

State of Texas  
County of Parker

Whereas, Desha Gaines, being the sole owner of a certain 9.016 acre tract, being all of Lot 1 and Lot 2, Block 4, Crooked Creek Addition, according to the plat as recorded in Plat Cabinet E, Slide 550, Plat Records, Parker County, Texas; being a portion of those certain tracts conveyed to Desha Gaines in Volume 2794, Page 748 & Volume 2794, Page 753, 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 5/8" capped iron rod in the east line of Advance Road, the west line of said Lot 1, for the beginning corner of this tract.

THENCE N 00°29'02" W 169.65 feet, with the east line of said Advance Road, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." at the most westerly southwest corner of that certain tract conveyed to Richardson in Clerk's File No. 201513323, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), for the northwest corner of said Lot 1 and this tract.

THENCE N 89°32'20" E 210.46 feet, to a found 5/8" capped iron rod, for the most northerly northeast corner of this tract.

THENCE S 00°28'57" E 169.65 feet, to a found 5/8" capped iron rod, for an ell corner of this tract.

THENCE N 89°32'20" E 415.37 feet, to a found 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," at the northwest corner of Lot 3, Block A, said Crooked Creek Addition, for the most easterly northeast corner of this tract.

THENCE with the west line of said Lot 3, Block A the following:

- S 37°31'42" W 116.94 feet, to a found 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," for a corner of this tract.
- S 89°27'48" W 119.76 feet, to a found 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," for a corner of this tract.
- S 00°32'12" E 703.10 feet, to a found 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.," at the southeast corner of said Lot 2, Block A, for the southeast corner of this tract.

THENCE S 89°47'36" W 428.64 feet, to a found 1/2" capped iron rod in the east line of said Advance road, at the southwest corner of said Lot 2, Block A, for the southwest corner of this tract.

THENCE N 00°55'18" W 793.54 feet, with the east line of said Advance Road, 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: June 22, 2020 - JN200525-RP

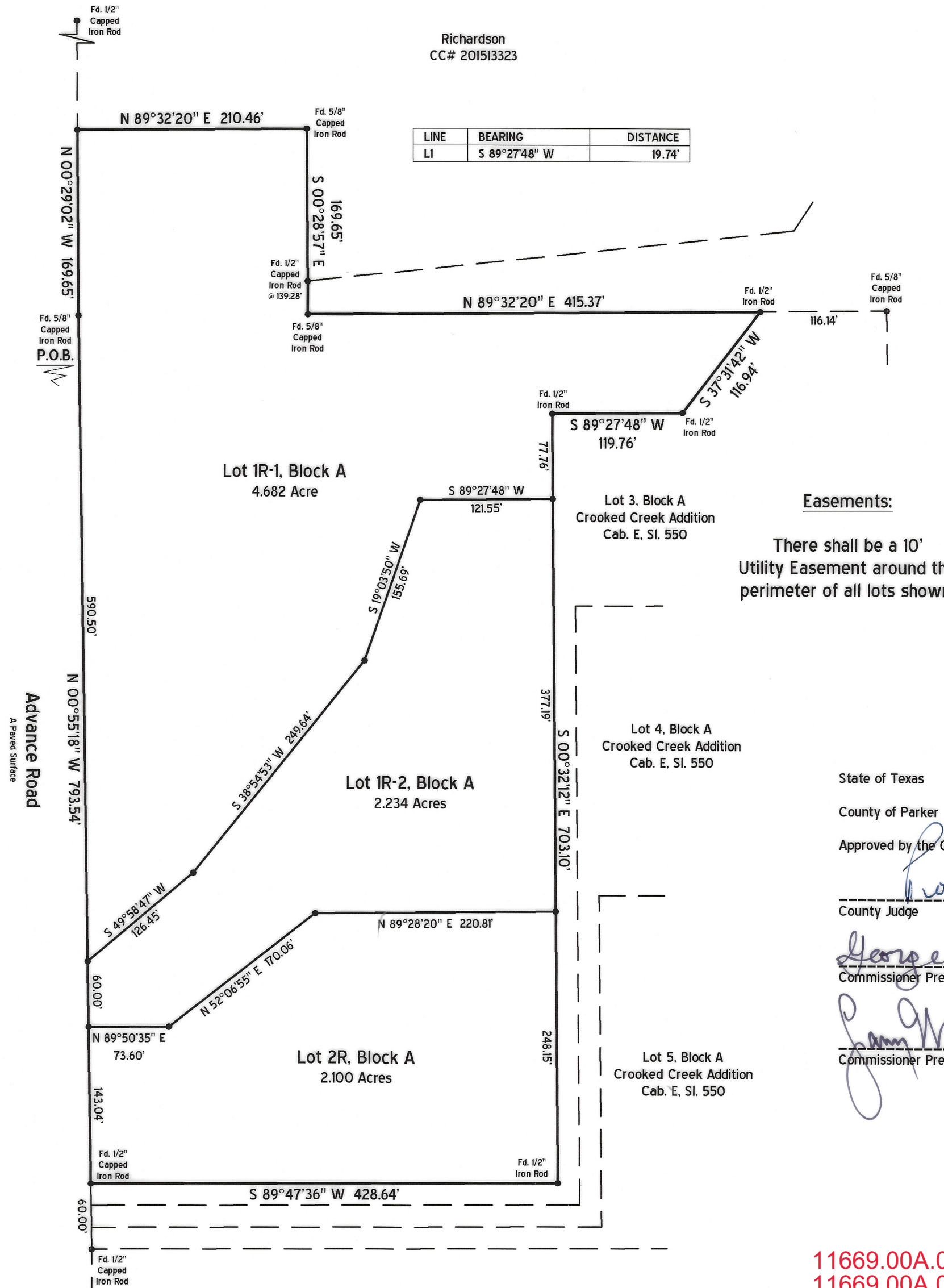


**Notes:**

- 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. 48367C0125F, dated April 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 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 wells and sanitary sewer is to be provided by on-site septic facilities.
- 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) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 8) 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.
- 9) 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.
- 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

Richardson  
CC# 201513323

LINE	BEARING	DISTANCE
LI	S 89°27'48" W	19.74'



**Easements:**

There shall be a 10' Utility Easement around the perimeter of all lots shown.

State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28 day of March, 2022.

County Judge

Commissioner Precinct 1

Commissioner Precinct 3

Commissioner Precinct 2

Commissioner Precinct 4

11669  
PE  
E-8

11669.00A.001.00  
11669.00A.002.00

Now, Therefore, Know All Men By These Presents:

That Desha Gaines acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1R-1, 1R-2 and 2R, Block A, Crooked Creek Addition, 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 23 day of Feb, 2022.

By:

*Desha Gaines*  
Desha Gaines (Owner)

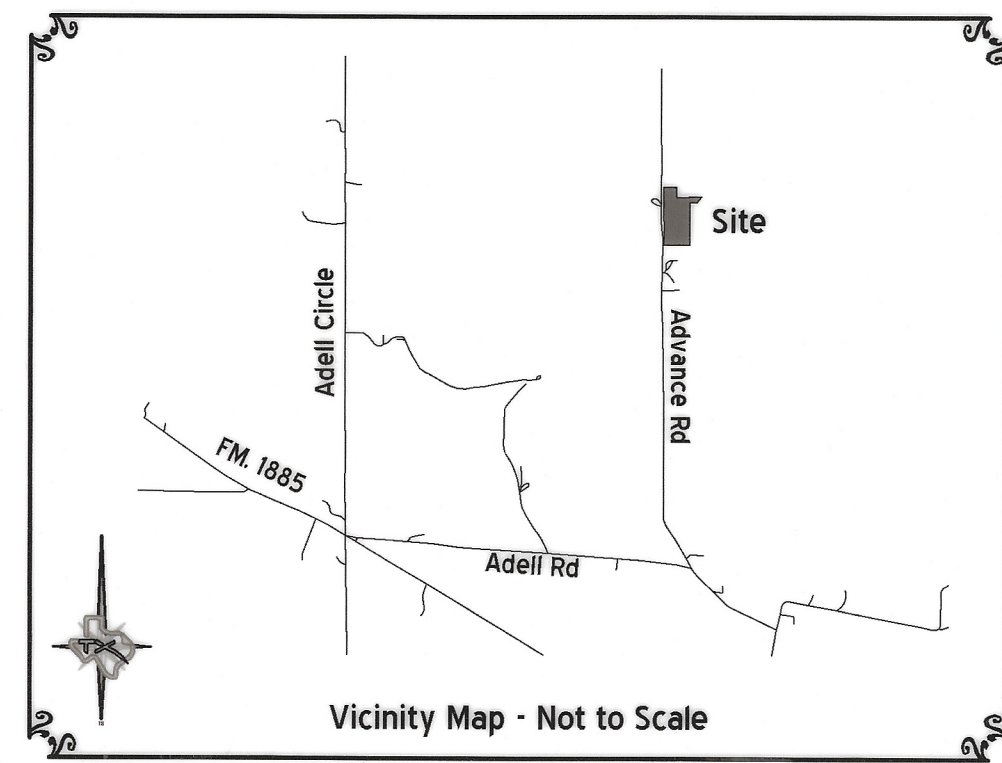
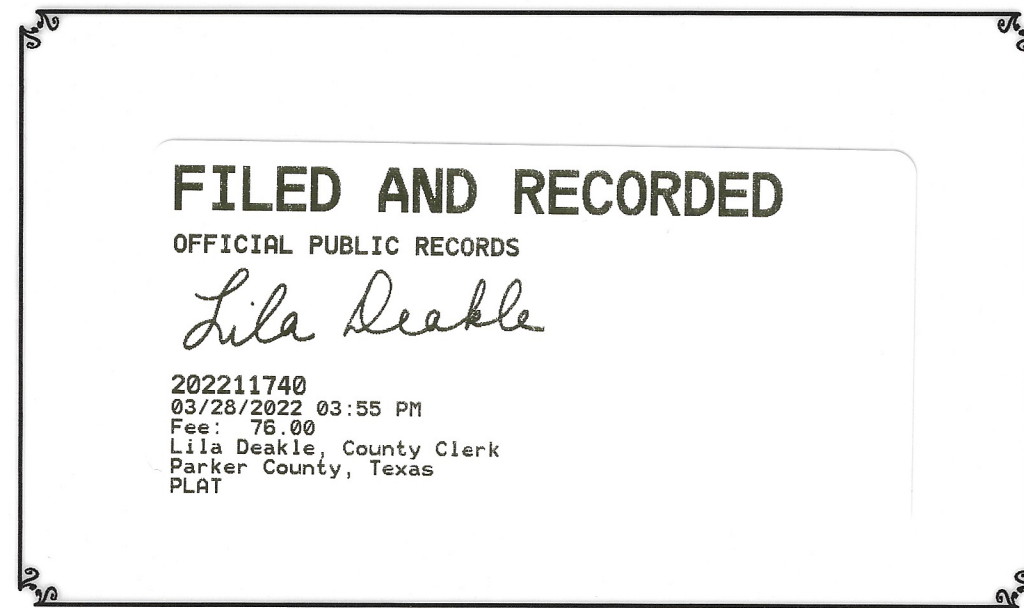
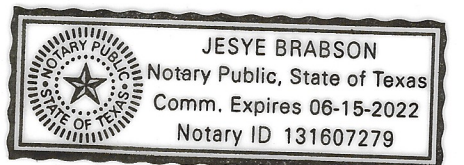
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Desha Gaines, 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.

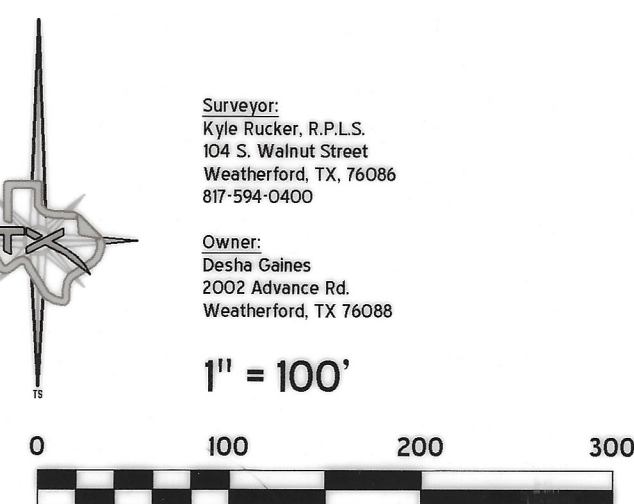
given under my hand and seal of office on this the 23 day of Feb, 2022.

*Jesye Brabson*  
Notary Public in and for the State of Texas



**Replat**  
**Lots 1R-1, 1R-2 and 2R, Block A**  
**Crooked Creek Addition**  
an Addition in Parker County, Texas  
Being a 9.016 acres replat of Lots 1 and 2, Block A, Crooked Creek Addition, Plat recorded in Cabinet E, Slide 550, Plat Records, Parker County, Texas.

February 2022



Plat Cabinet F Slide 196