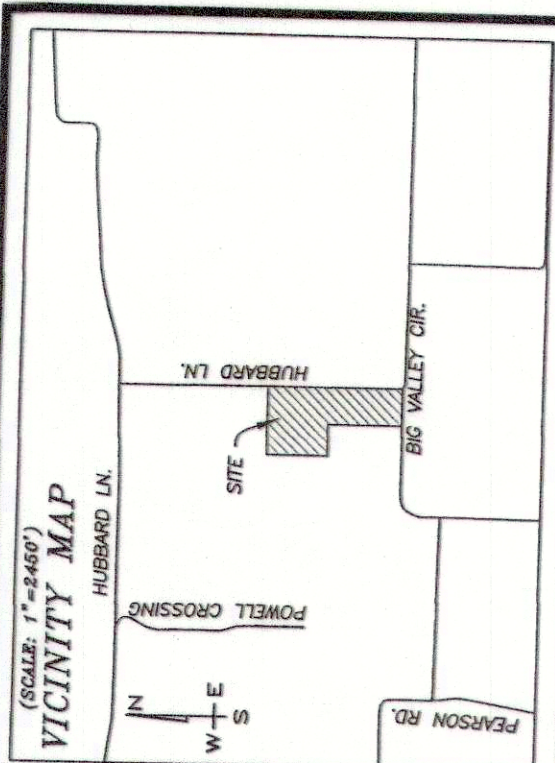




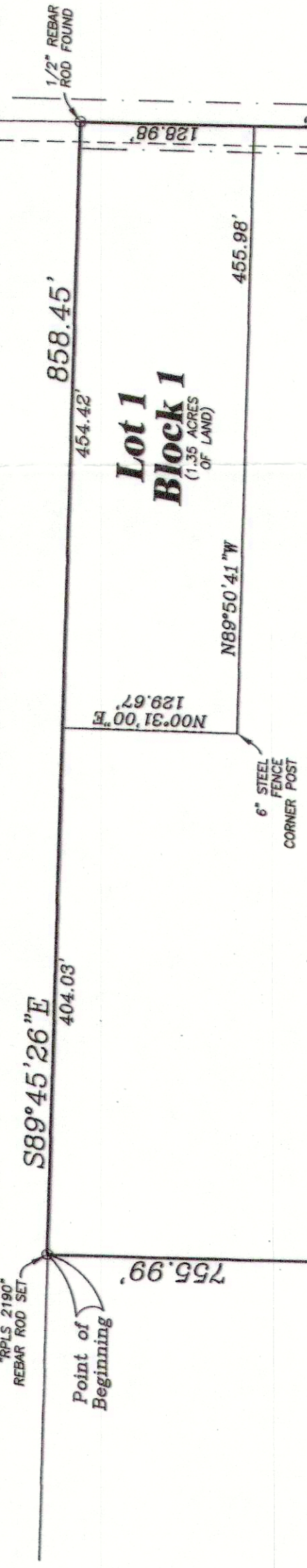
NOTES:
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
Water source is from private water wells.
No liens known.

201603480 PLAT Total Pages: 1

(SCALE: 1"=240')
VICINITY MAP



James E. Parris
V.1102, P.1061,
R.R.P.C.T.



Carmen M. Parris
V.1374, P.1520,
R.R.P.C.T.

William D. Thomason Survey,
Abstract # 1284,
Parker County, Texas

Lot 2
Block 1
(22.53 ACRES
OF LAND)

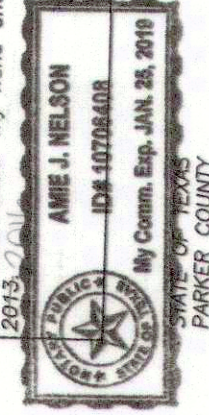
Michael Aaron Cathey
V.1856, P.38,
O.R.P.C.T.

Frank Joe Grammetbauer
V.1078, P.1226,
R.R.P.C.T.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE DAY OF SEPTEMBER 20, 2019.
COUNTY JUDGE Mark R. Ryce
PRECINCT 1 COMMISSIONER George Tomley
PRECINCT 2 COMMISSIONER Craig Secooge
PRECINCT 3 COMMISSIONER Patricia Williams-Stoner
PRECINCT 4 COMMISSIONER Patricia Williams-Stoner

THE STATE OF TEXAS }
COUNTY OF PARKER }
I, Michael Aaron Cathey, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within 3 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said Parker County, Texas.

THE STATE OF TEXAS }
COUNTY OF PARKER }
Before me, the undersigned authority on this day personally appeared Michael Aaron Cathey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal on this 20 day of September, 2019.



Notary Public in and for State of Texas

WHEREAS I, Michael Cathey, being the owner of 23.88 acres of land situated in the William D. Thomason Survey, Abstract Number 1284, and the William D. Thomason, Abstract Number 1341, Parker County, Texas, and being more particularly described in a deed recorded in Volume 1856, Page 38; Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "RPLS 2190" rebar rod set for the northwest corner of said Cathey Tract same being the northeast corner of a tract of land described in a deed to Carmen M. Parris, recorded in Volume 1374, Page 1520, Real Records, Parker County, Texas, and being in the south line of a tract of land described in a deed to James E. Parris, recorded in Volume 1102, Page 1061, Real Records, Parker County, Texas;

Thence S89°45'26"E., 858.45 feet along the common line of said Cathey Tract and said James Parris Tract to a 1/2" rebar rod found in the west line of Hubbard Lane;

Thence S00°10'32"E., 1252.03 feet along the west line of said Hubbard Lane to a 1/2" capped "RPLS 2190" rebar rod set for the northeast corner of a tract of land described in a deed to Michael A. Cathey, Jr. and spouse, Lesley Cathey, recorded in Volume 2476, Page 1991, Official Records, Parker County, Texas;

Thence S89°18'21"W., 246.39 feet along a common line of said Cathey Tracts to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S00°17'00"E., 175.13 feet along a common line of said Cathey Tracts to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N89°18'21"E., 246.06 feet along a common line of said Cathey Tracts to a 3" steel fence corner post in the west line of said Hubbard Lane for the southeast corner of said Michael & Lesley Cathey Tract;

Thence S00°10'32"E., 252.07 feet along the west line of said Hubbard Lane to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S42°41'03"W., 20.45 feet to a 1" angle iron found (Control Monument) in the north line of Big Valley Circle;

Thence N88°59'21"W., 450.70 feet along the north line of said Big Valley Circle to a 1/2" capped "RPLS 2190" rebar rod set for the southwest corner of said Cathey Tract same being the southeast corner of a tract of land described in a deed to Frank Joe Grammetbauer, recorded in Volume 1078, Page 1226, Real Records, Parker County, Texas, and from which a 1" angle iron found (Control Monument) for the southwest corner of said Grammetbauer Tract bears N88°59'21"W., 468.60 feet;

Thence NORTH, (BASE BEARING), 932.83 feet along a common line of said Cathey Tract and said Grammetbauer Tract to a 1" angle iron found; said Cathey Tract and said Grammetbauer Tract to a 1" angle iron found; said Cathey Tract and said Grammetbauer Tract to a 100d nail found for an "ell" corner of said Cathey Tract, same being the southeast corner of said Carmen Parris Tract;

Thence N00°08'59"E., 755.99 feet along the common line of said Cathey Tract and said Carmen Parris Tract to the point of beginning and containing 23.88 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Michael Cathey, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Hubbard Lane Estates, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 20 day of September, 2019.

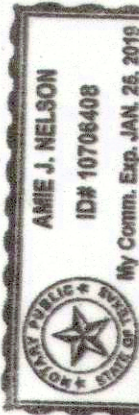
Michael Cathey

STATE OF TEXAS
COUNTY OF Parker

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Cathey, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 20 day of September, 2019.
Notary Public
My Commission Expires 1/28/2019

Note: According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0500 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



ACCT. NO.: 13696
SCH. DIST.: BR
CITY: Parker County, Texas
MAP NO.:
PLAT

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2015.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

RIVERS SURVEYING, INC.
SINCE 1976
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 78068
OFFICE: 940-325-8613
FAX: 940-325-8028

Ownership:
Michael Cathey
440 Hubbard Lane
Lipan, TX 76462

PLAT SHOWING
Lots 1 & 2, Block 1,

Hubbard Lane Estates

BEING 23.88 ACRES OF LAND SITUATED IN THE WILLIAM D. THOMASON SURVEY, ABSTRACT# 1284, AND THE WILLIAM D. THOMASON SURVEY, ABSTRACT# 1341, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET _____ SLIDE _____ DATE _____