

| CURVE | DEGREE OF CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|-----------------|---------|-------------|---------------|--------------|------------|
| C1    | 20°27'46"       | 280.00' | 29°14'10"   | S 22°51'11" W | 141.33'      | 142.87'    |

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. 48367C0125F, DATED APRIL 5, 2019

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 PRIVATE WATER WELLS.

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

202323937 PLAT Total Pages: 1

LEGAL DESCRIPTION

Of a 5.051 acres tract of land being part of Tract 7 and Tract 8 of Comanche Ranch, a subdivision of 94.43 acres in Section No. 311, T. & P. RR. Co. Survey, Abstract No. 1526, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 649 of the Plat Records of Parker County, Texas and being part of a certain 93.996 acres tract described in Volume 2429, Page 1317 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Tract 7 for the southwest and beginning corner of this tract.

Thence N. 00 deg. 26 min. 54 sec. W. at 355.34 pass a found 1/2" iron rod at the northwest corner of said Tract 7 and at the southwest corner of said Tract 8 and in all 423.82 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said Tract 8 for the northwest corner of this tract.

Thence S. 74 deg. 07 min. 42 sec. E. 243.34 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said Tract 8 and in the north line of said Tract 7 for a corner of this tract.

Thence S. 86 deg. 28 min. 51 sec. E. 467.28 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Nikki Trill Lane (paved) and in the east line of said Tract 7 for the northeast corner of this tract. Whence a found 1/2" iron rod for the northeast corner of said Tract 7 bears N. 37 deg. 28 min. 16 sec. E. 41.26 feet.

Thence S. 37 deg. 28 min. 16 sec. W. 100.77 feet along the west right of way line of said Nikki Trill Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said Tract 7.

Thence Southwesterly along the arc of a 20 deg. 27 min. 46 sec. curve to the left with a radius of 280.00 feet, a central angle of 29 deg. 14 min. 10 sec., a chord of S. 22 deg. 51 min. 11 sec. W. 141.33 feet and an arc length of 142.87 feet along the west right of way line of said Nikki Trill Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said Tract 7

Thence S. 08 deg. 05 min. 09 sec. W. 115.99 feet along the west right of way line of said Nikki Trill Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this and said Tract 7.

Thence S. 89 deg. 38 min. 31 sec. W. 564.65 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, JACOB JOHNSTON, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 7R, COMANCHE RANCH, an addition to Parker County, Texas. I, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE 22 DAY OF August, 2023

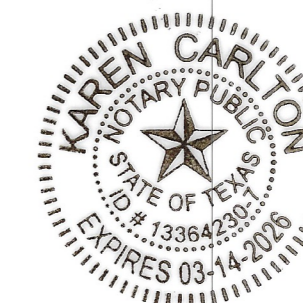
BY: J. Johnston  
JACOB JOHNSTON

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 JACOB JOHNSTON, 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 22 day of August, 2023

Karen Carlton  
Signature



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 25, 2021.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN23027 19580.crd



11402  
PE  
C-7

11402.001.007.50

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
ON THIS THE 11<sup>th</sup> DAY OF September, 2023.

[Signature]  
COUNTY JUDGE

George A. Conlay  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

Sam Walden  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4

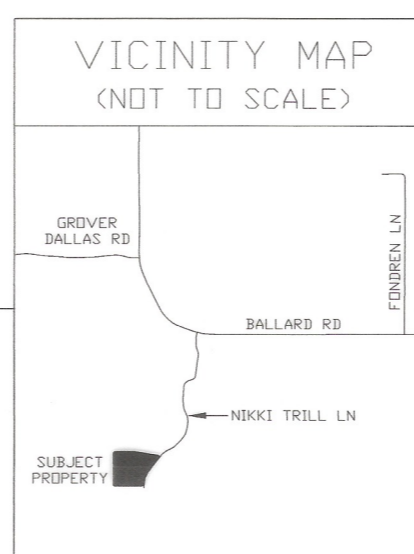
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202323937  
09/12/2023 10:46 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 57a  
DATE 9/12/23



DEVELOPER  
JACOB JOHNSTON  
11709 BASILWOOD DR  
FORT WORTH, TX 76244  
817-723-1733

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

|                           |  |
|---------------------------|--|
| REPLAT                    |  |
| COMANCHE RANCH<br>LOT 7R  |  |
| BEING                     | A REPLAT OF A PORTION OF LOT 7 AND LOT 8, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 649 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS |
| PLAT DATE: APRIL 12, 2023 |  |

