

I, RONALD HUETT, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Ronald Huett
RONALD HUETT

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.

NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0125E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

PARKER COUNTY, TEXAS

Bearings based on NAD 83 and determined by G.P.S.



201807885 PLAT Total Pages: 1

WILLIAM HUTCHESON TRACT
REC. INSTRUMENT #201417112

BECKY & ARTURO LOCKE TRACT
REC. INSTRUMENT #201318585

ROY & ANNETTE McLENDON TRACT
REC. VOL. 1435, PG. 1281, O.R.

FD. 1/2" I.R. AT
W. BASE WOOD F.C.

SET 2" CAP ON 5/8" I.R.
FROM WHICH WOOD F.C.
BEARS S 09°35'52"W 12.88'

J.B. DAVIS LAND CO. SUBDIVISION REC. VOL. 360A, PG. 24, PLAT RECORDS

LOT NO. 8R-1
17.27 ACRES

REVISION OF THE J.B. DAVIS LAND CO. SUBDIVISION
REC. VOL. 360A, PG. 24, PLAT RECORDS
(Revised Lot No. 8R and Lot No. 8R-1 on 2-23-18)

OWNER/DEVELOPER
RONALD HUETT
401 QUAIL RUN ROAD
WEATHERFORD, TX 76088

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201807885
04/09/2018 10:15 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



This plat represents a survey conducted on the ground under my supervision on February 23, 2018.

This plat or description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. Any encumbrances of record, restrictive covenants or encumbrances that may be shown are only from visible inspection and are not intended to reflect a survey based on a current title search.

SURVEYOR'S DESCRIPTION

Lot No. 8R
Tract of land containing 2.00 Acres in Lot No. 8 of the J.B. Davis Land Co. Subdivision County, plat thereof recorded in Volume 360A, Page 24, Plat Records, Parker County, Texas, being part of the tract conveyed to Ronald Huett recorded in Instrument No. 201729939, Parker County and being more particularly described as follows:

BEGINNING at a bent 1/2 inch iron rod found on the north line of Quail Run Road (Paved County Road), being the southwest corner of the said Huett Tract and Lot No. 8, the southeast corner of Lot No. 7 and the John and Colleen Sedwick Tract recorded in Volume 1951, Page 1901, Official Records of Parker County.

THENCE North 00 degrees 08 minutes 14 seconds East for a distance of 350.00 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northwest corner of this tract, on the west line of the said Huett Tract and Lot No. 8 and on the east line of Lot No. 7 and the said Sedwick Tract.

THENCE South 89 degrees 51 minutes 46 seconds East for a distance of 174.04 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most northern northeast corner of this tract.

THENCE South 45 degrees 08 minutes 14 seconds East for a distance of 120.99 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most eastern northeast corner of this tract.

THENCE South 00 degrees 08 minutes 14 seconds West for a distance of 261.86 feet to a 2 inch cap on a 5/8 inch iron rod set on the north line of Quail Run Road, being the southeast corner of this tract, on the south line of the said Huett Tract and Lot No. 8.

THENCE North 89 degrees 51 minutes 46 seconds West for a distance of 260.00 feet to the place of beginning.

Lot No. 8R-1
Tract of land containing 17.27 Acres in Lot No. 8 of the J.B. Davis Land Co. Subdivision County, plat thereof recorded in Volume 360A, Page 24, Plat Records, Parker County, Texas, being part of the tract conveyed to Ronald Huett recorded in Instrument No. 201729939, Parker County and being more particularly described as follows:

BEGINNING at a 2 inch cap on a 5/8 inch iron rod set on the north line of Quail Run Road (Paved County Road), being the most southern southwest corner of this tract, on the south line of the said Huett Tract and Lot No. 8, also being South 89 degrees 51 minutes 46 seconds East a distance of 260.00 feet from a bent 1/2 inch iron rod found being the southwest corner of the said Huett Tract and Lot No. 8.

THENCE North 00 degrees 08 minutes 14 seconds East for a distance of 264.86 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE North 45 degrees 08 minutes 14 seconds West for a distance of 120.99 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE North 89 degrees 51 minutes 46 seconds West for a distance of 174.04 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western southwest corner of this tract, on the west line of the said Huett Tract and Lot No. 8 and on the east line of the John and Colleen Sedwick Tract recorded in Volume 1951, Page 1901, Official Records of Parker County.

THENCE North 00 degrees 08 minutes 14 seconds East for a distance of 629.24 feet to a 2 inch cap on a 5/8 inch iron rod set, being the northwest corner of the said Huett Tract and Lot No. 8, the southwest corner of Lot No. 3 and the Roy and Annette McLendon Tract recorded in Volume 1435, Page 1281, Official Records of Parker County, the southeast corner of Lot No. 2 and the northeast corner of Lot No. 7, from which a wood fence corner bears South 09 degrees 35 minutes 52 seconds West a distance of 12.88 feet.

THENCE South 89 degrees 51 minutes 46 seconds East for a distance of 862.54 feet to a 1/2 inch iron rod found at the west base of a wood fence corner, being the northeast corner of Lot No. 8 and the said Huett Tract, the southeast corner of Lot No. 3 and the William Hutcheson Tract recorded in Instrument No. 201417112, Parker County, the southwest corner of Lot No. 4 and the Becky and Arturo Locke Tract recorded in Instrument No. 201318585, Parker County, the northwest corner of Lot No. 9W and the Tom Hinkle Tract recorded in Volume 2948, Page 694, Official Records of Parker County.

THENCE South 00 degrees 45 minutes 14 seconds West for a distance of 979.33 feet to a 2 inch cap on a 5/8 inch iron rod set at the north base of 3 inch steel pipe fence corner on the north line of Quail Run Road, being the southeast corner of Lot No. 8 and the said Huett Tract, the southwest corner of Lot No. 9W and the said Hinkle Tract.

THENCE North 89 degrees 51 minutes 46 seconds West for a distance of 592.00 feet to the place of beginning.

THE STATE OF TEXAS |
COUNTY OF PARKER |
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, this 14th day of April, 2018.
[Signature]
COUNTY JUDGE
[Signature]
COMMISSIONER PRECINCT #1
[Signature]
COMMISSIONER PRECINCT #2
[Signature]
COMMISSIONER PRECINCT #3
[Signature]
COMMISSIONER PRECINCT #4

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Ronald Huett, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as:

J.B. Davis Land Co. Subdivision
Tract No. 8R 2.00 Acres
Tract No. 8R-1 17.27 Acres

Executed this the 14th day of April, 2018.

Ronald Huett
Ronald Huett

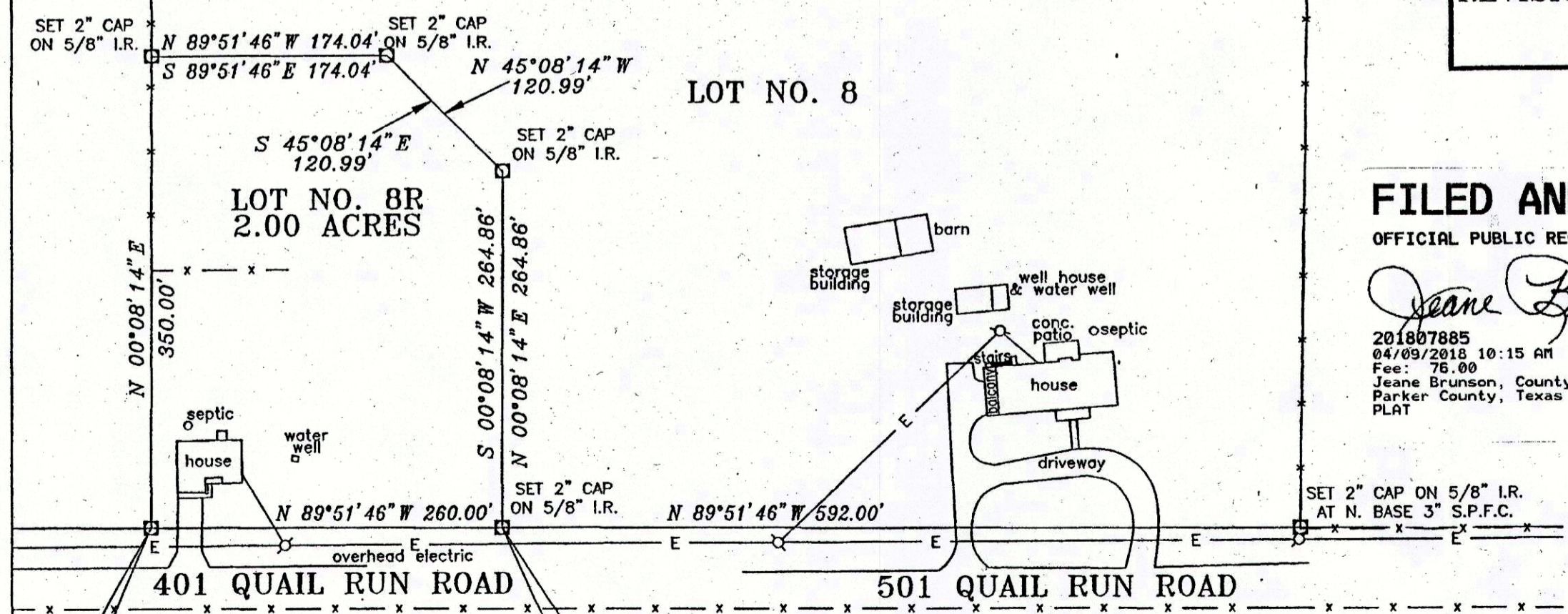
ACCT. NO.: 13524
SCH. DIST.: 0A
CITY: C-7
MAP NO.:

STATE OF TEXAS |
COUNTY OF PARKER |
BEFORE ME, the undersigned authority, on this day personally appeared Ronald Huett, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of April, 2018.

[Signature]
Notary Public State of Texas

21527.011.000.00
21527.009.000.00
21527.009.000.10



P.O.B. TR. NO. 1
FD. BENT 1/2" I.R.
BEING S.W. COR. LOT NO. 8

P.O.B. TR. NO. 2
SET 2" CAP ON 5/8" I.R.
BEING S 89°51'46" E 260.00'
FROM S.W. COR. LOT NO. 8

Plat No.: J1802231
Coor. File: J1802231
SCALE: 1 INCH = 100 FEET
100 0 100 200 300
GRAPHIC SCALE - FEET

Double Z Surveying LLC
Surveying & Mapping Services
Firm No. 10194991
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-567-3962 zach@doublezsurveying.com
"Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

ELB