

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°05'50"	1849.91'	22°00'14"	N 33°10'51" W	706.08'	710.44'

201908129 PLAT Total Pages: 1

LEGAL DESCRIPTION

Of an 8.914 acres tract of land out of the S.B. Lusk Survey, Abstract No. 2319, Parker County, Texas; being the same tract described in Volume 2757, Page 1254 and in Document No. 201617188, both in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a found 1/2" iron rod at the northeast corner of a certain 3.401 acres tract (Tract 1) and at the most westerly southwest corner of a certain 29.09 acres tract (Tract 2), both described in Document No. 201722488 of said Official Records, for the southeast and beginning corner of this tract. Whence the northwest corner of said S.B. Lusk Survey is called to bear North 2126.70 feet and West 1014.35 feet.
 Thence S. 75 deg. 30 min. 29 sec. W. 359.71 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of F.M. Highway No. 52 and at the northwest corner of said 3.401 acres tract for the southwest corner of this tract.
 Thence N. 43 deg. 16 min. 37 sec. W. 49.91 feet along the east right of way line of said F.M. Highway No. 52 to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.
 Thence northwesterly along the arc of a 03 deg. 05 min. 50 sec. curve to the right having a radius of 1849.91 feet, a central angle of 22 deg. 00 min. 14 sec., a chord of N. 33 deg. 10 min. 51 sec. W. 706.08 feet and an arc length of 710.44 feet along the east right of way line of said F.M. Highway No. 52 to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 36.338 acres tract described in Volume 1948, Page 1029 of the Real Records for the northwest corner of this tract.
 Thence N. 83 deg. 12 min. 48 sec. E. 771.96 feet along the south line of said 36.338 acres tract to a found 1/2" iron rod at the northwest corner of said 29.09 acres tract for the northeast corner of this tract.
 Thence S. 00 deg. 12 min. 55 sec. E. 628.51 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, LONNIE DALE GRAY and KATHIE KIDD GRAY, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as GRAY ACRES, being a subdivision of 8.914 acres out of the S.B. Lusk Survey, Abstract No. 2319, 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 3RD DAY OF APRIL, 2019

BY: [Signature]
LONNIE DALE GRAY
BY: [Signature]
KATHIE KIDD GRAY

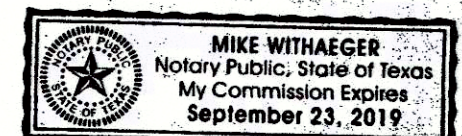
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LONNIE DALE GRAY and KATHIE KIDD GRAY, 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 3RD day of APRIL, 2019

[Signature]
Signature



ACCT. NO.: 12811
SCH. DIST.: PW
CITY: B-10
MAP NO.: B-10

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. 48367C0100E, DATED SEPTEMBER 26, 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 BY PRIVATE WATER WELLS

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

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 3RD DAY OF APRIL, 2019.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

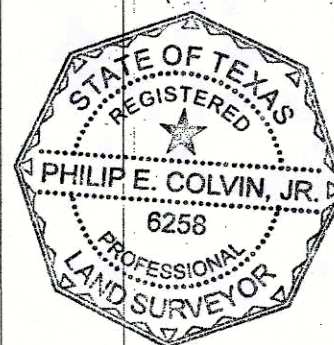
[Signature]
COMR. PRECINCT #3

[Signature]
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 FEBRUARY 21, 2019.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN181176 FN190130



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

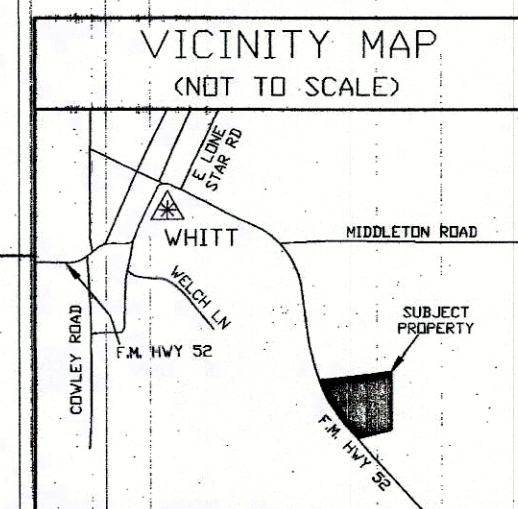
[Signature]
Lila Deakle
201908129
04/08/2019 10:31 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER INFORMATION

LONNIE DALE GRAY &
KATHIE KIDD GRAY
3600 NORTH FM RD 52
WEATHERFORD, TX 76088
940-327-9286

FILED FOR RECORDS

PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 269
DATE _____



22319.001.002-00
22319.001.003-50
SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
GRAY ACRES
LOT 1 & LOT 2
BEING A SUBDIVISION OF
8.914 ACRES OUT OF THE S.B.
LUSK SURVEY, ABSTRACT NO.
2319, PARKER COUNTY, TX
PLAT DATE: APRIL 2, 2019

