

State of Texas
County of Parker

Whereas Rick Chewning and Judy Chewning, being the sole owners of a 5.002 acre tract of land out of the W. McKnight Survey, Abstract No. 885, Parker County, Texas, being that same tract described in instrument to Chewning, recorded in Volume 1988, Page 1440, Official Property Records Parker County Texas, (O.P.R.P.C.T.), said 5.002 acres being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 3/8" iron rod, on the north right-of-way of Dill Road, variable width, for the southeast corner of a called 8.102 acre tract conveyed in instrument to Brad Meadows, recorded in Clerk File No. 201511645, O.P.R.P.C.T., said 8.102 acre tract being described in recorded Volume 1709, Page 828, O.P.R.P.C.T., being the southwest corner of the herein described tract, from which a found 3/8" iron rod for reference bears North 89° 59' 18" West, 290.74 feet;

THENCE North 02° 47' 16" West, 194.38 feet, to a found 5/8" capped iron rod, on the west side of a 28" post oak tree, for an interior corner of said 8.102 acre tract, being the west corner of the herein described tract;

THENCE North 19° 54' 49" East, 877.26 feet, with the east line of said 8.102 acre tract, to a found 5/8" capped iron rod, for the southwest corner of the remainder of a called 12.765 acre tract, conveyed in instrument to Brad Meadows, recorded in Clerk File No. 201511884, O.P.R.P.C.T., being the northwest corner of the herein described tract;

THENCE South 76° 35' 17" East, 156.74 feet, to a found 5/8" capped iron rod, for an interior corner of the remainder of a tract described in instrument to Milford and Minda Meadows, recorded in Volume 1326, Page 445, O.P.R.P.C.T., being the northeast corner of the herein described tract;

THENCE South 13° 27' 28" West, 1015.21 feet, to a found 5/8" capped iron rod, on the north right-of-way of said Dill Road, for the southeast corner of the herein described tract, from which a found 5/8" iron rod for reference bears South 88° 39' 23" East, 555.65 feet;

THENCE North 88° 40' 55" West, 205.60 feet, to the POINT OF BEGINNING and containing 5.002 acres more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2507091-P
Field Date: August 12, 2025
Revised Date: October 1, 2025



Surveyor's Notes

1) 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.

2) Currently this tract appears to be located within the following area(s):

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

according to the F.I.R.M. Community Panel Map No. 48367C017SE, dated September 26, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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 - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

Brad Meadows
Called 8.102 Acres
Vol. 1709, Pg. 828
(CF # 201511645)

Lot 2
3.002 Acres
(130,757 Sq. Ft.)

Brad Meadows
Called 12.765 Acres
CF # 201511884

Milford & Minda Meadows
Remainder of Vol. 1326, Pg. 445

Brad Meadows
Remainder of
Called 12.765 Acres
CF # 201511884

Lot 1
2.000 Acres
(87,120 Sq. Ft.)

Milford & Minda Meadows
Remainder of Vol. 1326, Pg. 445

Water Well
N: 7002598.69
E: 2202393.85

SW Corner (Dead Call)
W. McKnight Survey
Abstract No. 885

N 88°30' W 247.32' Fd. 3/8" Iron Rod

N 89°59'18" W 290.74' Fd. 3/8" Iron Rod

N 02°47'16" W 194.38' Fd. 5/8" Capped Iron Rod

N 88°40'55" W 205.60' C.I.R.S.

155.60' C.I.R.S.

50.00' Fd. 5/8" Capped Iron Rod

S 88°39'23" E 555.65' Fd. 5/8" Iron Rod

S 13°27'28" W 1015.21' Fd. 5/8" Capped Iron Rod

S 76°35'17" E 156.74' Fd. 5/8" Capped Iron Rod

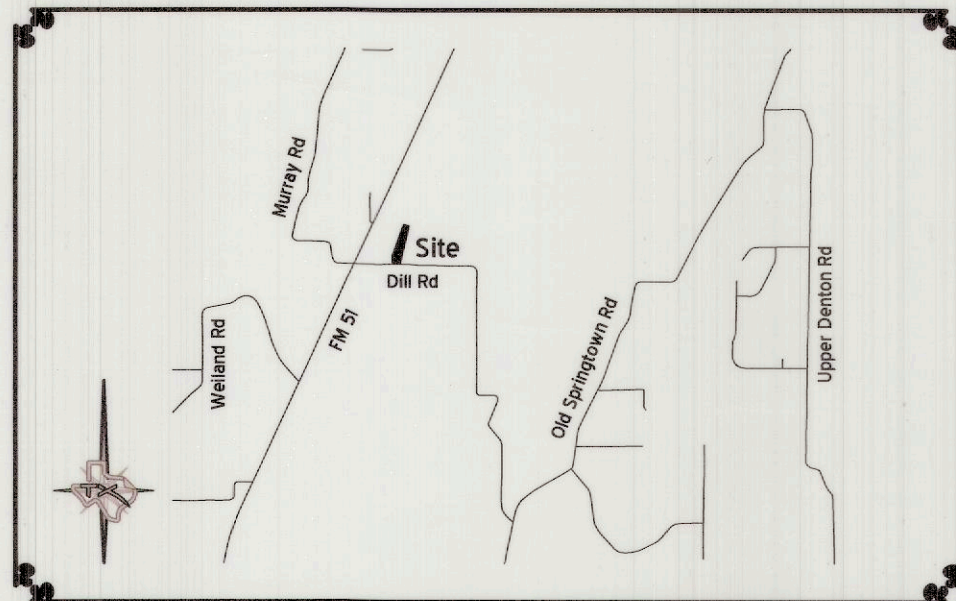
S 70°06'32" E 173.02' C.I.R.S.

N 19°54'49" E 877.26' C.I.R.S.

307.48' Fd. 5/8" Capped Iron Rod

Dill Road
Asphalt - 60'± Right-of-Way

Larry Lawley
Called 204.023 Acres
CF # 201703621



Vicinity Map (1" = 5,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202529180
10/27/2025 03:21 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 183

Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Rick Chewning and Judy Chewning, do(es) hereby adopt this plat designating the herein above described property as **Lots 1 and 2, Whitewolf Trail, an addition to Parker County, Texas;** and do(es) hereby dedicate to the public's use the streets, right-of-ways and easements shown hereon.

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

At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 14 day of October, 2025.

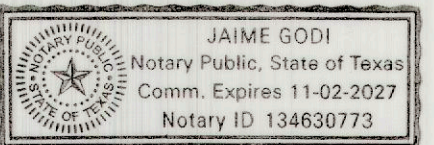
By: R. Chewning
Rick Chewning (Owner)
Judy Chewning
Judy Chewning (Owner)

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 Rick Chewning, 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 14 day of October, 2025.

Jaime Godi
Notary Public in and for the State of Texas

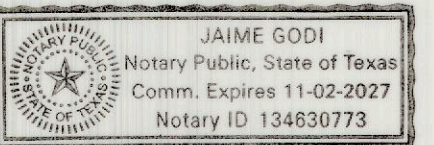


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Judy Chewning, 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 14 day of October, 2025.

Jaime Godi
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 14 day of October, 2025.

George A. Conley
County Judge

George A. Conley
Commissioner Precinct #1
Sam Wall
Commissioner Precinct #3

Sam Wall
Commissioner Precinct #2
Sam Wall
Commissioner Precinct #4

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.
- Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- Water is to be provided by private wells.
- 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.
- At time of plat, Dill Road has a posted speed limit of 30 miles per hour.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- At time of plat, there is no culvert at the existing drive entrance to this property. Owners are encouraged to reach out to their respective County Commissioner to find out if a culvert is necessary.
- The Parker County Commissioners' Court approved the waiver for a groundwater study on September 8, 2025.
- The variance for driveway distances was approved by the Parker County Commissioners' Court on September 8, 2025.

19387
WE

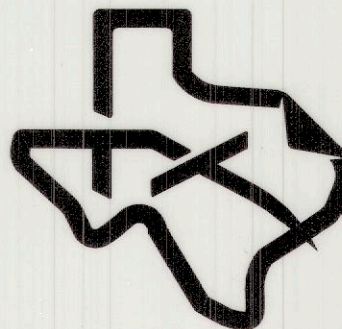
J-9

NWE

Final Plat
Lots 1 and 2
Whitewolf Trail
an addition to Parker County, Texas

Being a 5.002 acre tract out of the W. McKnight
Survey, Abstract No. 885, Parker County, Texas

October 2025



**TEXAS
SURVEYING &
ENGINEERING**

WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586