

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 F.I.R.M. MAP NO. 48367C0400E, DATED SEPTEMBER 26, 2008

NOTE: WATER SOURCE IS PRIVATE WATER WELLS

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS 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 ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

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.

201707208 PLAT Total Pages: 1

LEGAL DESCRIPTION

Of a 1.037 acres tract of land out of the William Mann Survey, Abstract No. 924, Parker County, Texas; being all of a certain 0.956 acre tract described in Document No. 201704218 and all of a certain 0.081 acre tract described in Document No. 201704219, both in the Official 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 north right of way line of Southwinds Drive (paved) and at the southwest corner of said 0.956 acres tract and at the southeast corner of Lot 53 of Southwinds, Phase II, according to plat recorded in Cabinet "A", Slide 594 of the Plat Records, for the southwest and beginning corner of this tract.

Thence N. 02 deg. 31 min. 27 sec. E. 269.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 53 for the northwest corner of this and said 0.956 acre tract.

Thence S. 88 deg. 25 min. 33 sec. E. 245.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this and said 0.081 acre tract.

Thence S. 25 deg. 27 min. 10 sec. W. 299.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of a certain 0.224 acre tract described in Volume 2196, Page 1577 of said Official Records and at the most southerly corner of said 0.081 acre tract for the southwest corner of this and said 0.956 acre tract.

Thence westerly along the arc of a 95 deg. 29 min. 25 sec. curve to the left with a radius of 60.00 feet, a central angle of 183 deg. 19 min. 54 sec., a chord of N. 86 deg. 34 min. 15 sec. W. 119.95 feet and an arc length of 191.98 feet along the common boundary line of said 0.224 acre tract to a set 1/2" iron rod with cap in the north right of way line of said Southwinds Drive for a corner of this and said 0.956 acre tract.

Thence westerly along the arc of a 13 deg. 54 min. 17 sec. curve to the right with a radius of 412.06 feet, a central angle of 01 deg. 14 min. 21 sec., a chord of N. 85 deg. 38 min. 11 sec. W. 8.91 feet, and an arc length of 8.91 feet along the north right of way line of said Southwinds Drive to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 27 DAY OF March, 2017.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

STATE OF TEXAS

COUNTY OF PARKER

We, MICHAEL SMITH and KATIE SMITH, Dedicators and Owners of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

[Signature]
MICHAEL SMITH

[Signature]
KATIE SMITH

OWNER'S CERTIFICATE

That We, MICHAEL SMITH and KATIE SMITH, 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 ACORN ACRES to Parker County, Texas, being part of the Wm. Mann Survey, Abstract No. 924, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 27th DAY OF March, 2017

BY: *[Signature]*
MICHAEL SMITH

BY: *[Signature]*
KATIE SMITH

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 *Michael & Katie Smith* known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (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 27th day of March, 2017

[Signature]
Signature
11-7-2019
My Commission Expires On

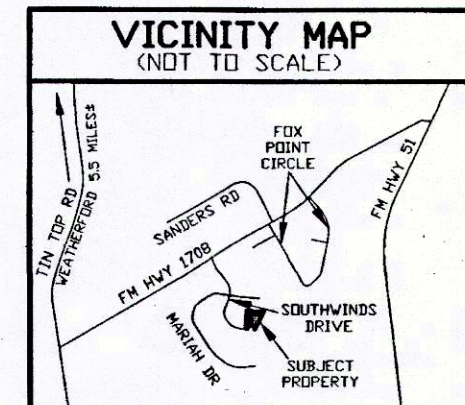
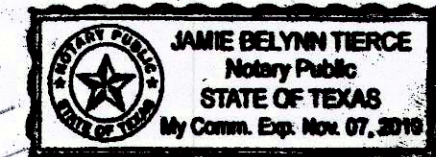
COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

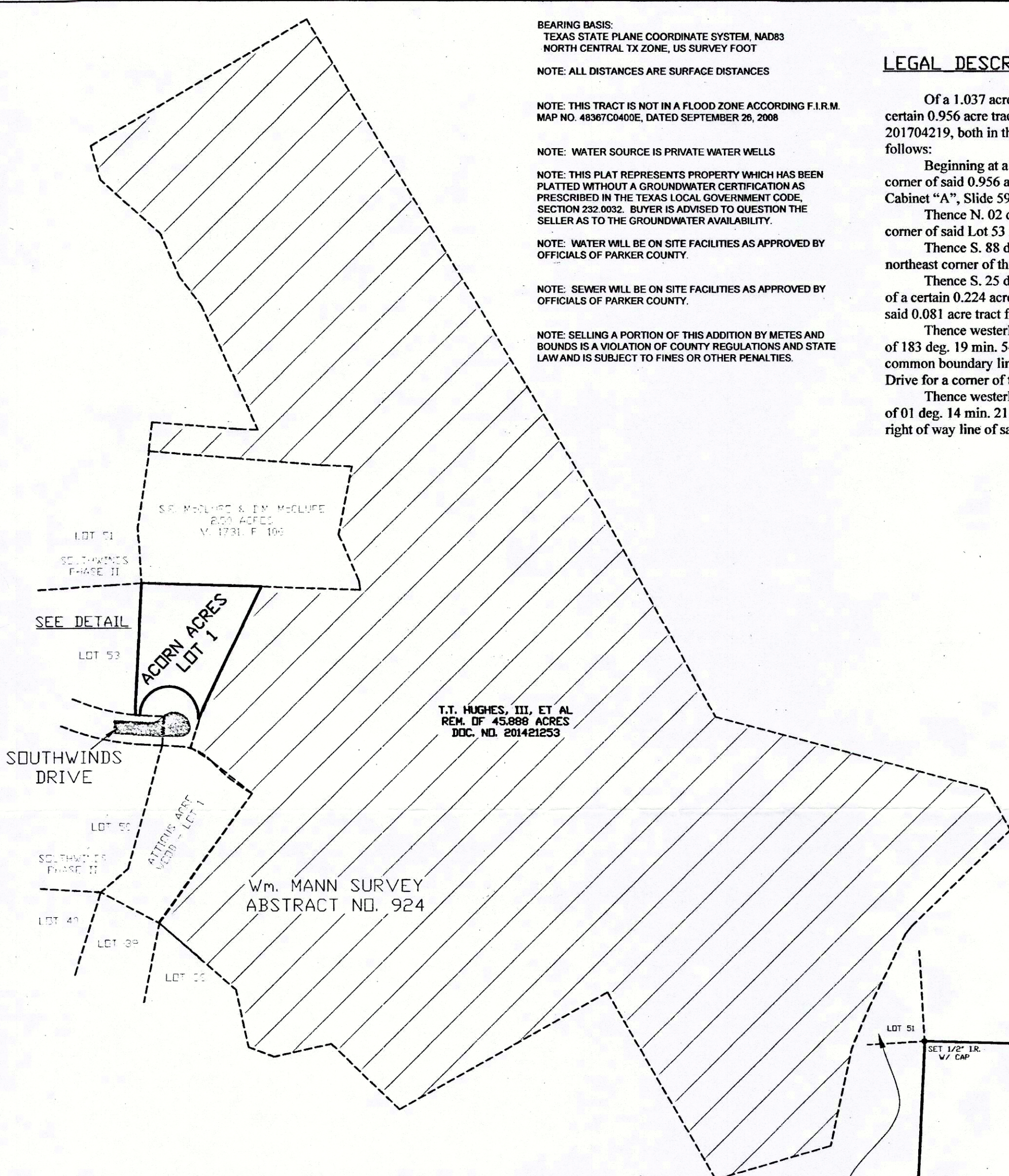
[Signature]
Jeane Brunson
201707208
03/27/2017 10:15 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

AGGF. NO: 10023
SCH. DIST.: WE
CITY: H19
MAP NO:



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

PRELIMINARY PLAT
ACORN ACRES
ADDITION
LOT 1
BEING A SUBDIVISION OF 1.037 ACRES
OUT OF THE Wm. MANN SURVEY, ABSTRACT
NO. 924, PARKER COUNTY, TEXAS

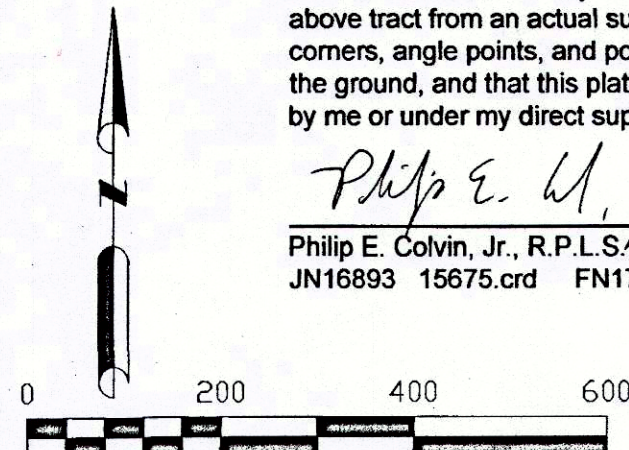


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	183°19'54"	N 86°34'15" W	119.95'	191.98'
C2	13°54'17"	412.06'	1°14'21"	N 85°38'11" W	8.91'	8.91'

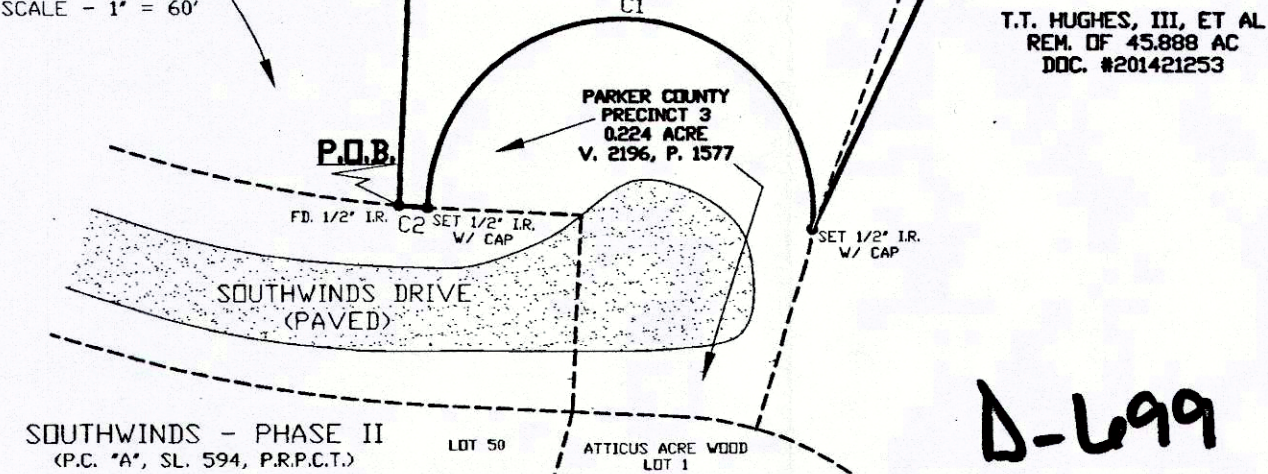
SURVEYOR'S CERTIFICATE

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 JANUARY 31, 2017.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN16893 15675.crd FN170305



DETAIL
SCALE - 1" = 60'



D-699

201707208.003.005.00