

PROPERTY DESCRIPTION

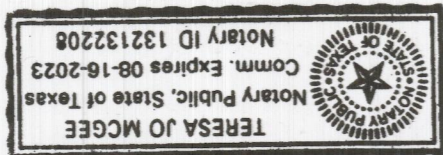
NOTES:

- 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.I.R.M. COMMUNITY PANEL 48367C025F, DATED APRIL 5, 2019. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
- 2) 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.
- 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' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS AND A 10' UTILITY EASEMENT ADJACENT TO THE LIMITS OF THE ROAD, UNLESS OTHERWISE SHOWN.
- 12) 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.

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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF July, 2020.
Green Mc Gee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

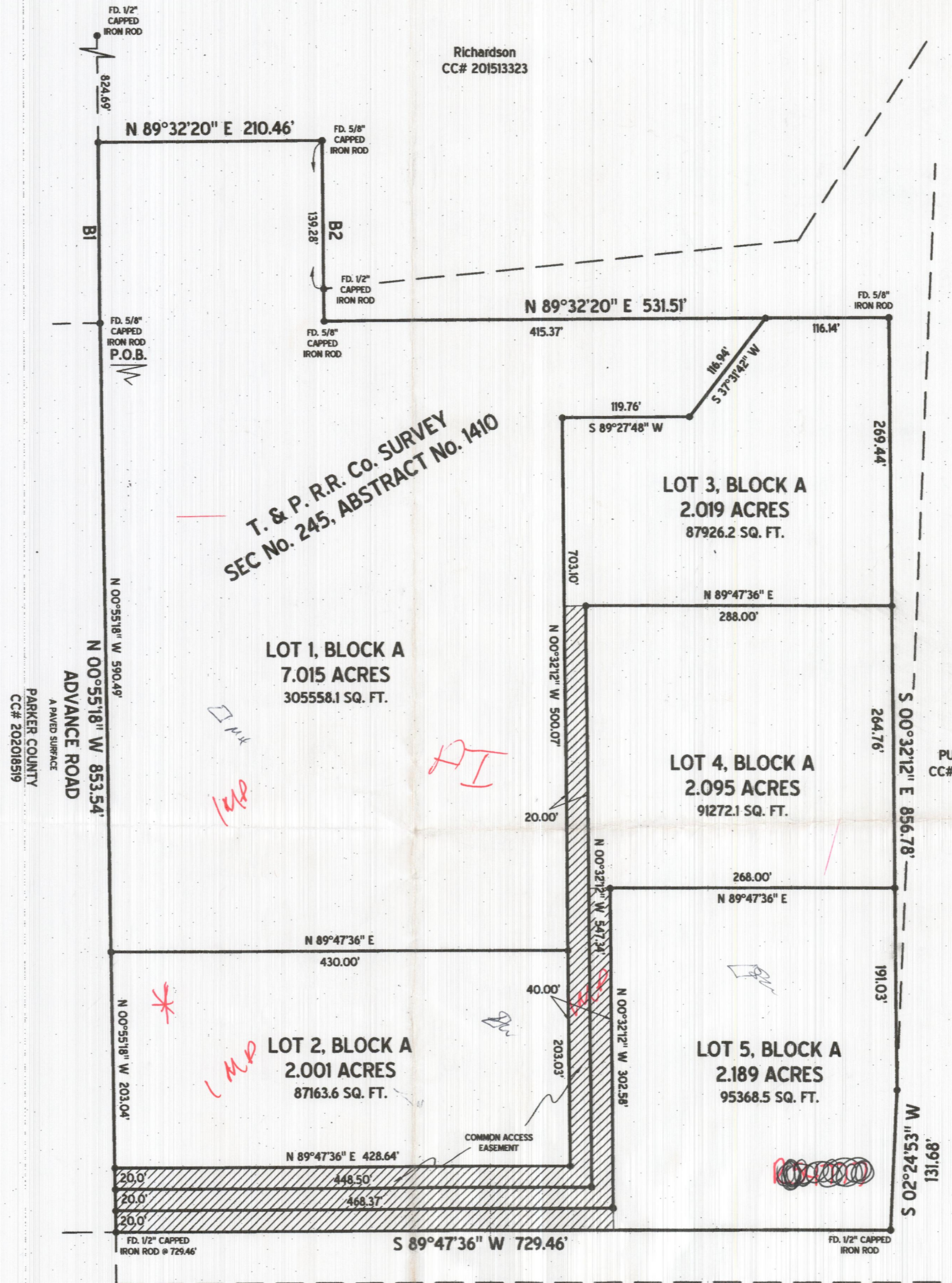


STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER OF THE COURT OF PARKER COUNTY, TEXAS, THIS THE 13 DAY OF July, 2020.

George A. Conley
COMMISSIONER PRECINCT #1
Paul H. ...
COMMISSIONER PRECINCT #3

Craig ...
COMMISSIONER PRECINCT #2
...
COMMISSIONER PRECINCT #4



WHEREAS, DESHA K. GAINES, BEING THE SOLE OWNER OF A 15.319 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION NO. 245, ABSTRACT NO. 1410, PARKER COUNTY, TEXAS; BEING A PORTION OF THOSE CERTAIN TRACTS CONVEYED TO GAINES IN VOLUME 2794, PAGE 748 AND 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 1/2" CAPPED IRON ROD IN THE EAST LINE OF ADVANCE ROAD FOR THE BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF THE J.G. COX SURVEY, ABSTRACT NO. 2374 IS CALCULATED TO BEAR N 10°50'35" W 293.90 FEET.

THENCE N 00°29'02" W 169.65 FEET TO A SET 1/2" CAPPED IRON ROD "TEXAS SURVEYING, INC." AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS RECORDED IN DOC. NO. 201513323, O.P.R.P.C.T. FOR THE NORTHWEST CORNER OF SAID VOLUME 2794, PAGE 748 AND OF THIS TRACT.

THENCE N 89°32'20" E 210.46 FEET ALONG THE SOUTH LINE OF SAID DOC. NO. 201513323, TO A FOUND 5/8" CAPPED IRON ROD FOR THE NORTHERNMOST NORTH-EAST 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 531.51 FEET TO A FOUND 5/8" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 02°24'53" W 131.68 FEET ALONG THE WEST LINE OF SAID CLERK'S FILE NO. 201916561 O.P.R.P.C.T. TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°47'36" W 729.46 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID ADVANCE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°55'18" W 853.54 FEET ALONG THE EAST LINE OF SAID ADVANCE ROAD 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
MAY 2020 - JN200525F-FINAL



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

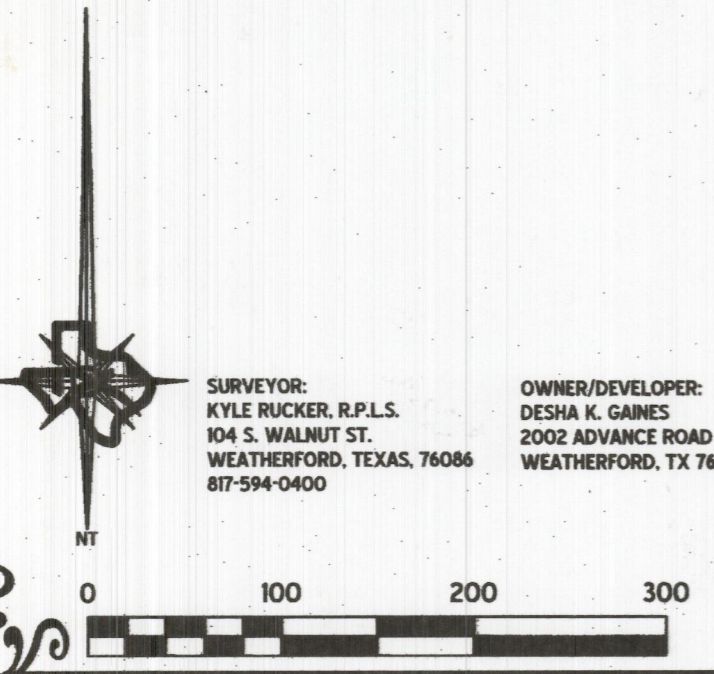
THAT, DESHA K. GAINES, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 - 5, BLOCK A, CROOKED CREEK ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 2 DAY OF July, 2020.
BY: Desha Gaines
DESHA K. GAINES

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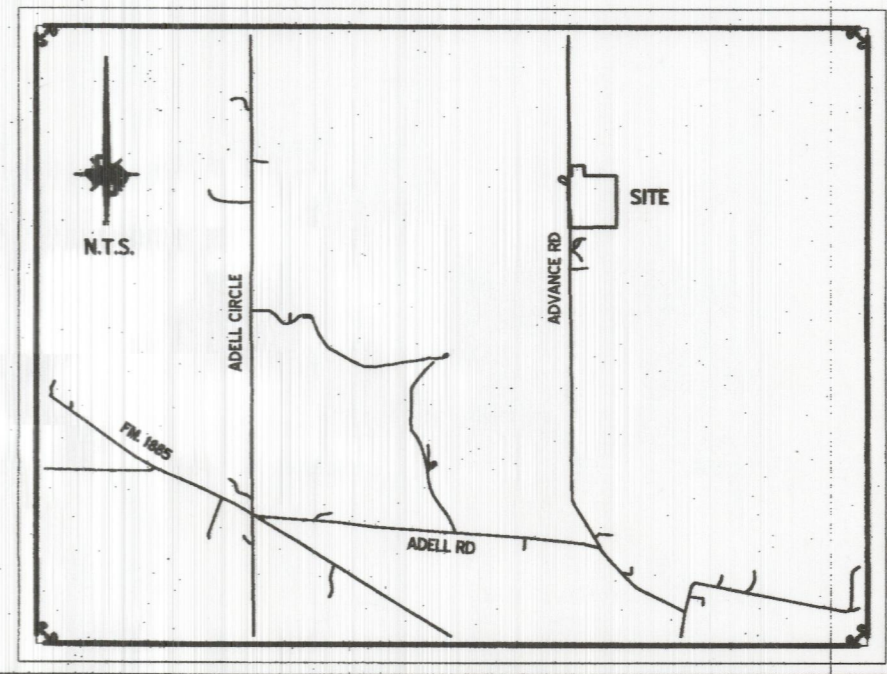
ACCT. NO.: 111669
SCH. DIST.: PE
CITY: E-S
MAP NO.:



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202020844
07/14/2020 10:35 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LINE	BEARING	DISTANCE
B1	N 00°29'02" W	169.65'
B2	S 00°28'57" E	169.65'

E-550



FINAL PLAT
OF LOTS 1-5, BLOCK A
CROOKED CREEK ADDITION
15.319 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION NO. 245, ABSTRACT NO. 1410, PARKER COUNTY, TEXAS.
JUNE 2020

