

State of Texas
County of Parker

Whereas, Valhalla Property Leasing, LLC, being the sole owner of a certain 4.758 acre tract of land out of the JEREMIAH POSEY SURVEY, ABSTRACT NO. 1062 and the W.E. CRADDOCK SURVEY, ABSTRACT NO. 2199, Parker County, Texas; being all of that certain tract described in Clerk's File No. 202037105, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas were 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 monumented southwest right-of-way of US Highway No. 180 (variable width) at the northeast corner of that certain 22.265 acres tract conveyed to Gary & Linda Beavers Living Trust in Volume 1993, Page 399 R.P.R.P.C.T., being the northwest corner of said Valhalla Property Leasing, LLC tract, for the northwest and beginning corner of this tract. WHENCE the southwest corner of said CRADDOCK SURVEY, ABSTRACT NO. 2199, is called by deed to bear South 1760.59 feet and West 818.18 feet.

THENCE with said southwest right-of-way of US Highway No. 180 and the north line of said Valhalla Property Leasing, LLC tract the following:

S 74°21'34" E 328.09 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract; S 71°20'15" E 276.70 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract; S 74°26'42" E 89.26 feet to a 4" steel fence post for the northeast corner of said Valhalla Property Leasing, LLC tract.

THENCE S 03°01'32" W 357.06 feet to a found 1" iron pipe in the monumented north right-of-way of Old Millsap Road (a paved surface), for the southeast corner of said Valhalla Property Leasing, LLC tract.

THENCE S 84°51'31" W 321.30 feet with said north right-of-way of Old Millsap Road and the south line of said Valhalla Property Leasing, LLC tract to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", being the southeast corner of that certain Layman tract described in Clerk's File No. 202100277, R.P.R.P.C.T., for the most southerly southwest corner of this tract. WHENCE a found 3/8" iron rod at the southwest corner of said Layman tract bears S 84°51'31" W 275.13 feet.

THENCE along the common line of said Valhalla Property Leasing, LLC and Layman tracts the following:

N 03°42'40" E 254.18 feet to a found 2" steel fence post for a corner of this tract;
N 05°39'42" E 35.53 feet to a found 5/8" iron rod for an interior corner of this tract;
N 81°06'20" W 328.48 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the east of said 22.265 acres tract, for the most northerly southwest corner of this tract.

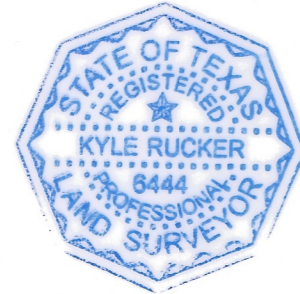
THENCE N 04°47'28" W 247.36 feet with the common line of said 22.265 acres tract and said Valhalla Property Leasing, LLC tract to the POINT OF BEGINNING.

Surveyors 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: November 6, 2020 - JN051017-P



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. 48367C0250F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA 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 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.)

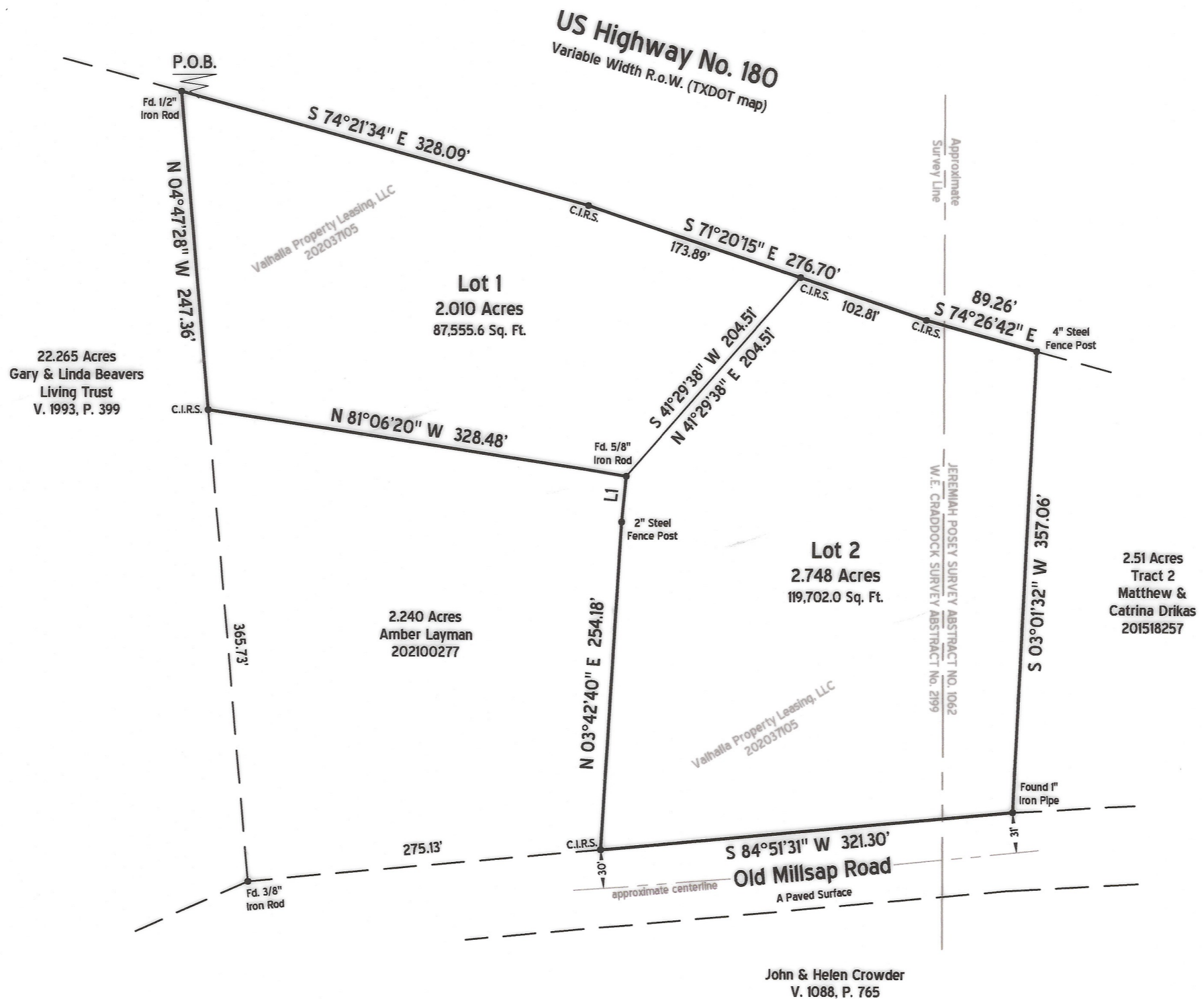
7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

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.

Line 1 - LI
Bearing: N 05°39'42" E
Distance: 35.53'



Now, Therefore, Know All Men By These Presents:

That Charles Jacobson 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 and Lot 2, C. L. Jacobson Valhalla Acres, 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 5th day of October, 2021.

By:

Charles Jacobson
Charles Jacobson
Valhalla Property Leasing, LLC

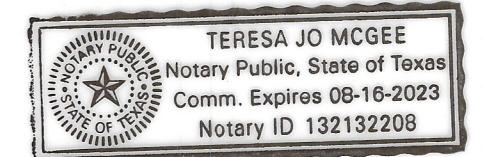
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Charles Jacobson, 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 5th day of October, 2021.

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 21 day of October, 2021.

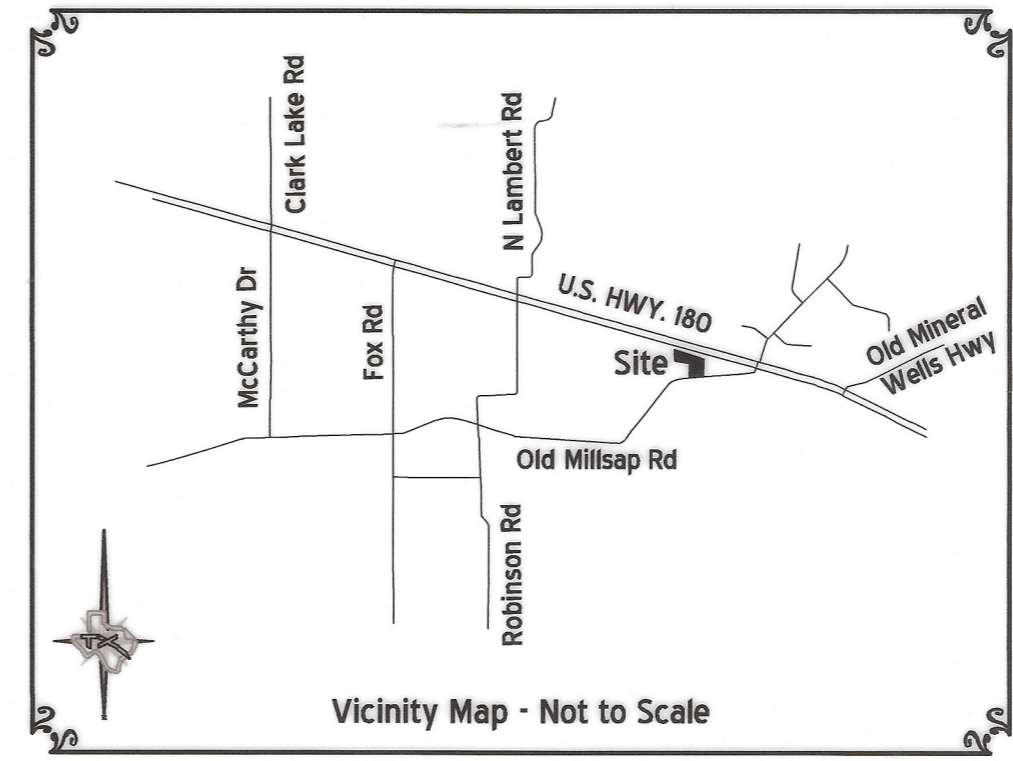
James A. Conley
Commissioner Precinct 1
James A. Conley
Commissioner Precinct 3

Charles Jacobson
Commissioner Precinct 2
Charles Jacobson
Commissioner Precinct 4

FILED AND RECORDED

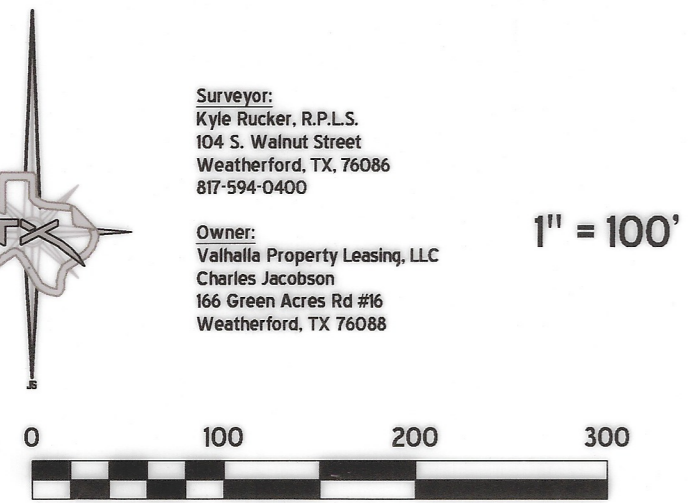
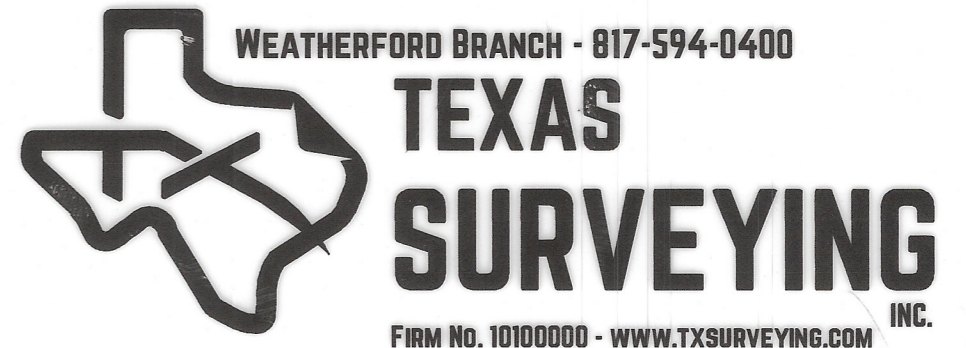
OFFICIAL PUBLIC RECORDS
Lila Deakle

202140044
10/12/2021 01:32 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Minor Plat
Lot 1 and Lot 2
C. L. Jacobson Valhalla Acres
an Addition in Parker County, Texas
Being a 4.758 acre tract out of the
JEREMIAH POSEY SURVEY, ABSTRACT No. 1062 and the
W. E. CRADDOCK SURVEY, ABSTRACT No. 2199,
Parker County, Texas

October 2021



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