

Whereas, Bruce and Darline Arrington, being the sole owners of a certain 4.088 acres tract of land out, being all of Lots 34 and 35, Hidden Springs Ranch, an Addition in Parker County, Texas; According to the Plat as recorded in Plat Cabinet E, Slide 335, Plat Records, Parker County, Texas; being all of that certain tract described in Clerk's File No. 202029268, 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 set 1/2" iron rod capped, stamped "Texas Surveying, Inc", being the common corner of Lots 37, 38 and said 35, for the northwest and beginning corner of this tract.

THENCE S 82°49'53" E at 290.97 feet, pass a set 1/2" iron rod capped, stamped "Texas Surveying, Inc" at the southeast corner of said Lot 37, being the southwest corner of Lot 36, and in all 362.54 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", at the southeast corner of said Lot 36, for a corner of this tract.

THENCE S 74°17'41" E 209.05 feet, along the south line of Lot 31, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", being the common corner of Lot 33 and said Lots 34 and 35, for the northeast corner of this tract.

THENCE S 00°12'51" W 419.34 feet, along the common line of said Lots 33 and 34, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for the southern common corner of said Lots 33 and 34, for the southeast corner of this tract.

THENCE N 89°48'26" W 130.55 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for the southern common corner of said Lot 34 and Lot 39, for the southern southwest corner of this tract.

THENCE along the common line of said Lots 34, 35 and 39 the following courses and distances:

N 00°12'14" E 61.54 feet, set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for a corner of this tract.
N 89°32'38" W 76.27 feet, set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for a corner of this tract, along the arc of a curve to the right, having a radius of 78.75 feet, an arc length of 93.95 feet, and whose chord bears N 55°25'29" W 88.47 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for a corner of this tract.

N 21°15'00" W 11.67 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for a corner of this tract, along the arc of a curve to the left, having a radius of 536.16 feet, an arc length of 122.09 feet, and whose chord bears N 31°20'27" W 121.83 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", for a corner of this tract.

along the arc of a curve to the left, having a radius of 536.16 feet, an arc length of 271.60 feet, and whose chord bears N 52°22'34" W 268.70 feet, to a set 1/2" iron rod capped, stamped "Texas Surveying, Inc", in the east line of said Lot 38, for a corner of this tract.

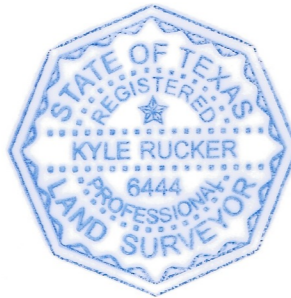
THENCE N 00°12'57" E 129.41 feet, along the common line of said Lots 35 and 38, to the POINT OF BEGINNING.

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, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: February 14, 2019 - JN19021L34-RP



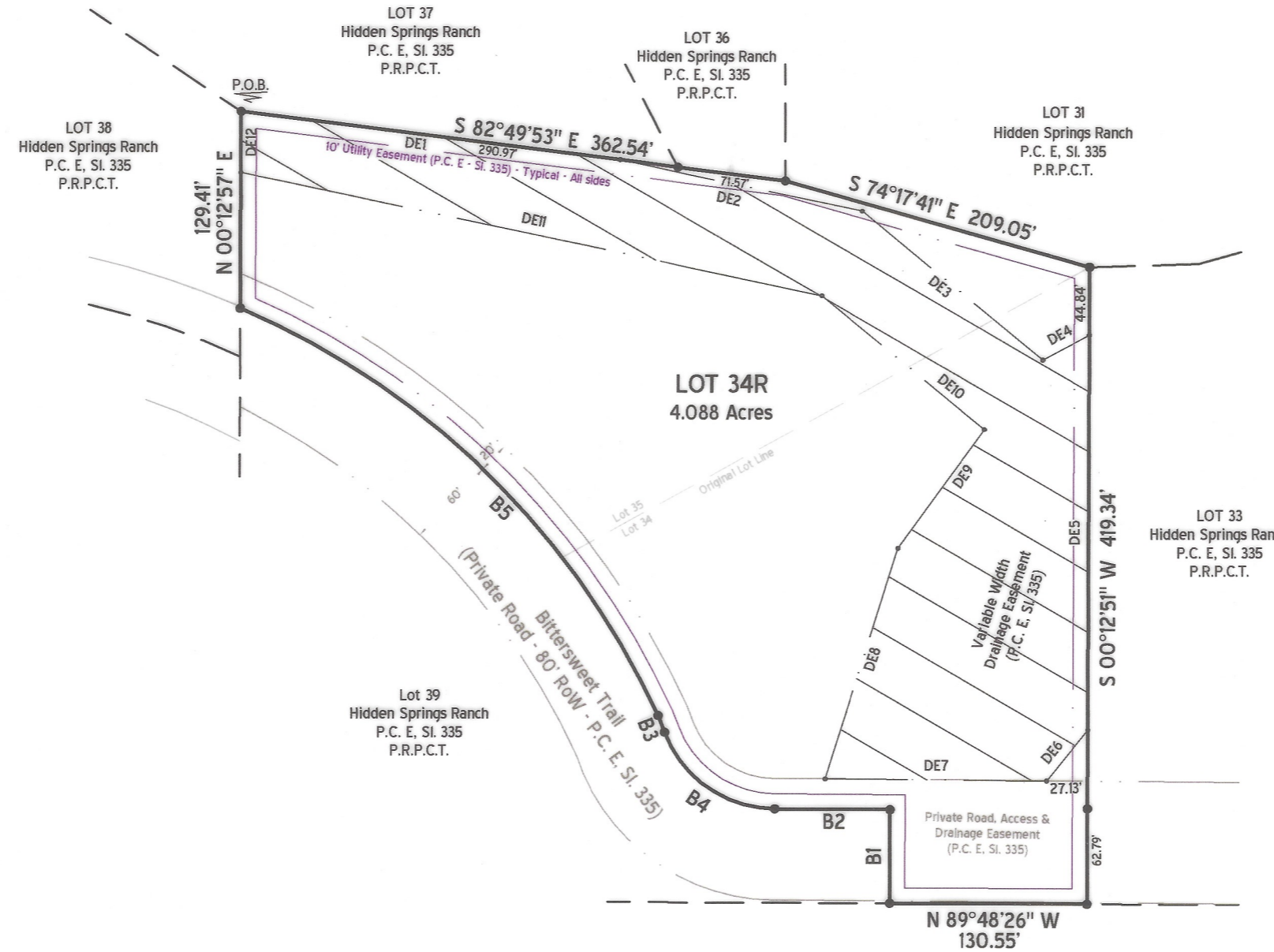
Notes:

- 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.L.R.M. Community Panel Map No. 48367C027SE, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 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).
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
- 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.)
- 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.
- No abstract of title or title commitment was provided to this surveyor, record research done 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.
- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- All current and subsequent owners must at all times maintain all portions of their acreage as identified in the hereinafore-referenced plat, subject to the right to convey the entirety of such property as shown on such deed(s), and should any such owner ever provide any easement to any other person or entity, all right, title and interest in and to the groundwater estate for the entirety of the property owned by such owner must be reserved from such easement and maintained by such owner.
- All roads within this development shall be designated as "Private Roads" and are shown hereon as a Private Road Easement being 60'-80' in width.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| B1 | N 00°12'14" E | 61.54' |
| B2 | N 89°32'38" W | 76.27' |
| B3 | N 21°15'00" W | 11.67' |

| CURVE | RADIUS | ARC | CHORD | CHORD DELTA | DEGREE OF CURVE |
|-------|---------|---------|-----------------------|-------------|-----------------|
| B4 | 78.75' | 93.95' | N 55°25'29" W 88.47' | 68°20'57" | 72°45'11" |
| B5 | 536.16' | 393.69' | N 45°51'10" W 384.90' | 42°04'14" | 10°41'11" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| DE1 | S 82°49'53" E | 252.84' |
| DE2 | S 78°08'08" E | 163.26' |
| DE3 | S 50°38'39" E | 154.36' |
| DE4 | N 62°03'22" E | 34.86' |
| DE5 | S 00°12'51" W | 259.96' |
| DE6 | S 39°13'51" W | 43.10' |
| DE7 | N 89°32'38" W | 146.55' |
| DE8 | N 17°37'46" E | 159.02' |
| DE9 | N 36°05'27" E | 97.03' |
| DE10 | N 50°38'39" W | 138.88' |
| DE11 | N 78°08'08" W | 392.46' |
| DE12 | N 00°12'57" E | 40.13' |



Volume 635, Page 756
O.R.P.C.T.

13275
PE
F-12

13275.001.034.00
13275.001.035.00

Now, Therefore, Know All Men By These Presents:

That Bruce Arrington and Darline Arrington acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 34R, Hidden Springs Ranch, 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 existing ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 17th day of June, 2022.

By:

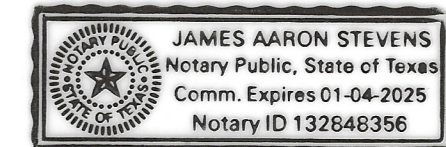
Bruce Arrington
Bruce Arrington
Darline Arrington
Darline Arrington

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 Bruce Arrington, 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 17th day of June, 2022.

James Aaron Stevens
Notary Public in and for the State of Texas

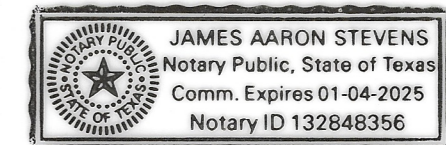


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Darline Arrington, 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 17th day of June, 2022.

James Aaron Stevens
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 27th day of June, 2022.

George A. Conley
County Judge

George A. Conley
Commissioner Precinct 1

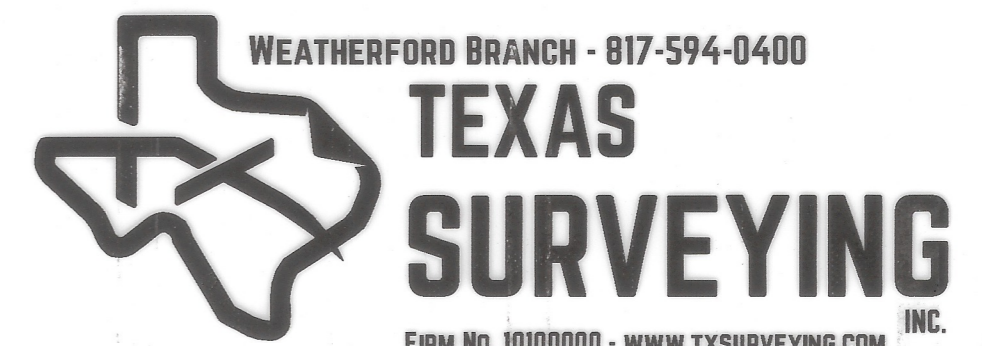
James Walden
Commissioner Precinct 3

Absent
Commissioner Precinct 2

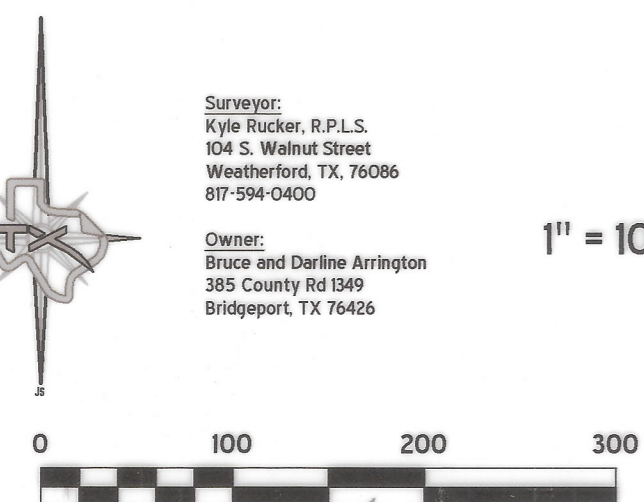
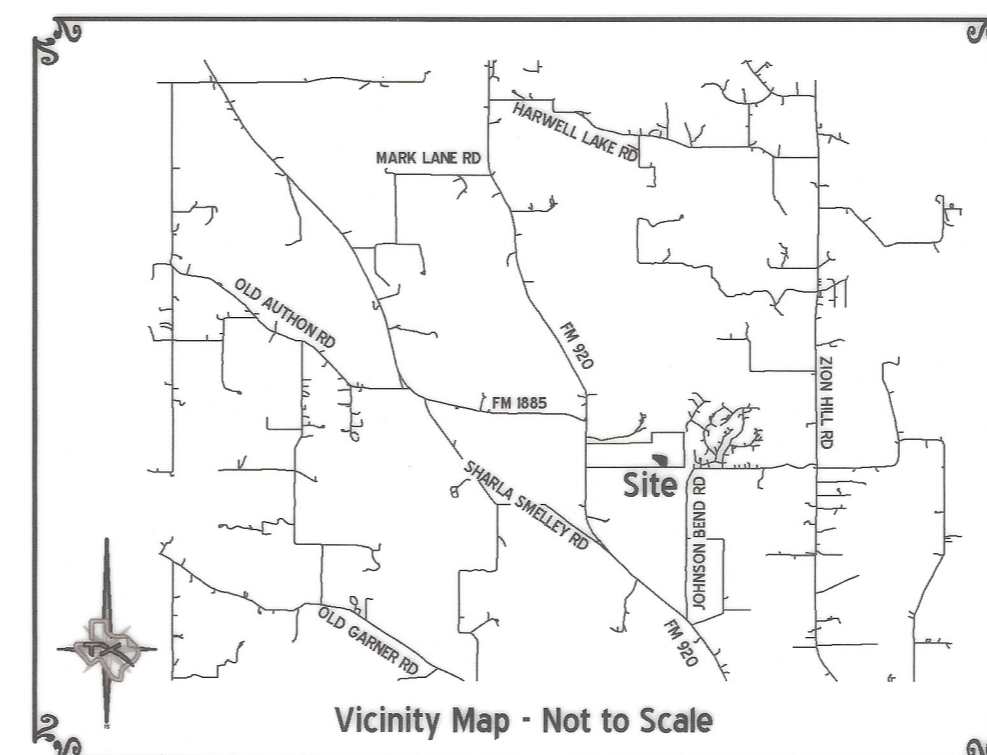
Joe O'Quinn
Commissioner Precinct 4

Replat
Lot 34R
Hidden Springs Ranch
an Addition in Parker County, Texas
Being a 4.088 acres replat of
Lots 34 and 35, Hidden Springs Ranch, according to the
Plat as recorded in Plat Cabinet E, Slide 335,
Plat Records, Parker County, Texas.

June 2022



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202224289
06/27/2022 03:37 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet F Slide 270