

OWNER'S CERTIFICATE

That I, GROPPE PROPERTIES, LLC, the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 4A, LOT 4B, LOT 4C and LOT 4D, I-20 WEST PARK ADDITION, Parker County, Texas. I, by the recordation of this plat, do hereby replate the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 3 DAY OF July, 2023

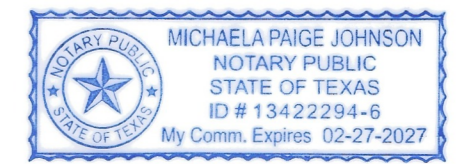
BY: Jared Groppe  
JARED GROPPE, Managing Member

STATE OF TEXAS  
COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JARED GROPPE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 3 day of July, 2023

Michaela Paige Johnson  
Signature



THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
ON THIS THE 10th DAY OF July, 2023.

Michaela Paige Johnson  
COUNTY JUDGE

George A. Conley  
COMR. PRECINCT #1

James Holt  
COMR. PRECINCT #2

Gay Weldon  
COMR. PRECINCT #3

Theresa  
COMR. PRECINCT #4

LEGAL DESCRIPTION

Of a 9.997 acres tract of land, being all of Lot 4 of I-20 West Park Addition, according to plat recorded in Cabinet C, Slide 650 of the Plat Records of Parker County, Texas; and being the same tract described in Document No. 202236628 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Ellis Drive (paved) and in the east right of way line of Bennett Hills Drive (paved) for the northwest and beginning corner of this tract.

Thence N. 89 deg. 35 min. 00 sec. E. 460.72 feet along the south right of way line of said Ellis Drive to a found 1/2" iron rod at the northwest corner of a certain 39.984 acres tract described in Document No. 202040840 of said Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 47 min. 59 sec. E. 948.68 feet along the west line of said 39.984 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 89 deg. 12 min. 44 sec. W. 429.79 feet to a found 1/2" iron rod in the east right of way line of said Bennett Hills Drive for the southwest corner of this tract.

Thence along the east right of way line of said Bennett Hills Drive the following courses and distances:

- N. 12 deg. 54 min. 52 sec. W. 117.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Northerly along the arc of a 21 deg. 13 min. 14 sec. curve to the right with a radius of 270.00 feet, a central angle of 12 deg. 06 min. 09 sec., a chord of N. 07 deg. 06 min. 58 sec. W. 56.93 feet, and an arc length of 57.03 feet to a found 1/2" iron rod
- N. 00 deg. 48 min. 10 sec. W. 780.46 feet to the place of beginning

LIEN HOLDER STATEMENT

FIRST NATIONAL BANK OF GRANBURY, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Larry Wilkins Jr.  
Signature  
Larry Wilkins Jr.  
Printed

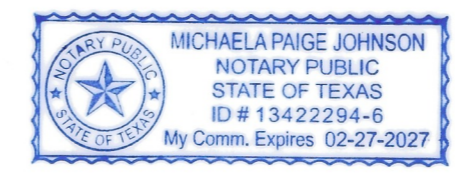
Vice President  
Title

STATE OF TEXAS  
COUNTY OF Hood

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Larry Wilkins Jr. 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 3 day of July, 2023

Michaela Paige Johnson  
Signature



13899  
BR  
E-17

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202317807  
07/10/2023 02:34 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

DEVELOPER

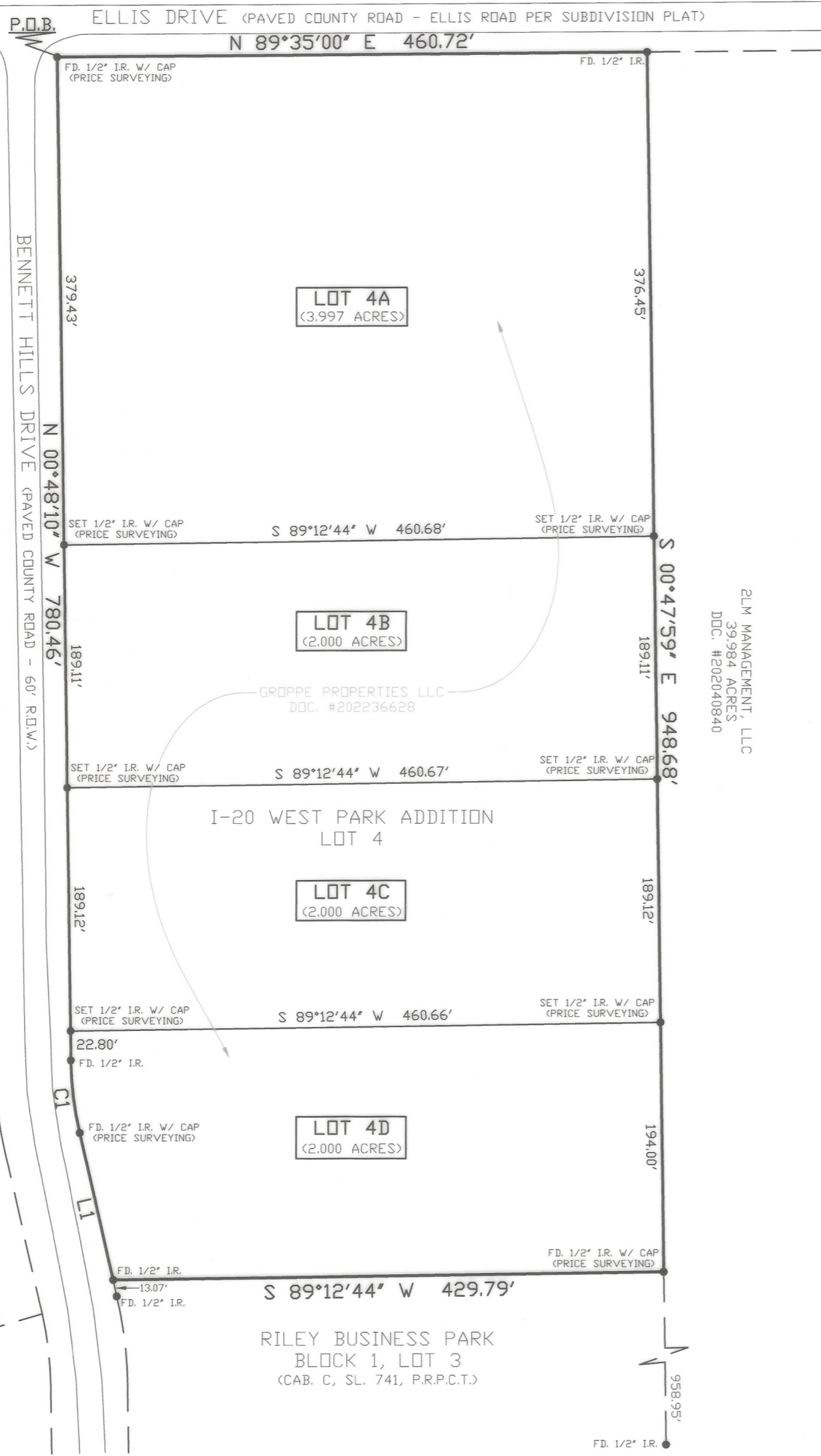
GROPPE PROPERTIES, LLC  
1735 BULL ELK  
STEPHENVILLE, TX 76401  
832-330-5908

SURVEYOR

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

FILED FOR RECORD  
PARKER COUNTY TEXAS PLAT RECORDS  
CABINET F, SLIDE 521  
DATE 7/10/2023

13899.001.004.00



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	21°13'14"	270.00'	12°06'09"	N 07°06'58" W	56.93'	57.03'

LINE	BEARING	DISTANCE
L1	N 12°54'52" W	117.24'

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. 48367C0375E,  
DATED SEPTEMBER 26, 2009

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 DESCRIBED IN THE TEXAS  
LOCAL GOVERNMENT CODE, SECTION 202.0032.  
BUYER IS ADVISED TO QUESTION THE SELLER  
AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE  
WATER WELLS.

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

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 MAY 31, 2023.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN23558 221165.crd FN230637

