

LEGAL DESCRIPTION

Of a 6.193 acres tract of land out of Section No. 337, T. & P. RR. Co. Survey, Abstract No. 1537 and the Northwest 1/4 of Section No. 326, T. & P. RR. Co. Survey (J.H. Gaines Survey), Abstract No. 1748, both in Parker County, Texas; being a part of a certain 8.49 acres tract described in Volume 2802, Page 882 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of the T. & P. Railroad and in the north line of said 8.49 acres tract and at the northwest corner of a certain 0.089 acre tract, also surveyed this day, for the northeast and beginning corner of this tract. Whence the northeast corner of said 8.49 acres tract bears N. 58 deg. 09 min. 31 sec. E. 11.76 feet and the southeast corner of said Section No. 337 is called to bear N. 58 deg. 09 min. 31 sec. E. 11.76 feet and S. 00 deg. 51 min. 09 sec. E. 796.15 feet.

Thence S. 01 deg. 07 min. 45 sec. E. 259.96 to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.089 acre tract.

Thence S. 02 deg. 52 min. 46 sec. E. 51.80 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.089 acre tract.

Thence S. 11 deg. 02 min. 21 sec. E. 48.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.089 acre tract.

Thence S. 31 deg. 06 min. 26 sec. E. 21.31 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.089 acre tract.

Thence S. 10 deg. 14 min. 30 sec. W. 23.42 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Old Millsap Road (paved) and in the south line of said 8.49 acres tract and at the southwest corner said 0.089 acre tract for the southeast corner of this tract. Whence the southeast corner of said 8.49 acres tract bears N. 54 deg. 11 min. 10 sec. E. 30.93 feet.

Thence S. 54 deg. 11 min. 10 sec. W. 371.36 feet along the north line of said Old Millsap Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 8.49 acres tract.

Thence S. 68 deg. 21 min. 06 sec. W. 189.96 feet along the north line of Old Millsap Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 8.49 acres tract.

Thence S. 77 deg. 14 min. 52 sec. W. 175.73 feet along the north line of said Old Millsap Road to a found 1/2" iron rod with cap in the south line of said 8.49 acres tract for the southwest corner of this tract.

Thence N. 08 deg. 57 min. 04 sec. W. at 279.64 feet pass a found 1/2" iron rod with cap and in all 312.16 feet to a found 1/2" iron rod with cap in the south right of way line of said T. & P. Railroad and in the north line of said 8.49 acres tract for the northwest corner of this tract.

Thence N. 58 deg. 09 min. 31 sec. E. 793.15 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, TED FRIDDLE, the owner of the land shown hereon, of which there is no lienholder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as FRIDDLE ADDITION, being a part of Section No. 337, T. & P. RR. Co. Survey, Abstract No. 1537 and the Northwest 1/4 of Section No. 326, T. & P. RR. Co. Survey (J.H. Gaines Survey), Abstract No. 1748, both in Parker County, Texas. I, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 29th DAY OF September, 2017

BY: Ted Friddle
TED FRIDDLE

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 Ted Friddle, known to me to be the person(s) whose name(s) is(are) 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 29th day of September, 2017

Philip E. Colvin, Jr.
Signature
NOTARY PUBLIC
PARKER COUNTY, TEXAS
My Comm. Expires
November 17, 2020
11442646

STATE OF TEXAS
COUNTY OF Parker

I, TED FRIDDLE, Dedicator and Owner of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

Ted Friddle
TED FRIDDLE

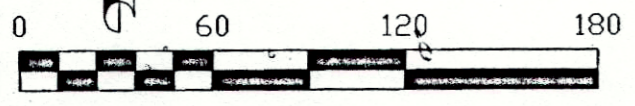
201725252 PLAT Total Pages: 1

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, ON THIS THE 10 DAY OF OCT, 2017.

George A. Conley COMR. PRECINCT #1
Sam Walden COMR. PRECINCT #3
Mark D. ... COMR. PRECINCT #2
... COMR. PRECINCT #4

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 JULY 20, 2017.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN17709 17500.ord FN170872

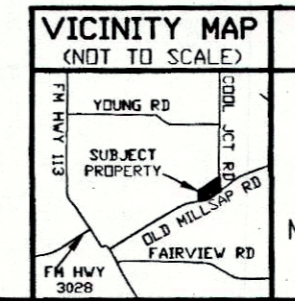


D-787

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250E, DATED SEPTEMBER 26, 2008
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

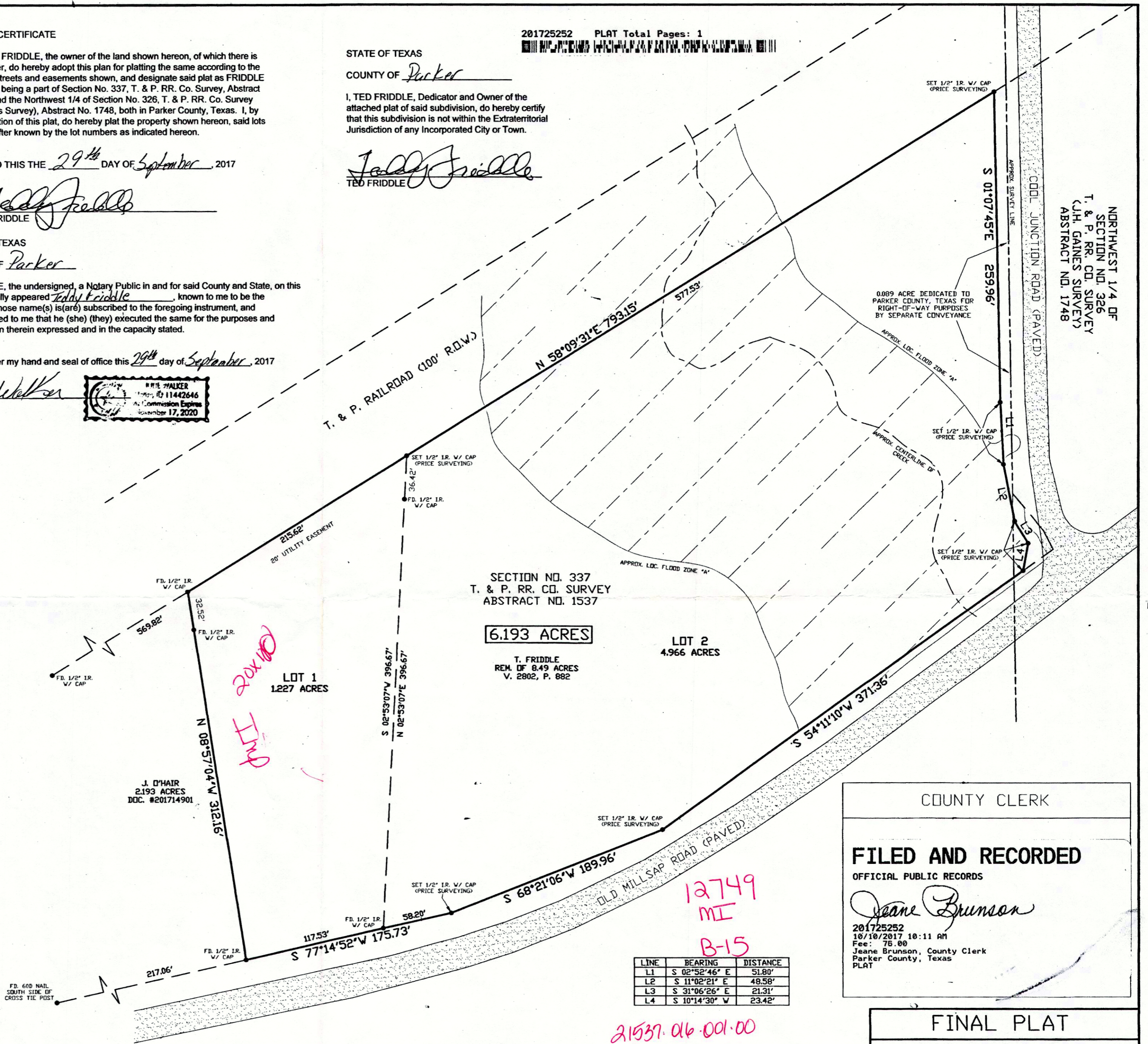
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
NOTE: WATER WILL BE SUPPLIED BY MILLSAP WATER SUPPLY CORPORATION
NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LINE	BEARING	DISTANCE
L1	S 02°52'46" E	51.80'
L2	S 11°02'21" E	48.58'
L3	S 31°06'26" E	21.31'
L4	S 10°14'30" W	23.42'



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

FINAL PLAT
LOT 1 AND LOT 2
FRIDDLE ADDITION
BEING A SUBDIVISION OF 6.193 ACRES OUT OF SECTION NO. 337, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1537 AND THE NW/4 OF SECTION NO. 326, T. & P. RR. CO. SURVEY (J.H. GAINES SURVEY), ABSTRACT NO. 1748, PARKER COUNTY, TX
PLAT DATE: SEPTEMBER 5, 2017



COUNTY CLERK
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201725252
10/10/2017 10:11 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

12749 MI
B-15
21537.016.001.00
21537.016.001.70