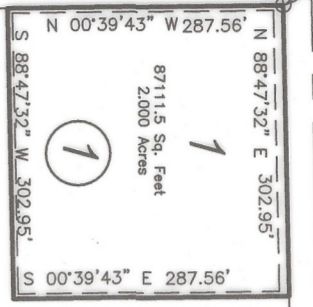
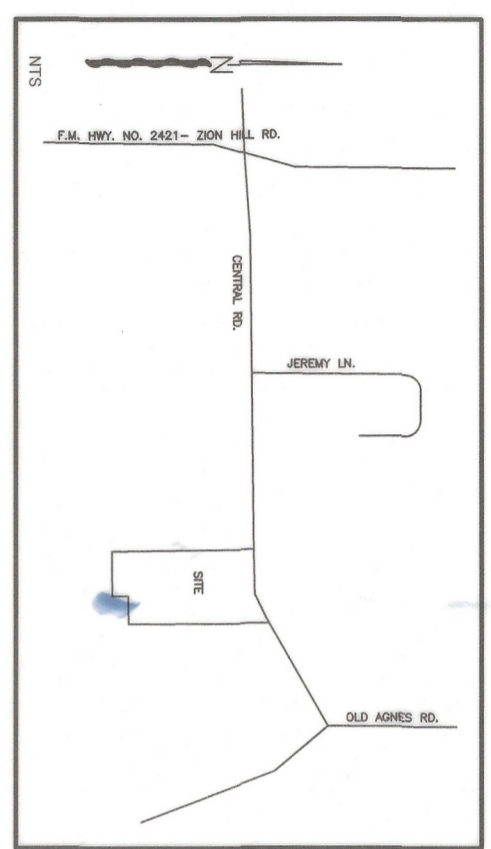


POINT OF BEGINNING OF SECOND TRACT



NOTES:
BEARINGS CORRELATED TO THE GPS NETWORK. NAD 83 NORTH CENTRAL, TEXAS ZONE 4202.
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 488701150E, EFFECTIVE DATE SEPTEMBER 28, 2008, LOTS 1-5 LIE WITHIN ZONE X BEING AREA OF MINIMAL FLOOD HAZARD.
CAPPED STEVENS SURVEYING 1/2\"/>

WASTEWATERS BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
WATER SOURCE BY INDIVIDUAL PRIVATE WELLS THERE SHALL BE A 1/2\"/>

CORA ANN FITZGERALD, JAMES HOMER STRATTON AND JANA LEIGH HAMMONDS BK. 2871, P. 559

OWNER/DEVELOPER
Rebecca M. Hogan
4770 Central Road
Weatherford, Texas 76088

J.N. MONTGOMERY SURVEY
ABST. NO. 988

116.218 Acres

REBECCA M. HOGAN
BK. 1672, P. 873

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 488701150E, EFFECTIVE DATE SEPTEMBER 28, 2008 THIS PORTION OF THE PROPERTY LIES WITHIN ZONE X BEING AREA OF MINIMAL FLOOD ELEVATIONS DETERMINED.

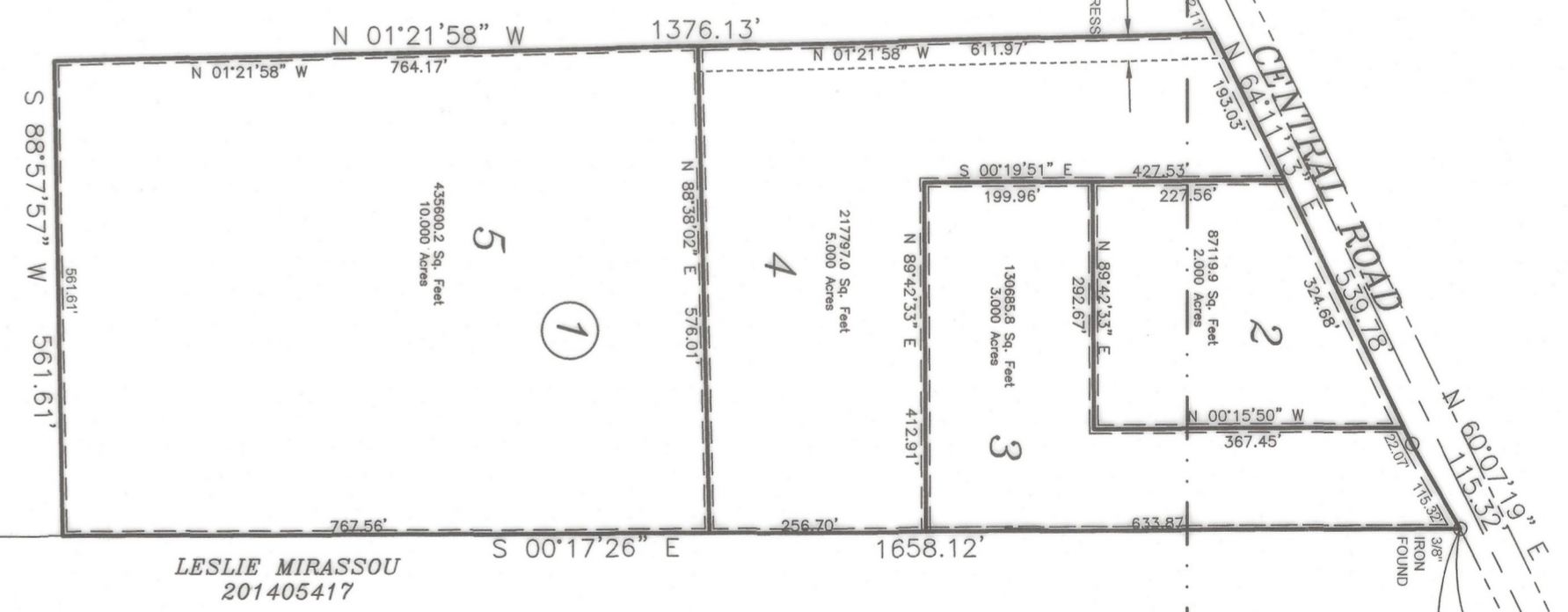
20988.005.000.50
21482.005.000.00

MICHAEL R. BOWLIN AND MARTHA A. BOWLIN
TRUSTEES OF THE BOWLIN FAMILY TRUST
V. 1965, P. 228

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202307364
03/28/2023 08:35 AM
Lila Deakle, County Clerk
Parker County, TX

POINT OF BEGINNING OF FIRST TRACT

T. & P. RR. CO. SURVEY
ABST. NO. 1482



LESLIE MIRASSOU
201405417

APPROXIMATE LOCATION SURVEYLINE

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER
WHEREAS Rebecca M. Hogan is the owner of the herein described property to wit:
22,000 acres being in two tracts situated in the T. & P. RR. CO. SURVEY, Abst. NO. 1482 and the J.N. MONTGOMERY SURVEY, Abst. No. 988, Parker County, Texas being a portion of that certain Official Public Record described in deed to Rebecca M. Hogan by deed recorded in Book 1672, Page 873, Official Public Records, Parker County, Texas. Said tracts begin more particularly described, as follows:
Tract 1
Beginning 3/8\"/>

THENCE North 01 degrees 21 minutes 58 seconds West, 1376.13 feet to a capped Stevens Surveying 1/2\"/>

THENCE North 64 degrees 07 minutes 13 seconds East, along the southeasterly line of said Central Road, 639.78 feet to a capped Stevens Surveying 1/2\"/>

THENCE North 60 degrees 07 minutes 19 seconds East, continuing along the southeasterly line of said Central Road, 115.32 feet to the POINT OF BEGINNING, and containing 20,000 acres of land.

Tract 2
Beginning at a 1/2\"/>

THENCE North 88 degrees 47 minutes 32 seconds East, along the common line of said Hogan and Fitzgerald/Stratton/Hammonds tracts, Surveying 1/2\"/>

THENCE North 00 degrees 00 degrees 39 minutes 43 seconds East, 287.56 feet to a capped Stevens Surveying 1/2\"/>

THENCE South 88 degrees 47 minutes 32 seconds West, 302.95 feet to a capped Stevens Surveying 1/2\"/>

THENCE North 00 degrees 00 degrees 39 minutes 43 seconds East, 287.56 feet to a capped Stevens Surveying 1/2\"/>

THENCE South 88 degrees 47 minutes 32 seconds West, 302.95 feet to a capped Stevens Surveying 1/2\"/>

THENCE North 00 degrees 00 degrees 39 minutes 43 seconds East, 287.56 feet to a capped Stevens Surveying 1/2\"/>

THENCE South 88 degrees 47 minutes 32 seconds West, 302.95 feet to a capped Stevens Surveying 1/2\"/>

THENCE North 00 degrees 00 degrees 39 minutes 43 seconds East, 287.56 feet to a capped Stevens Surveying 1/2\"/>

THENCE South 88 degrees 47 minutes 32 seconds West, 302.95 feet to a capped Stevens Surveying 1/2\"/>

Given under my hand and seal on this the 21st day of March, 2023
Notary Public in and for the State of Texas
Karen Carlton
KAREN CARLTON
NOTARY PUBLIC
STATE OF TEXAS
ID # 1338623304
EXPIRES 03-14-2028

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas this the 27th day of March, 2023
County Judge
Serge A. Conley
Commissioner Precinct #1
Tommy Hester
Commissioner Precinct #2
Tommy Hester
Commissioner Precinct #3
Tommy Hester
Commissioner Precinct #4

R.J. MONTGOMERY SURVEY
ABST. NO. 989

Final Plat
Lots 1-5, Block 1
HOGAN HEIGHTS, an
addition in Parker
County, Texas being
22,000 Acres in two
tracts situated in the
T. & P. RR. CO. SURVEY,
Abst. No. 1482 and the
J.N. MONTGOMERY
SURVEY, Abst. No. 988,
Parker County, Texas



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LESLIE DESCRIBED PROPERTY AS SHOWN HEREON.
3/20/2023

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 3, 2023



F457

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
These shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or easements, to conform to the grades established in this subdivision.
This plat represents property which has been platted without groundwater certification as provided in Texas Local Government Code Section 252.0822. Buyer is advised to question seller as to the groundwater condition.
It is the contractor's responsibility to call 1-800-DIG-TESS before trenching on the subject site.

STEVENS LAND SURVEYING,
OF TEXAS
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION # 10194023