

State of Texas
County of Parker

Whereas, Susan Coonrod, being the owner of a 3.440 acres tract of land out of the JAMES BEDFORD SURVEY, ABSTRACT No. 188, Parker County, Texas; being a portion of that certain tract conveyed to Coonrod in Doc.#201415574, 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" iron rod, in the east line of Ranchview Trail (Paved Surface), being the northwest corner of that certain tract conveyed to Schroeder in V. 1496, P. 1125, the southwest corner of said Doc.#201415574, for the southwest and beginning corner of this tract. WHENCE a found 7/8" iron rod for the northeast corner of said Doc.#201415574 and an ell corner of that certain tract conveyed to B. Simpson in V. 1818, P. 1396, R.P.R.P.C.T., bears N 19°12'57" E 1557.48 feet and the northeast corner of said JAMES BEDFORD SURVEY is calculated to bear N 27°56'56" E 1095.03 feet.

THENCE N 00°20'16" W 290.14 feet, with the east line of said Ranchview Trail, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract.

THENCE N 89°37'14" E 513.43 feet, over and across said Doc.#201415574, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract.

THENCE S 00°02'35" W 294.75 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the common line of said Doc.#201415574 and said V. 1496, P. 1125, for the southeast corner of this tract.

THENCE N 89°51'50" W 520.06 feet, along the common line of said Doc.#201415574 and said V. 1496, P. 1125, 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.

Kyle Rucker
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: May 13, 2022 - W2204035-P



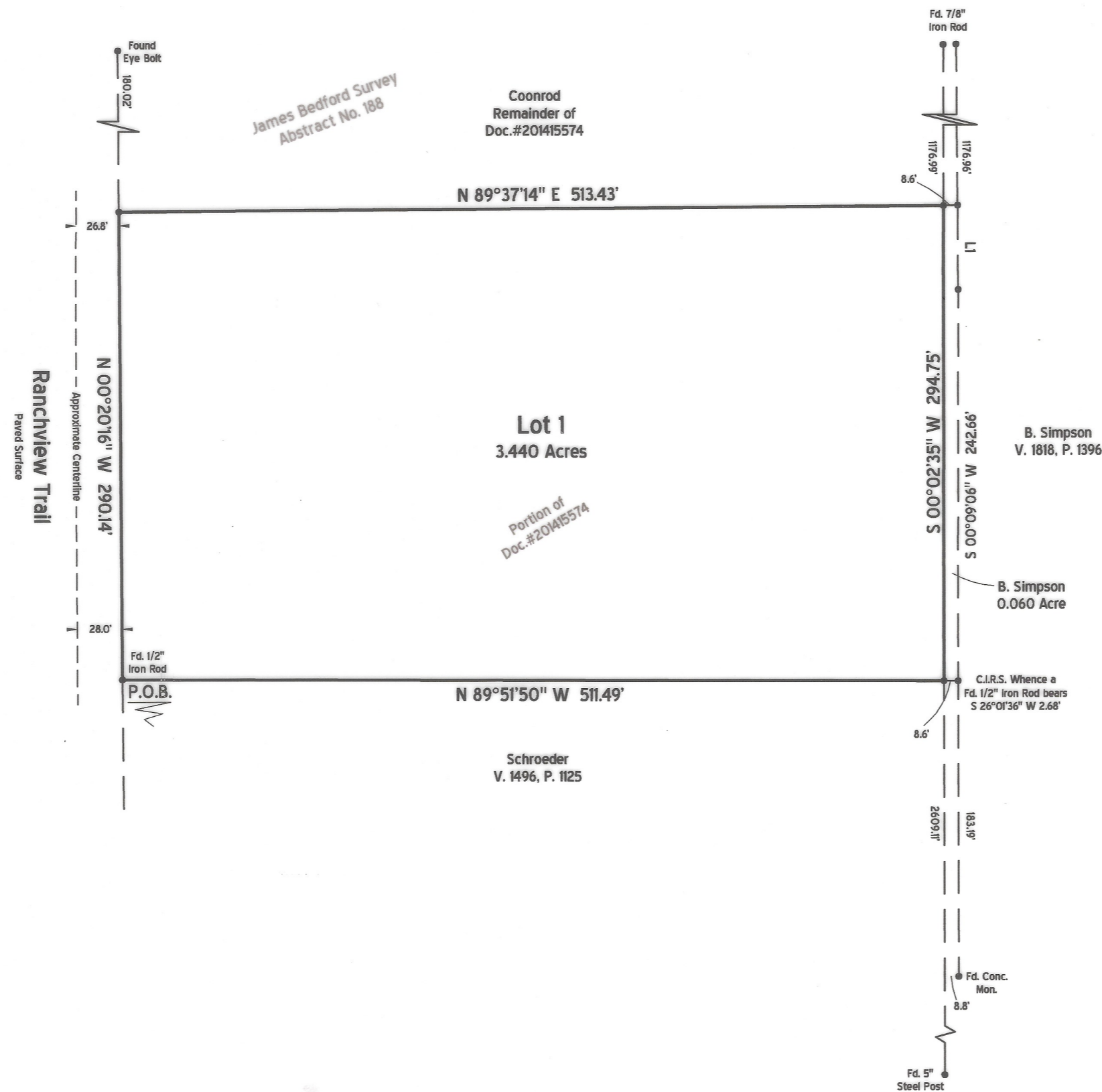
Surveyor's Notes:

- 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. 48367C0525F, dated 4/5/2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 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).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

County Notes:

- 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.)
- Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

LINE	BEARING	DISTANCE
L1	S 00°22'46" E	52.17'



20188.001.007.50

Now, Therefore, Know All Men By These Presents:

That Susan Coonrod, 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, Coonrod-Elder 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 18th day of September, 2022

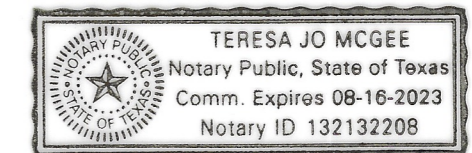
By: Susan Coonrod
Susan Coonrod

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 Susan Coonrod, 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 18th day of September, 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 12th day of September, 2022.

County Judge

George A. Conley
Commissioner Precinct 1

Chapman
Commissioner Precinct 2

Jim Walde
Commissioner Precinct 3

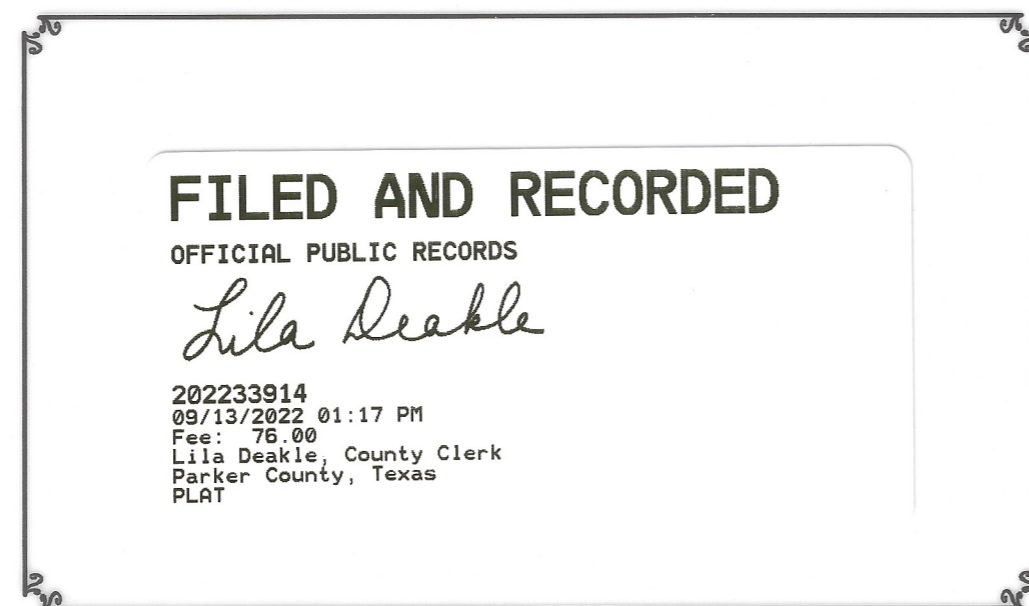
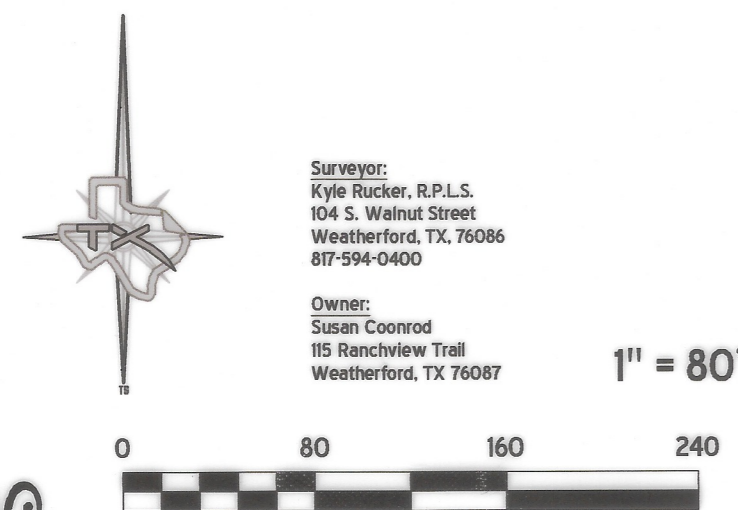
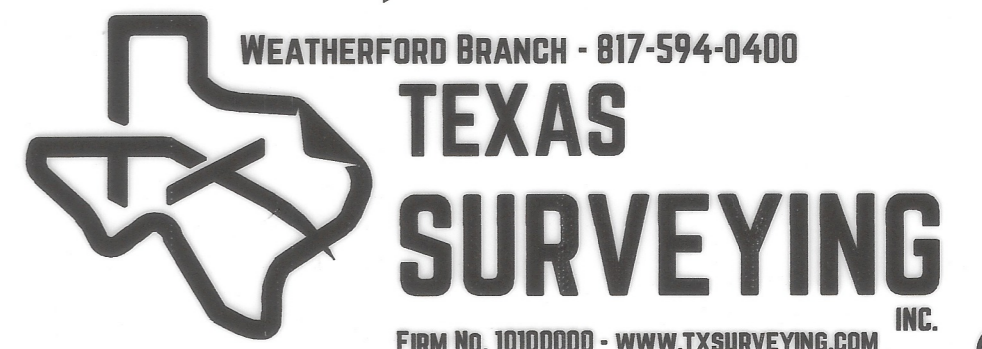
ADD
Commissioner Precinct 4

11412
WE
F-21
SWE

Final Plat
Lot 1
Coonrod-Elder Homestead
an addition to Parker County, Texas
Being a 3.440 acres tract of land out of the
JAMES BEDFORD SURVEY, ABSTRACT No. 188,
Parker County, Texas

September 2022

WEATHERFORD BRANCH - 817-594-0400



Plat Cabinet F Slide 328

