

State of Texas  
County of Parker

Whereas, Adam & Natalea Berend, being the sole owners of a 3.000 acres tract of land out of the E. BLANTON SURVEY, ABSTRACT No. 32, Parker County, Texas; being all of that 3.000 acres tract conveyed to Berend in CF# 202207587, Real Property Records, Parker County, Texas; and 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" capped iron rod in the north line of Lacy Drive, at the southeast corner of said Berend tract, and at the southwest corner of that called 15.000 acres tract conveyed to Smartt in CF# 201909172, for the southeast and beginning corner of this tract. WHENCE the southwest corner of said E. BLANTON SURVEY is calculated to bear S 46°43'12" W 3373.57 feet.

THENCE S 88°37'01" W 320.67 feet, along said north line of Lacy Drive, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of this tract. WHENCE a found 1/2" capped iron rod at the southwest corner of that certain tract conveyed to Smartt in CF# 201932651, R.P.R.P.C.T., bears S 88°37'01" W 729.60 feet.

THENCE N 01°15'04" W 406.85 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of said Berend tract and this tract.

THENCE N 89°58'35" E 327.90 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of said CF# 201909172 tract, for the northeast corner of this tract. WHENCE a found 1/2" capped iron rod at the northeast corner of said CF# 201932651 tract bears N 00°13'22" W 181.29 feet.

THENCE S 00°13'22" E 399.15 feet, along the west line of said CF# 201909172 tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

*[Signature]*  
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: JN170805-R11-P - February 11, 2022



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. 48367C0500F, dated 4/5/2019; 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 well and sanitary sewer is to be provided by on-site septic facility.

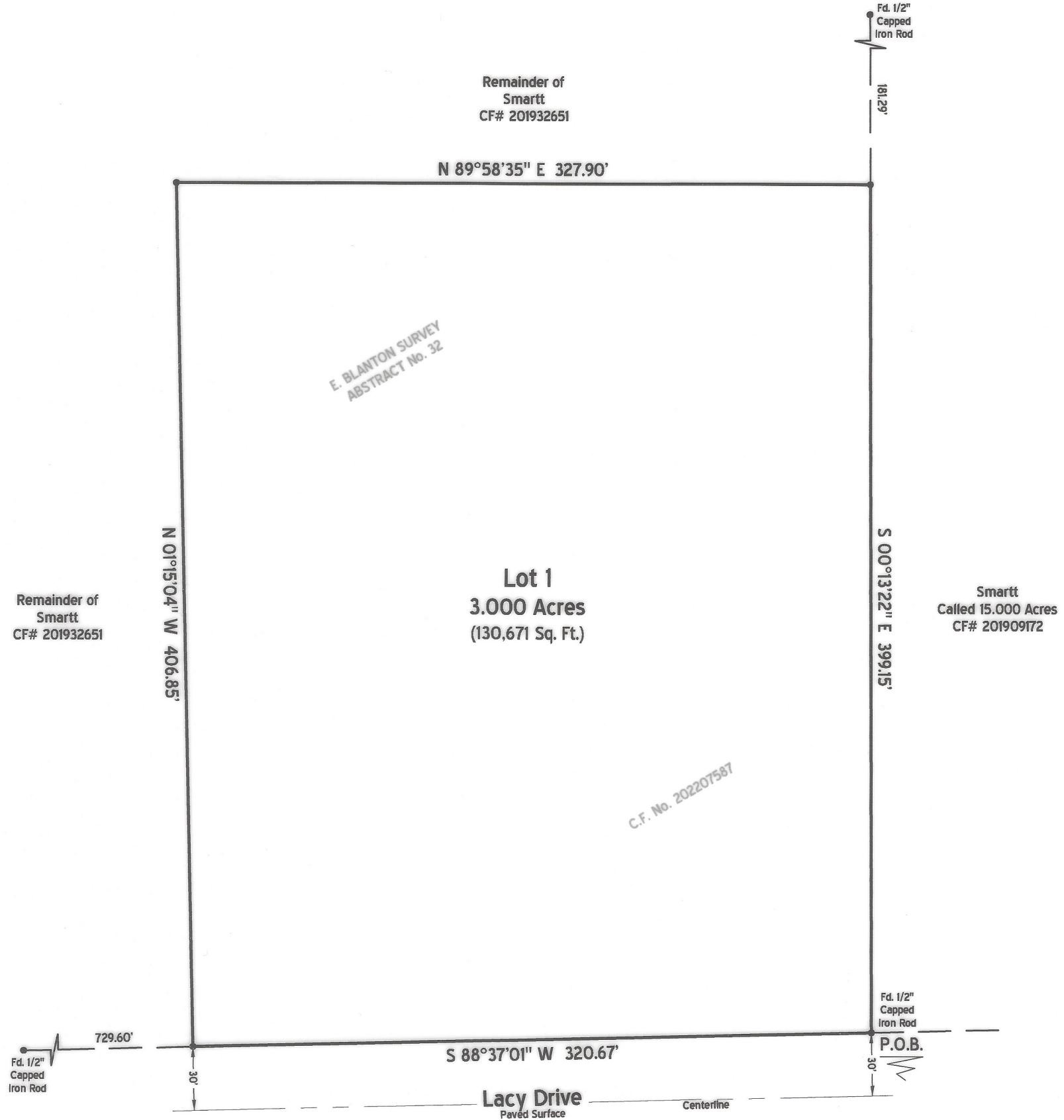
5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

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) 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.

8) 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.

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



20032.009.008.00

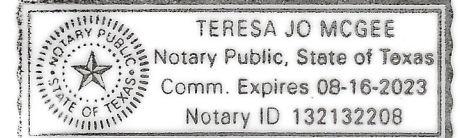
Now, Therefore, Know All Men By These Presents:  
That Adam Berend and Natalea Berend  
acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein  
above described property as Lot 1, Berend Homestead, an addition in Parker County, Texas; and do(es) 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 6 day of April, 2022.

By:  
Adam Berend  
Adam Berend  
Natalea Berend  
Natalea Berend

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 Adam Berend, 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 6th day of April, 2022.

Teresa Jo McGee  
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 Natalea Berend, 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 6th day of April, 2022.

Teresa Jo McGee  
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 11th day of April, 2022.

Pro Lee  
County Judge

George A. Carley  
Commissioner Precinct 1

[Signature]  
Commissioner Precinct 2

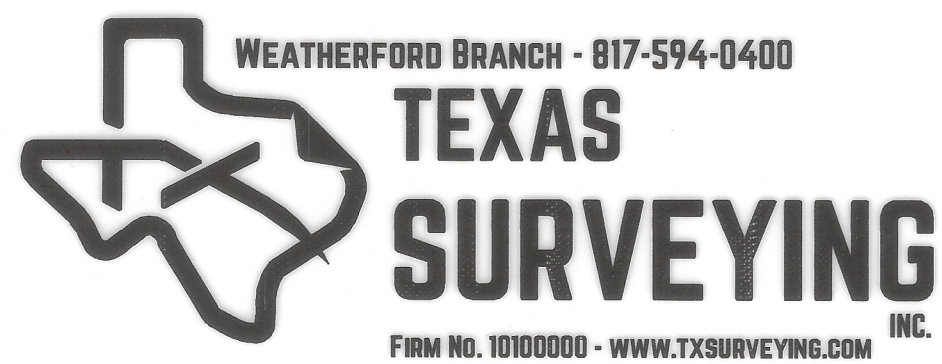
James Holden  
Commissioner Precinct 3

[Signature]  
Commissioner Precinct 4

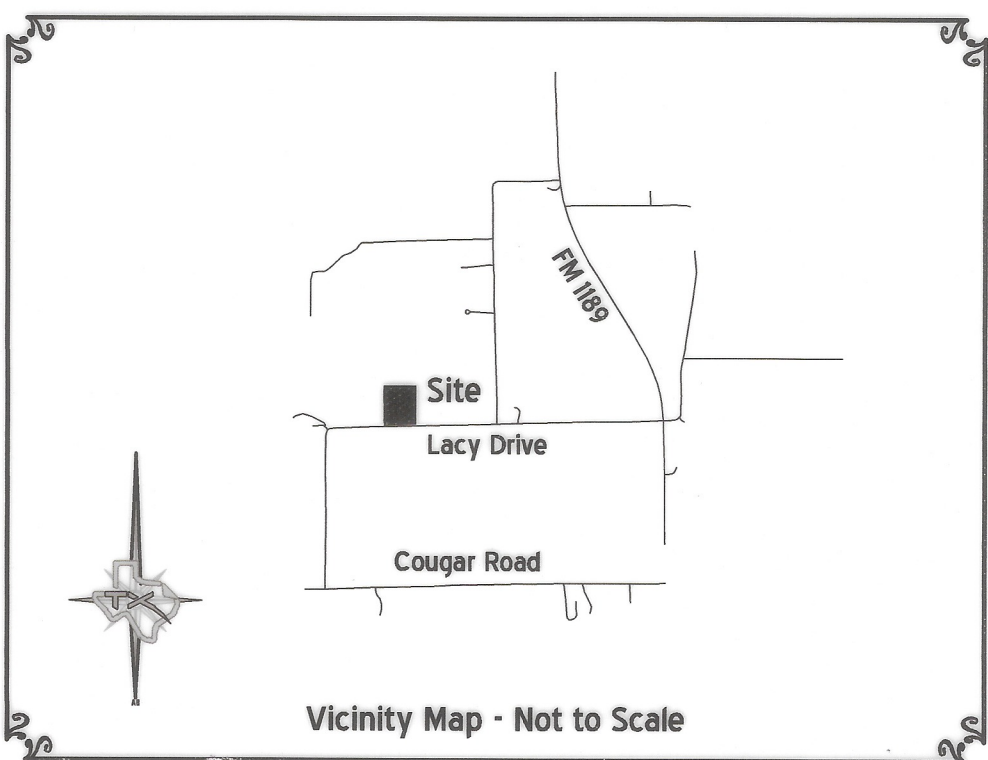
10477  
BR  
D-22

Minor Plat  
Lot 1  
Berend Homestead  
an Addition in Parker County, Texas  
Being a 3.000 acre tract out of the  
E. BLANTON SURVEY, ABSTRACT No. 32,  
Parker County, Texas.

April 2022



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202213932  
04/12/2022 09:12 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400  
Owners:  
Adam & Natalea Berend  
P. O. Box 186  
Dennis, TX 76439  
1" = 60'  
0 60 120 180

Plat Cabinet F Slide 205