

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT  
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0375E,  
DATED SEPTEMBER 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP  
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED  
NOTE: SELLING A PORTION OF THIS ADDITION BY METES  
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS  
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER  
PENALTIES

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS.  
AND PARKER COUNTY SPECIAL UTILITY DISTRICT

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER  
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF  
PARKER COUNTY

202316485 PLAT Total Pages: 1

LINE	BEARING	DISTANCE
L1	S 30°27'12" W	30.00'
L2	N 59°32'48" W	28.05'
L3	S 43°26'50" E	41.90'

LEGAL DESCRIPTION

Of a 14.984 acres tract of land out of the W.W. Patrick Survey, Abstract No. 1039, Parker County, Texas; being the same tract described in Document No. 201904262 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at a found 1/2" iron rod in the southwest right of way fence of Taylor Road (paved) and at the most northerly northeast corner of a certain 112.29 acres tract (Tract 1) described in Volume 1392, page 326 of the Real Records for the northwest and beginning corner of this tract. Whence the northwest corner of said W.W. Patrick Survey is called to bear N. 59 deg. 20 min. 09 sec. W. 478.98 feet.  
Thence S. 59 deg. 20 min. 09 sec. E. 478.44 feet to a found 3/8" iron rod in the southwest right of way fence of said Taylor Road and at the northwest corner of a certain 21.00 acres tract described in Volume 1620, Page 1387 of said Real Records for the northeast corner of this tract.  
Thence S. 30 deg. 27 min. 12 sec. W. at 1079.57 feet pass a found 3/8" iron rod at the southwest corner of said 21.00 acres tract and at the northwest corner of a certain 31.890 acres tract described in Document No. 202207459 of said Official Public Records and in all 1364.48 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 31.890 acres tract and at the most easterly northeast corner of said 112.29 acres tract for the southeast corner of this tract.  
Thence N. 59 deg. 15 min. 14 sec. W. 478.50 feet to a found 1/2" iron rod at an ell corner of said 112.29 acres tract for the southwest corner of this tract.  
Thence N. 30 deg. 27 min. 21 sec. E. 1363.79 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, JOSHUA ELLESTAD and LISA ELLESTAD, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as EAGLE ROCK SUBDIVISION. This plat being a subdivision of 14.984 acres out of the W.W. Patrick Survey, Abstract No. 1039, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 11<sup>th</sup> DAY OF May, 2023

BY: [Signature]  
JOSHUA ELLESTAD

BY: [Signature]  
LISA ELLESTAD

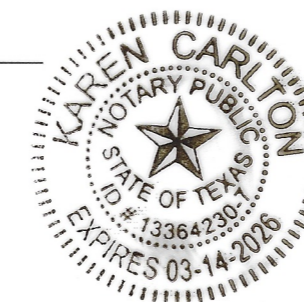
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOSHUA ELLESTAD and LISA ELLESTAD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 11<sup>th</sup> day of May, 2023

[Signature]  
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 26 DAY OF June, 2023.

Absent  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #1  
Judge Pro Tem

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4

LIEN HOLDER STATEMENT

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR WYNDHAM CAPITAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, whose address is P.O. BOX 2026, FLINT, MI 48501-2026, TEL. (888) 679-MERS, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]  
Signature

Mary W. Scott  
Printed  
ASSISTANT SECRETARY, MERS  
VICE-PRESIDENT - CITIZENS  
Title

STATE OF VIRGINIA

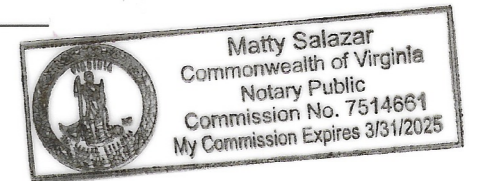
COUNTY OF HENRICO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on

this day personally appeared MARY W. SCOTT, VP CITIZENS, 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 stated.

GIVEN under my hand and seal of office this 16<sup>th</sup> day of JUNE, 2023

[Signature]  
Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 5, 2023.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN22614 221448.dwg FN230250



11896  
BR  
D-21

D.C. HATCHER, ET UX  
112.29 ACRES (TR 1)  
V. 1392, P. 326

JOSHUA ELLESTAD &  
LISA ELLESTAD  
DOC. #201904262

Wm.R. STEELE, JR., ET UX  
21.00 ACRES  
V. 1620, P. 1387

W.W. PATRICK SURVEY  
ABSTRACT NO. 1039

Wm. REED V., ET UX  
31.890 ACRES  
DOC. #202207459

D.C. HATCHER, ET UX  
112.29 ACRES (TR 1)  
V. 1392, P. 326

21039.002.002.00  
21039.002.002.50

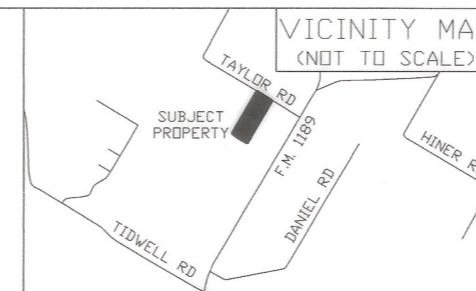
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202316485  
06/26/2023 03:20 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 513  
DATE 6/26/23



OWNER INFORMATION

JOSHUA ELLESTAD  
LISA ELLESTAD  
2100 TAYLOR ROAD  
WEATHERFORD, TX 76067  
PH. 817-932-5728

SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT

EAGLE ROCK SUBDIVISION  
LOTS 1 THRU 5

BEING A SUBDIVISION OF 14.984  
ACRES OUT OF THE W.W. PATRICK  
SURVEY, ABSTRACT NO. 1039  
PARKER COUNTY, TX

PLAT DATE: MAY 11, 2023

