

State of Texas
County of Parker

Whereas, Zekiel and Nicole Fialho, being the sole owners of a 9.034 acres tract of land out of the S. ERWIN SURVEY, ABSTRACT No. 427 and T & P R.R. CO. SURVEY, ABSTRACT No. 1519, Parker County, Texas; being all of those certain tracts conveyed to Fialho in Document No.'s 202241409 (called 3.163 acres) and 202241645 (called 5.872 acres), Official Public 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 southwest line of Erwin Road (a paved surface), being the northeast corner of said 5.872 acre tract, for the northeast and beginning corner of the herein described tract. WHENCE the northeast corner of said S. ERWIN SURVEY is calculated to bear N 04°31'52" E 460.82 feet.

THENCE S 35°24'29" W 25.77 feet, to a found 1/2" capped iron rod, being the northwest corner of that certain tract conveyed to Kirby in Doc. No. 201901747, R.P.R.P.C.T., for a corner of this tract.

THENCE S 11°54'20" W 254.74 feet, with the west line of said Doc. No. 201901747, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 05°37'21" W 248.60 feet, with the west line of said Doc.#201901747, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for the southeast corner of said 5.872 acre tract and this tract.

THENCE N 73°34'11" W 346.90 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for the most southerly southwest corner of said 5.872 acre tract and this tract.

THENCE N 15°22'06" W 458.62 feet to a 3" steel fence post. In the south line of said 3.163 acre tract, for a corner of this tract.

THENCE N 58°00'56" W 16.21 feet, to a 3" steel fence post, in the south line of said 3.163 acre tract, for a corner of this tract.

THENCE N 44°54'55" W 82.60 feet, to a 3" steel fence post, in the south line of said 3.163 acre tract, for a corner of this tract.

THENCE N 27°25'05" W 23.70 feet, to a 3" steel fence post, in the south line of said 3.163 acre tract, for a corner of this tract.

THENCE N 10°55'44" W 93.75 feet, to a 3" steel fence post, for the most westerly corner of said 3.163 acre tract and this tract.

THENCE N 26°32'40" E 399.29 feet, to a 3" steel fence post for the northwest corner of said 3.163 acre tract and this tract.

THENCE N 83°59'52" E 36.49 feet, to a 3" steel fence post in the southwest line of said Erwin Road, for the most northerly corner of said 3.163 acre tract and this tract.

THENCE S 26°14'36" E 93.01 feet, with the southwest line of said Erwin Road to a 5" steel fence post, for a corner of this tract.

THENCE S 39°08'28" E 619.45 feet, with the southwest line of Erwin 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, TX 76086
weatherford@txsurveying.com - 817-594-0400
JN140911-R2-R3-P
Field Date: November 3, 2022
Preparation Date: July 25, 2023



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 118014480 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Toto Gas Company - V. 296, P. 586 (Blanket); R.P.R.P.C.T.;
Toto Gas Company - V. 298, P. 327 (Blanket); R.P.R.P.C.T.;
Tri-County Elec. Coop., Inc. - V. 1785, P. 1363 (Blanket); R.P.R.P.C.T.;
OSSF - V. 1971, P. 1600, R.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract:
V. 464, P. 26; V. 467, P. 359; V. 1080, P. 1340; V. 1276, P. 908; V. 1846, P. 686; V. 1942, P. 1075; V. 2918, P. 891; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

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. 48367C0150E, dated September 26, 2008; 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 3" steel fence posts, unless otherwise noted. C.I.R.S. = set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC."

Parker County Notes:

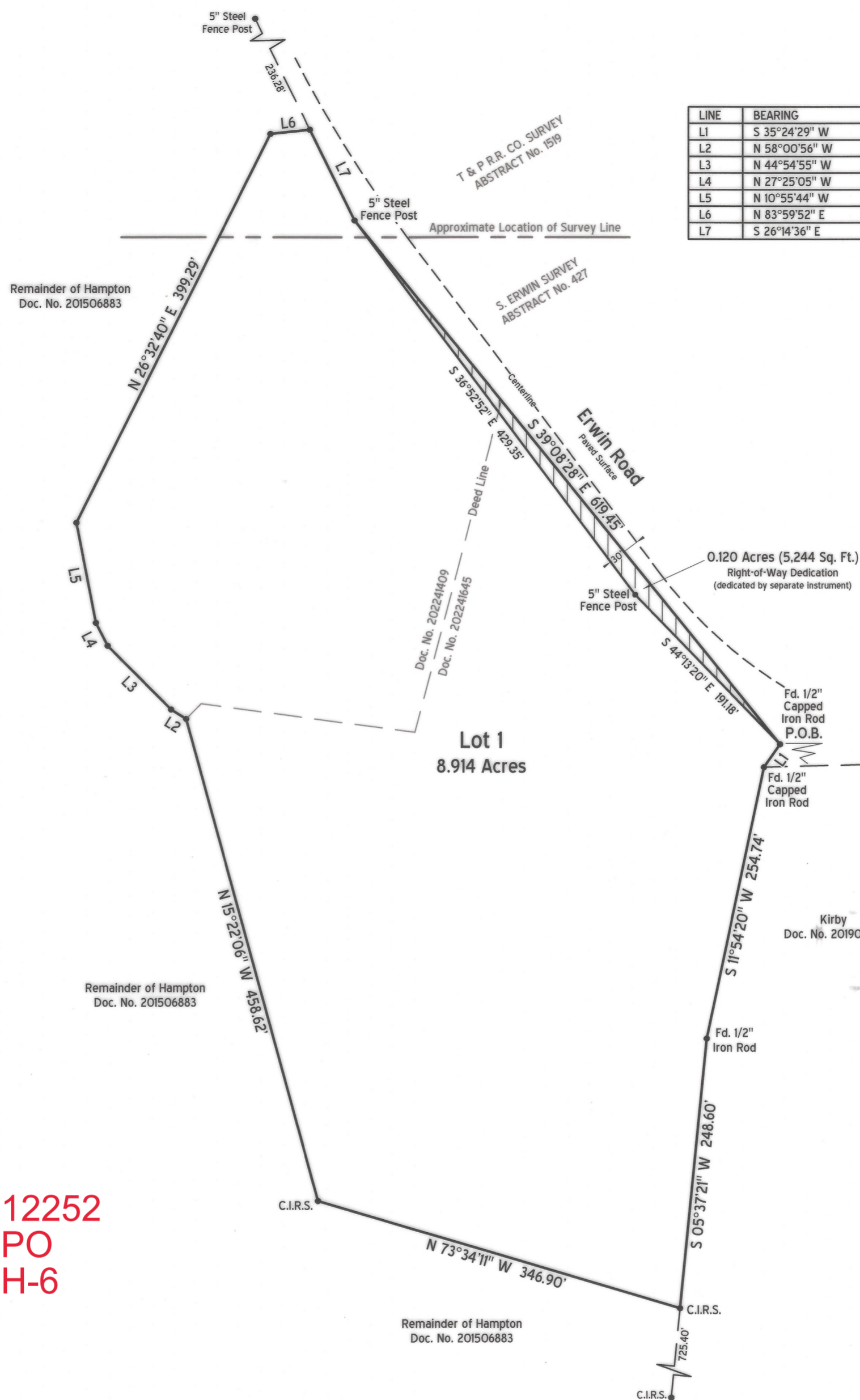
7) Water is to be provided by private water wells.

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.



LINE	BEARING	DISTANCE
L1	S 35°24'29" W	25.77'
L2	N 58°00'56" W	16.21'
L3	N 44°54'55" W	82.60'
L4	N 27°25'05" W	23.70'
L5	N 10°55'44" W	93.75'
L6	N 83°59'52" E	36.49'
L7	S 26°14'36" E	93.01'

12252
PO
H-6

Now, Therefore, Know All Men By These Presents:

That Zekiel Fialho and Nicole Fialho, 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, Fialho Homestead, 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 06 day of August, 2023.

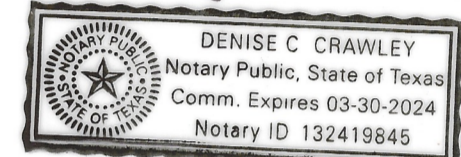
By: *Zekiel Fialho* By: *Nicole Fialho*
Zekiel Fialho Nicole Fialho

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 Zekiel Fialho 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 06 day of August, 2023.

Denise Crawley
Notary Public in and for the State of Texas
132419845 3-30-24

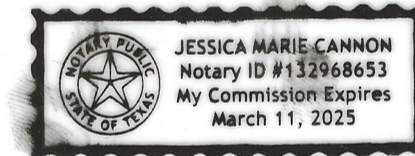


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nicole Fialho 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 7th day of August, 2023.

Jessica Marie Cannon
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 14th day of August, 2023.

County Judge

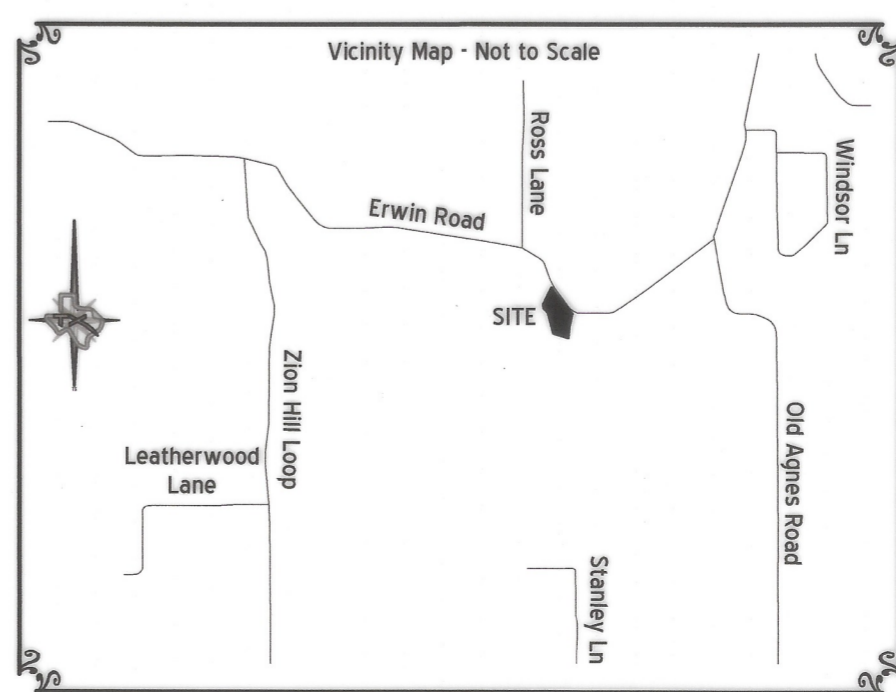
George A. Conley
Commissioner Precinct #1

Janet Holt
Commissioner Precinct #2

Sam Walden
Commissioner Precinct #3

Steve Stahl
Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202321437
08/15/2023 09:35 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PL:17



Minor Plat
Lot 1
Fialho Homestead
an addition in Parker County, Texas

Being a 9.034 acres tract of land out of the S. ERWIN SURVEY, ABSTRACT No. 427 and T & P R.R. CO. SURVEY, ABSTRACT No. 1519, Parker County, Texas

August 2023

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Plat Cabinet F Slide 545

20427.001.000.00
20427.001.001.00
20427.001.002.00

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

Owner:
Zekiel & Nicole Fialho
3960 Erwin Road
Poolville, TX 76487

1" = 100'

