

VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS
 THE 27th DAY OF March, 2023.

COUNTY JUDGE
George A. Conlay
 COMMISSIONER PRECINCT #1
Sam Holden
 COMMISSIONER PRECINCT #3

Justin Parenteau
 COMMISSIONER PRECINCT #2
Justin Parenteau
 COMMISSIONER PRECINCT #4

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
 SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES
 TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
 EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
 THEREIN EXPRESSED.

CORNER RANCH ESTATES, LLC
 PRINCIPLE: CHAD BUSHAW

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
 APPEARED CHAD BUSHAW KNOWN TO ME TO BE THE PERSON WHOSE
 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
 HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
 AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL, ON THIS 21 DAY OF MARCH, 2023.

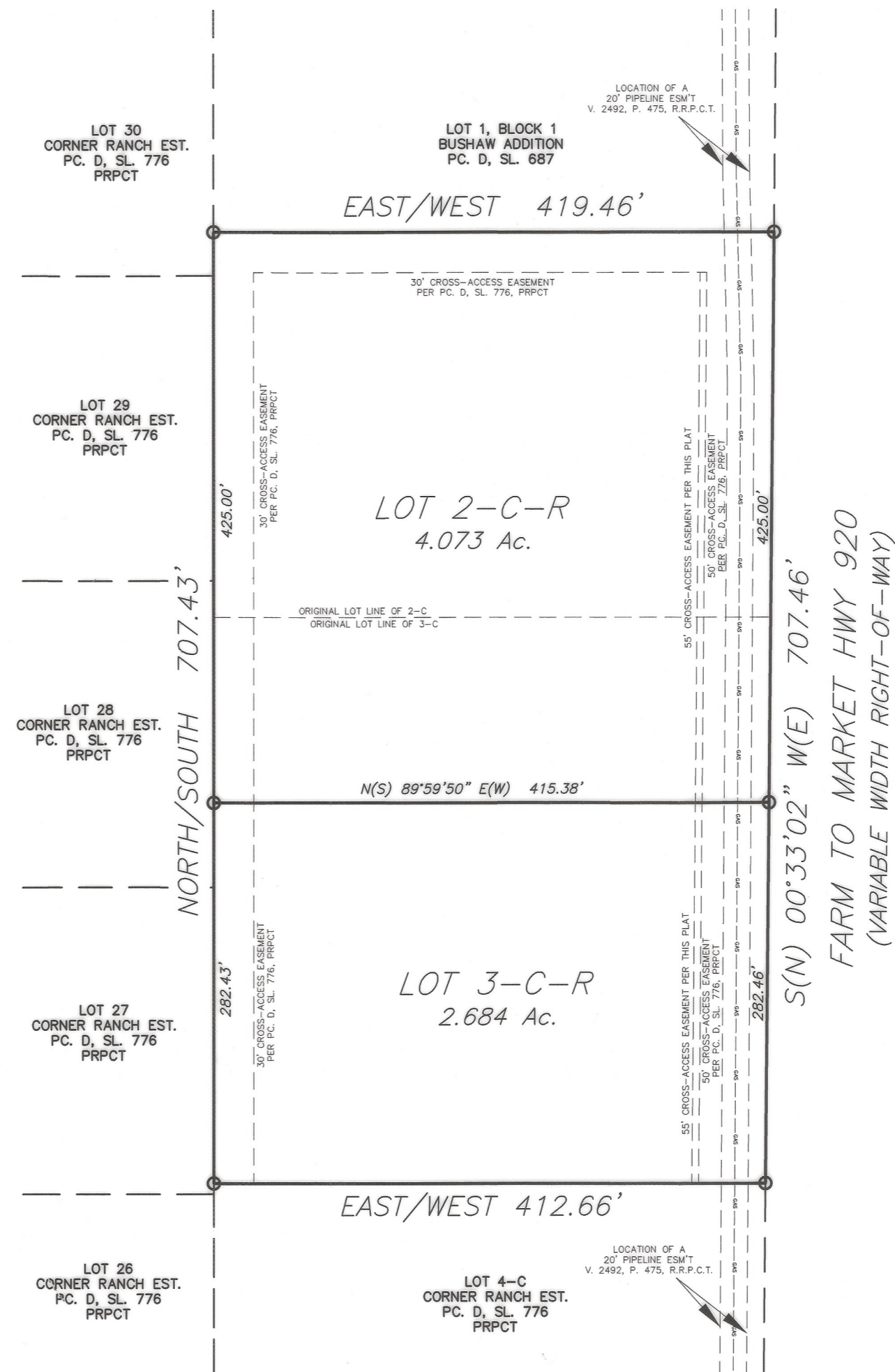
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-20-2024
 Notary ID 130741161

SURVEYORS' NOTES:
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE
 EXCAVATION, ALL LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION.
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM,
 TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH
 FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,
 OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE
 SEARCH MAY DISCLOSE.
 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING
 PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov>
 Email: info@pels.texas.gov
 Phone: 512-440-7723

REPLAT OF
 LOT 2-C-R & 3-C-R, CORNER RANCH ESTATES
 BEING A REPLAT OF LOTS 2-C & 3-C, CORNER RANCH ESTATES
 AS RECORDED IN PLAT CABINET D, SLIDE 776,
 PLAT RECORDS, PARKER COUNTY, TEXAS

202307363 PLAT Total Pages: 1



LEGAL DESCRIPTION

BEING ALL OF LOTS 2-C & 3-C, CORNER RANCH ESTATES, ACCORDING TO THE PLAT AS
 RECORDED PLAT CABINET D, SLIDE 776, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING
 A PORTION OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOC# 201806176,
 REAL RECORDS, PARKER COUNTY, TEXAS. BEING FURTHER DESCRIBED BY METES AND
 BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2-C, CORNER RANCH ESTATES,
 ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 776, PLAT RECORDS
 PARKER COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN
 DESCRIBED TRACT OF LAND.

THENCE EAST 419.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2-C, CORNER
 RANCH ESTATES AND BEING IN THE WEST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY
 920 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 00°33'02" W 707.46 FEET ALONG THE WEST RIGHT-OF-WAY OF SAID FARM TO
 MARKET HIGHWAY 920 TO THE SOUTHEAST CORNER OF LOT 3-C, SAID CORNER RANCH
 ESTATES FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE WEST 412.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3-C, CORNER
 RANCH ESTATES FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF
 LAND.

THENCE NORTH 707.43 FEET TO THE POINT OF BEGINNING CONTAINING 6.757 ACRES OF
 LAND MORE OR LESS.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS
 SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT
 THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE APPARENT EASEMENTS, EXCEPT
 AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA
 COLLECTED ON THE GROUND MARCH 12, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN
 BLUE INK AND BE STAMPED WITH MY SEAL. THIS PLAT DOES NOT HAVE THESE TWO
 CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO
 RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL
 SEAL AND SIGNATURE.

Justin Parenteau
 202307363
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM

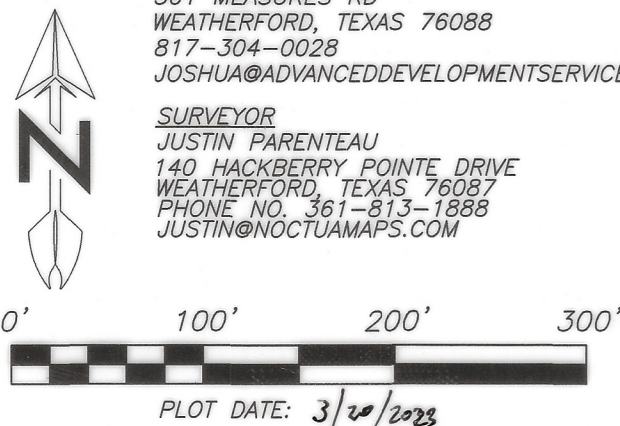


11429.001.02C.00
 11429.001.03C.00

DEVELOPED BY
 CORNER RANCH ESTATES, LLC
 301 MEASURES ROAD
 WEATHERFORD TX 76088

PLAT PREPARED BY
 ADVANCED DEVELOPMENT SERVICE
 301 MEASURES RD
 WEATHERFORD, TEXAS 76088
 817-304-0028
 JOSHUA@ADVANCEDDEVELOPMENTSERVICE.COM

SURVEYOR
 JUSTIN PARENTEAU
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE NO. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



* THE PURPOSE OF THIS REPLAT IS
 TO RELOCATE THE ORIGINAL COMMON
 LOT LINE OF 2-C AND 3-C *

*THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER
 CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION
 §232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER
 AVAILABILITY.

11429
 PE
 F-12

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle
 202307363
 03/28/2023 08:34 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

CABINET F, SLIDE 456

- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0275E DATED SEPTEMBER 28, 2008. FOR MORE INFORMATION, PLEASE VISIT THE OFFICIAL P.E.M.A. WEBSITE AT WWW.PEMA.GOV.
 - 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR IS LIMITED ONLY FOR THE PURPOSES 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.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
 - 5) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 6) WATER IS TO BE PROVIDED BY PRIVATE ONSITE SERVICES.
 - 7) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
 - 8) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - 9) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY AND STATE LAWS AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 10) 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.)
 - 11) THERE SHALL EXIST A 10' BUILDING LINE ALONG THE SIDES OF ALL LOTS, AND A 15' BUILDING LINE ALONG THE REAR OF ALL LOTS.
 - 12) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
 - 13) "CROSS-ACCESS EASEMENTS" AS SHOWN ARE FOR THE PURPOSES OF PUBLIC, COMMERCIAL, & EMERGENCY ACCESS OVER AND ACROSS THE LOTS AS SHOWN TO BE AFFECTED HEREON, AND EASEMENTS INTENDED FOR USE OVER AND ACROSS TRACTS SHOWN TO ADJOIN FARM TO MARKET HIGHWAY NOS. 920 & 1885.
 - 14) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
 - 15) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THE ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S) AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHTS, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESTORED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
 - 16) THERE IS NO LIEN HOLDER ON THIS PROPERTY AT THE TIME OF PLATTING.