

BEING A 4.296 ACRES TRACT OF LAND OUT OF THE T&P RR CO SURVEY, SECTION 187, ABSTRACT NO. 140, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN LOTS 24 AND 25, HIDDEN SPRINGS RANCH AS RECORDED IN PLAT CABINET E, SLIDE 335, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING A PORTION OF DOCUMENT 201918284, P.R.P.C.T.; 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" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE NORTHEAST CORNER OF LOT 24, HIDDEN SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 335, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 00°10'20" E 196.54 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 66°17'50" W 65.86 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 27°57'46" W 115.89 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 75°59'00" W 156.41 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE S 43°52'55" W 340.57 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 02°32'49" E 585.34 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.

THENCE N 04°07'53" E 27.80 FEET TO A FOUND 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°32'45" E 473.88 FEET TO THE POINT OF BEGINNING.

SURVEYORS 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 ST. WEATHERFORD, TX 76086
 WEATHERFORD@TXSURVEYING.COM 817-594-0400
 FEBRUARY 14, 2019 - JM9021RP1



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, *Chad Bushaw*, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 24R, HIDDEN SPRINGS RANCH, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 17th DAY OF JUNE, 2020.

BY: *Chad Bushaw*
 NAME/TITLE

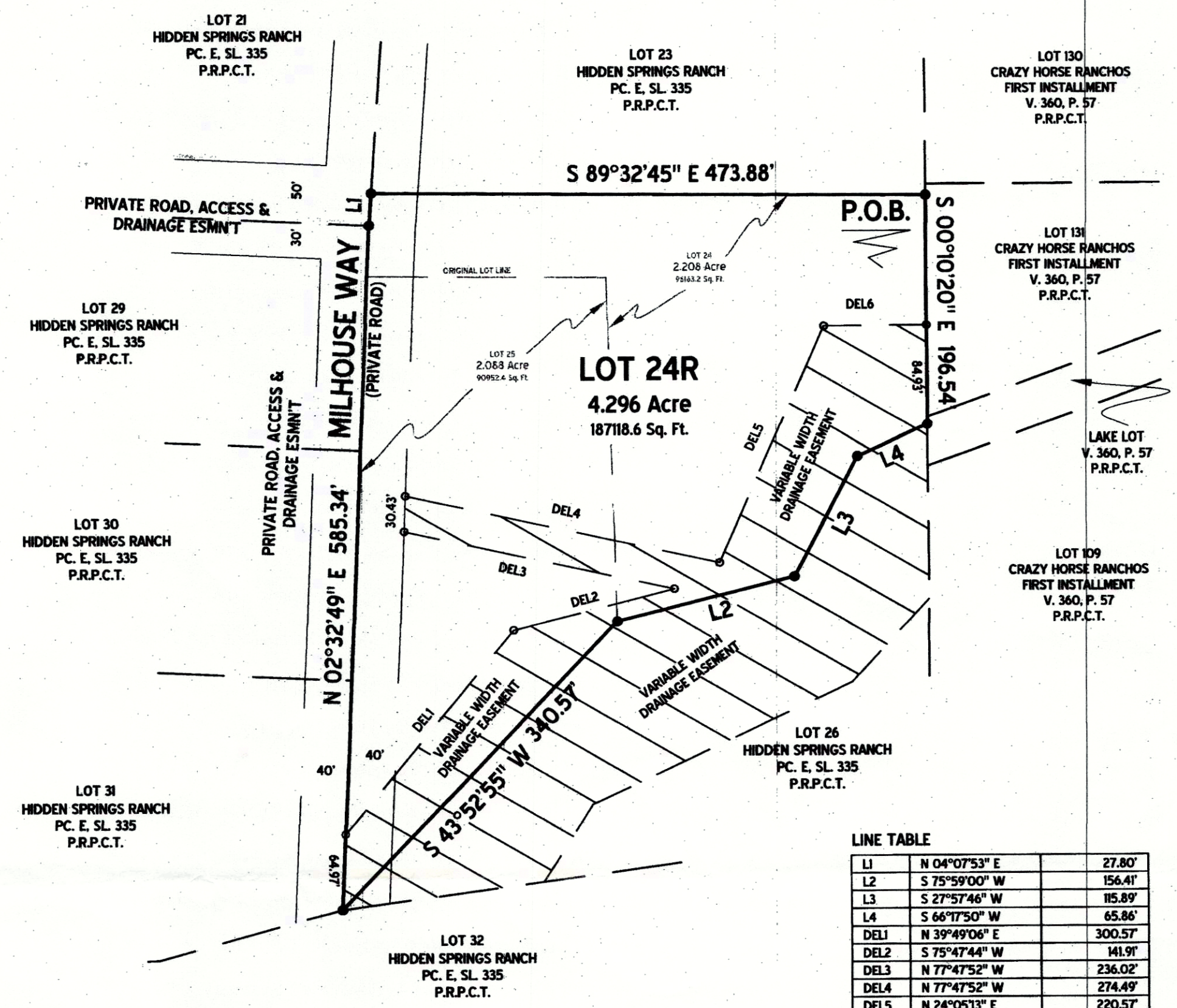
STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *CHAD BUSHAW*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF JUNE, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-15-2020
 Notary ID 130741161

- NOTES:**
- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
 OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0275E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.
 - NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
 - SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
 - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
 - SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
 - 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.
 - ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREBIN-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.



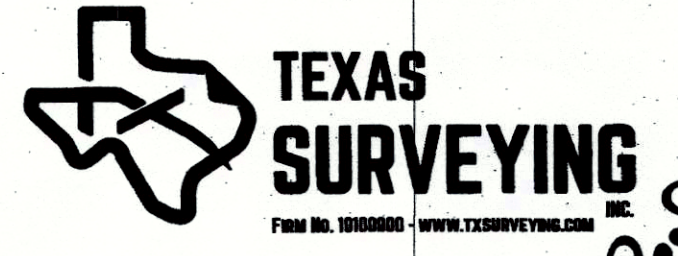
LINE TABLE

L1	N 04°07'53" E	27.80'
L2	S 75°59'00" W	156.41'
L3	S 27°57'46" W	115.89'
L4	S 66°17'50" W	65.86'
DEL1	N 39°49'06" E	300.57'
DEL2	S 75°47'44" W	141.91'
DEL3	N 77°47'52" W	236.02'
DEL4	N 77°47'52" W	274.49'
DEL5	N 24°05'13" E	220.57'
DEL6	S 89°49'40" W	88.14'

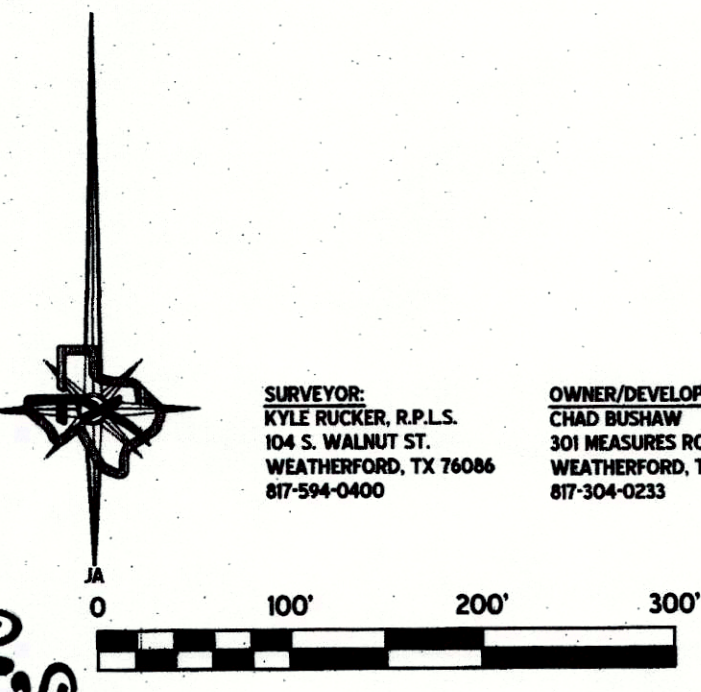
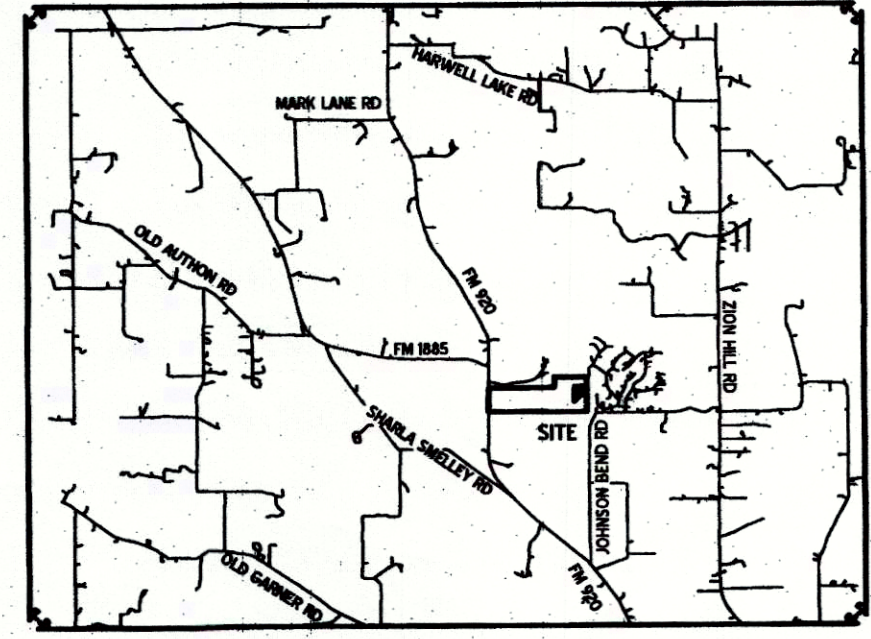
STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20 DAY OF June, 2020.
George A. Carley
 COUNTY JUDGE
 COMMISSIONER PRECINCT #1
Chris Paul
 COMMISSIONER PRECINCT #2
Theresa
 COMMISSIONER PRECINCT #3

ACCT. NO.: 13275
 SCH. DIST.: PE
 CITY:
 MAP NO.: E-12

**REPLAT
 LOT24R
 HIDDEN SPRINGS RANCH
 AN ADDITION TO PARKER COUNTY, TEXAS.
 BEING A REPLAT OF LOTS 24 AND 25, HIDDEN
 SPRINGS RANCH, AN ADDITION TO PARKER COUNTY
 TEXAS, AS RECORDED IN PLAT CABINET E, SLIDE 335,
 PLAT RECORDS, PARKER COUNTY, TEXAS
 MAY 2020**



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202017980
 06/22/2020 02:48 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT



SURVEYOR:
 KYLE RUCKER, R.P.L.S.
 104 S. WALNUT ST.
 WEATHERFORD, TX 76086
 817-594-0400

OWNER/DEVELOPER:
 CHAD BUSHAW
 301 MEASURES ROAD
 WEATHERFORD, TX 76088
 817-304-0233

E-535

13275.001.024.00 13275.001.025.00