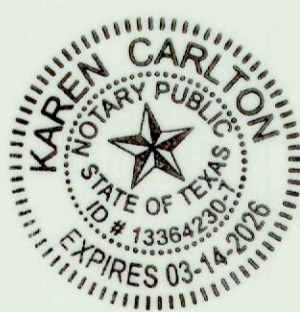
202329495 PLAT Total Pages: 1

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 TED BRUTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 13th day of October, 2023

Karen Carlton
Signature



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 13th DAY OF November, 2023.

K. Dea
COUNTY JUDGE

George A. Corley
COMR. PRECINCT #1

Jack Hart
COMR. PRECINCT #2

Sam Walden
COMR. PRECINCT #3

Theresa
COMR. PRECINCT #4

REPLAT
ORIGINAL TOWN OF PEASTER LOT 1R & LOT 2R, BLOCK 10
OF A 5.647 ACRES TRACT OF LAND, BEING ALL OF BLOCKS 10, 11 AND 12, PART OF BLOCK 13 AND BLOCK 14, PART OF LOT 1 IN BLOCK 15 AND VARIOUS ROADS BETWEEN SAID BLOCKS, ORIGINAL TOWN OF PEASTER AN UNRECORDED SUBDIVISION PARKER COUNTY, TEXAS
PLAT DATE: OCTOBER 12, 2023

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. 48367C0275E,
DATED SEPTEMBER 26, 2008

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 FOR LOT 1R IS CURRENTLY SUPPLIED BY
PRIVATE WATER WELL

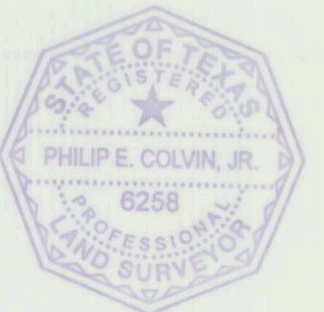
NOTE: WATER FOR LOT 2R WILL BE SUPPLIED BY A
PRIVATE WATER WELL LOCATED ON LOT 1R AND BEING
AGREED UPON IN SEPARATE DOCUMENT RECORDED THIS DAY
IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TX

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

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 AUGUST 9, 2023.

Phil E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN23864 22960.crd FN230968



16200.011.001.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202329495
11/14/2023 09:09 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORDS	VICINITY MAP (NOT TO SCALE)	DEVELOPER	SURVEYOR
CABINET <u>F</u> , SLIDE <u>605</u> DATE <u>11/14/2023</u>		TED BRUTON P.O. BOX 41 PEASTER, TX 76485 817-901-6949	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841