

State of Texas
County of Parker

Whereas Barbara Ann Choate, being the sole owner of a 5.195 acres tract of land out of the G. MILLER SURVEY, ABSTRACT No. 2231, Parker County, Texas; being all of that certain tract conveyed to Choate in Clerk's File No. 202315709, 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 railroad spike at the southeast corner of Lot 3R, SOUTHRIDGE ESTATES, as recorded in Plat Cabinet E, Slide 597, Plat Records, Parker County, Texas and in the north line of Louise Lane, for the southwest and beginning corner of this tract.

THENCE N 12°42'13" W 823.42 feet, along the east line of said Lot 3R, to a found 5/8" iron rod in the south line of Meadow Ridge Drive, for the northwest corner of this tract.

THENCE along said south line of Meadow Ridge Drive as follows:
along the arc of a curve to the left, having a radius of 81.21 feet, an arc length of 133.18 feet, and whose chord bears N 39°34'10" E 118.75 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

N 07°41'40" W 16.70 feet, to a found railroad spike, at a corner of that certain tract conveyed to Beaver in Volume 1709, Page 847, for the northeast corner of this tract.

THENCE S 35°31'57" E 859.18 feet, along the west line of said Beaver tract, to a found 1/2" capped iron rod, in said north line of Louise Lane, for the southeast corner of this tract.

THENCE S 61°33'20" W 445.43 feet, along said north line of Louise Lane, 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, TX 76086
weatherford@txsurveying.com · 817-594-0400
W2112039-P - Field Date: July 13, 2023



Now, Therefore, Know All Men By These Presents:

That Barbara Ann Choate 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, Eric Eiland Estates, 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 18th day of July, 2023.

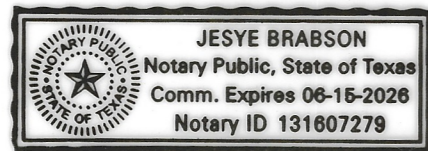
By: *Barbara Ann Choate*
Barbara Ann Choate

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 Barbara Ann Choate 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 18th day of July, 2023.

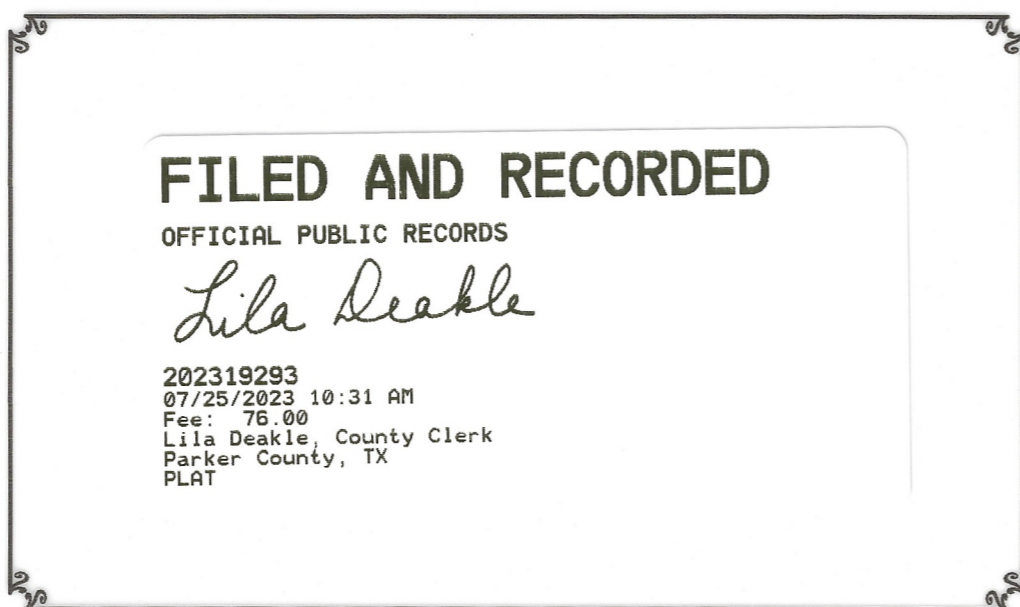
Jesye Brabson
Notary Public in and for the State of Texas



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

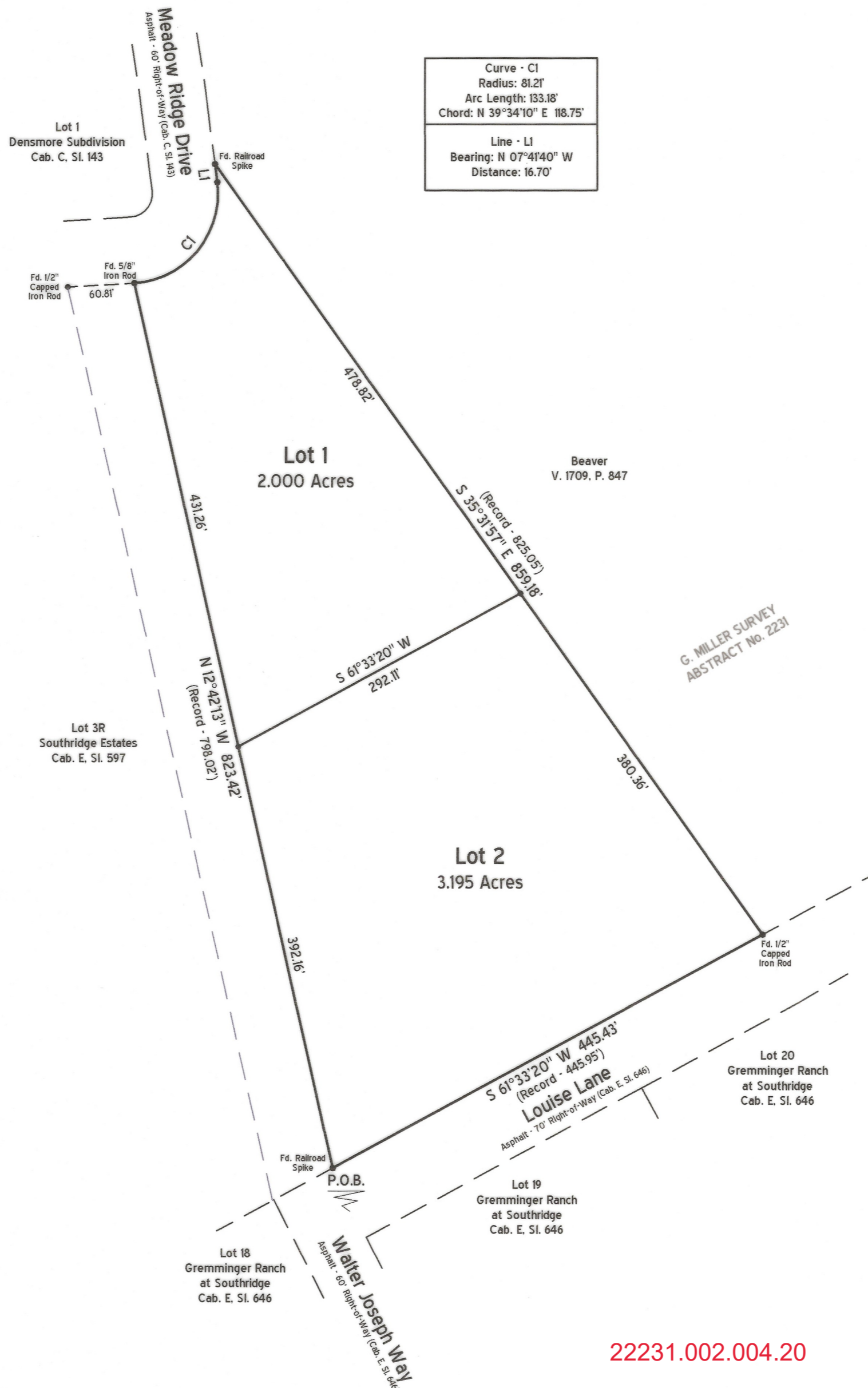
Owner:
Barbara Ann Choate
6125 Meadow Ridge Dr
Weatherford, TX 76087

1" = 100'



Plat Cabinet

F Slide 534



Curve - C1 Radius: 81.21' Arc Length: 133.18' Chord: N 39°34'10" E 118.75'
Line - L1 Bearing: N 07°41'40" W Distance: 16.70'

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

2) 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. 48367C0400F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) 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.)

6) All corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.

Parker County Notes:

7) Water is to be provided by private water wells.

8) Sanitary sewer is to be provided by on-site septic facilities.

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) 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.

11) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

12130
WE
H-20
SWE

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 24th day of July, 2023.

County Judge

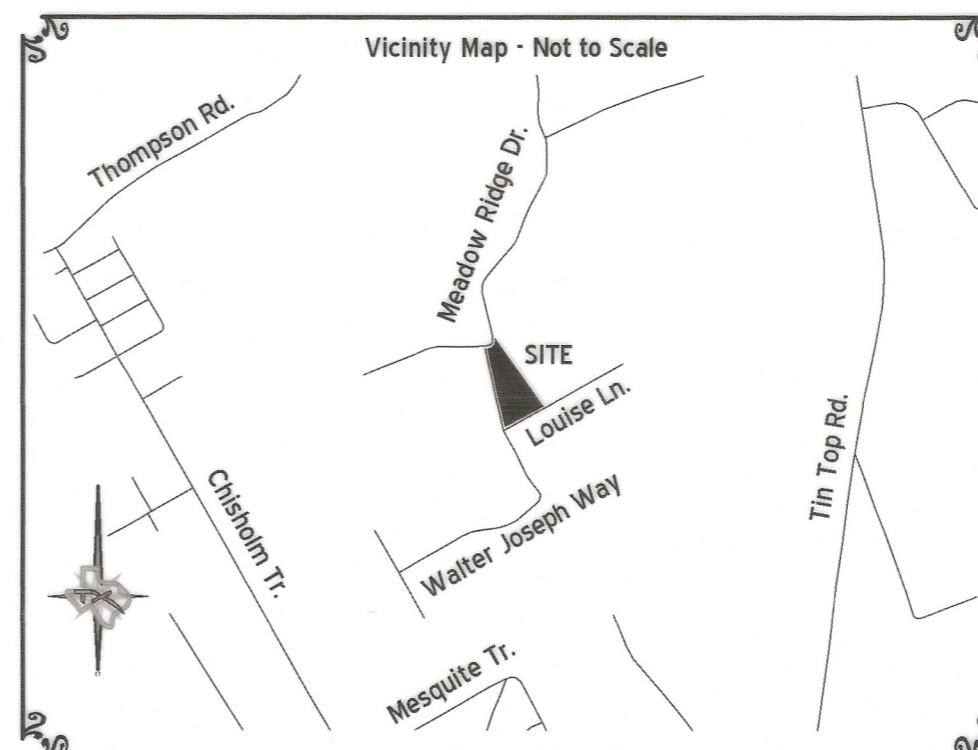
George A. Conley
Commissioner Precinct #1

Sam Halden
Commissioner Precinct #3

James Holt
Commissioner Precinct #2

Oliver
Commissioner Precinct #4

22231.002.004.20



Minor Plat
Lot 1 and Lot 2
Eric Eiland Estates
an addition in Parker County, Texas
Being a 5.195 acres tract of land out of the
G. MILLER SURVEY, ABSTRACT No. 2231,
Parker County, Texas

July 2023

TEXAS
SURVEYING

