

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Rickie Sneed, being the owners of that certain 6.01 acre tract of land more particularly described as follows:

Description for a tract of land situated in the ALLEN C. HILL SURVEY, ABSTRACT NO. 571, Parker County, Texas and being that certain tract of land described by deed to Rickie Sneed recorded in Clerks File No. 202144485, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a wood post found in the West line of Lynch Bend Road at the Southeast corner of said Clerks File No. 202144485 and the Northeast corner of that certain tract of land described by deed to Michelle Leonard, recorded in Volume 2909, Page 482, Official Records, Parker County, Texas, said iron being per deed call, WEST, 45.4 feet and NORTH, 2334.03 feet from the Southeast corner of the T. & P. RR. CO. SURVEY, ABSTRACT NO. 1462;

THENCE WEST, along the common line of said Clerks File No. 202144485 and said Leonard tract, 1210.79 feet to a 1" pipe found in the East line of that certain tract of land described by deed to George Gene Rebel, recorded in Volume 2606, Page 1267, Official Records, Parker County, Texas;

THENCE N 00°45'56" W, along the common line of said Clerks File No. 202144485 and said Rebel tract, 91.94 feet to a 1" pipe found at the Southwest corner of that certain tract of land described by deed to Larry Lewis Creacy, recorded in Volume 2301, Page 672, Official Records, Parker County, Texas;

THENCE N 89°05'57" E, passing the Southeast corner of said Creacy tract and being the Southwest corner of that certain tract of land described by deed to Henry G. Thompson IV, recorded in Clerk's File No. 201502900, Official Records, Parker County, Texas, continuing, passing the Southeast corner of said Thompson tract and being the Southwest corner of that certain tract of land described by deed to Claudia Hallmark, recorded in Volume 2129, Page 166, Official Records, Parker County, Texas, continuing in all, 452.95 feet to a wood post found at the Southeast corner of said Hallmark tract;

THENCE N 00°17'21" E, along the common line of said Clerks File No. 202144485 and said Hallmark tract, 131.54 feet to a wood post found at the Southwest corner of that certain tract of land described by deed to Orville G. Carson and Nina G. Carson, recorded in Volume 319, Page 78, Deed Records, Parker County, Texas;

THENCE N 81°28'10" E, along the common line of said Clerks File No. 202144485 and said Volume 319, Page 78, 768.74 feet to a wood post found in the West line of said Lynch Bend Road;

THENCE S 00°17'42" W, along the West line of said Lynch Bend Road, 344.63 feet to the POINT OF BEGINNING and containing 6.01 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Rickie Sneed acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 5,
KINSLEY ESTATES,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 23 day of December, 2021.

Rickie Sneed
Rickie Sneed

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Rickie Sneed, 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 23 day of December, 2021.

Jamie Tierce
Notary Public State of Texas



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

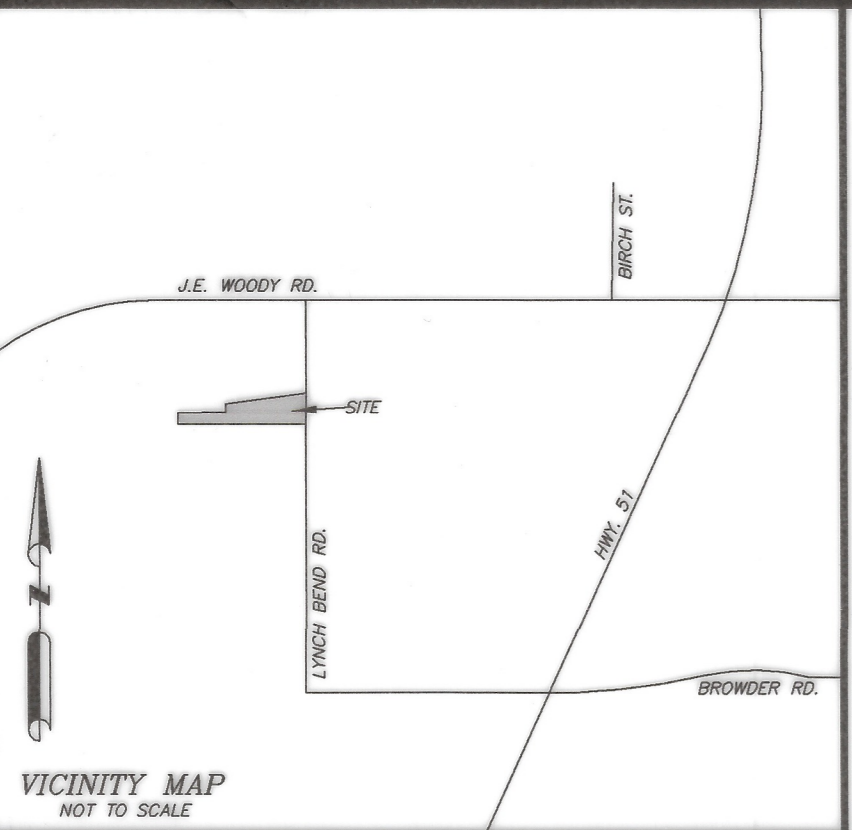
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THE EASEMENTS RECORDED IN VOLUME 1432, PAGE 60 AND VOLUME 1522, PAGE 1272, R.R.P.C.T. ARE BLANKET EASEMENTS CONTACT UTILITY COMPANY FOR EXACT LOCATION.

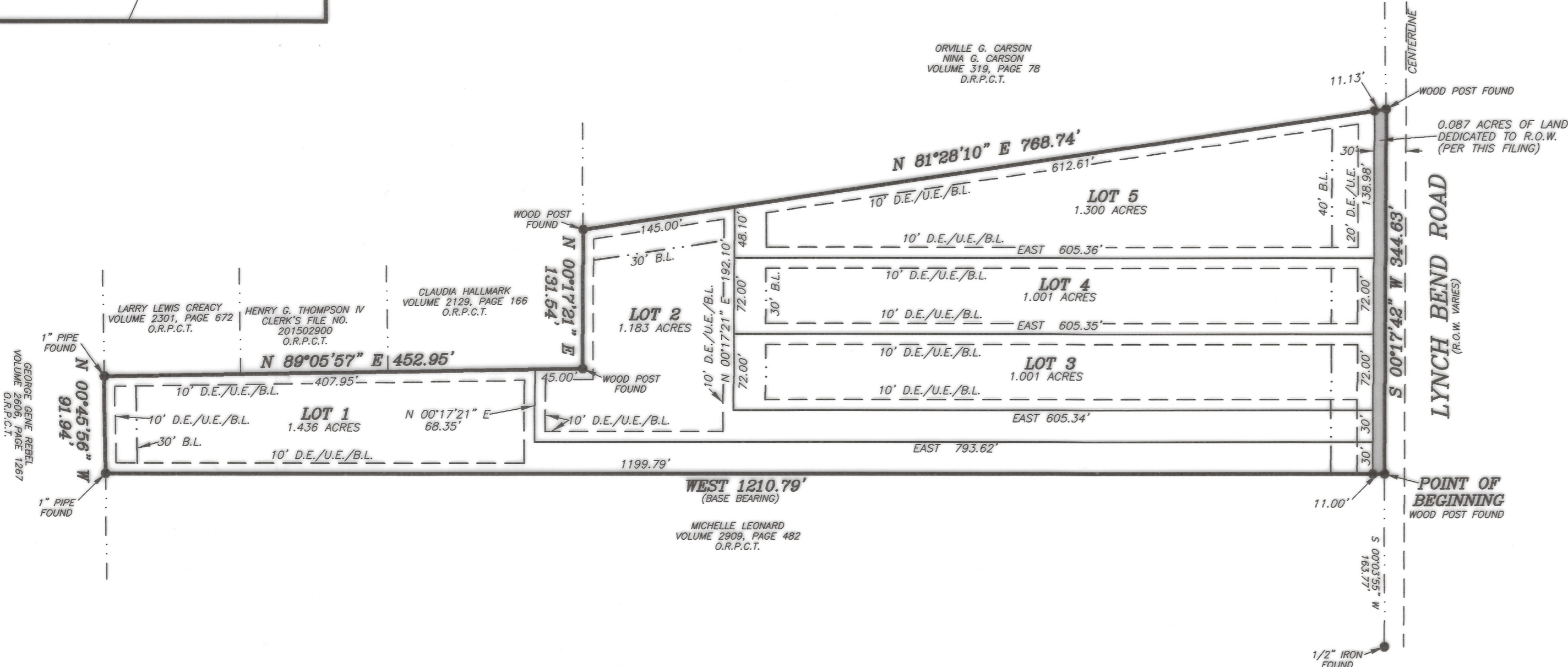
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

5 RESIDENTIAL LOTS.



ORVILLE G. CARSON
NINA G. CARSON
VOLUME 319, PAGE 78
D.R.P.C.T.



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS' COURT OF PARKER COUNTY, TEXAS, THIS THE 23 DAY OF December, 2021.

Paul Decker
COUNTY JUDGE

George Conley *Sam Walden*
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3

Craig Samuel *Mike*
COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

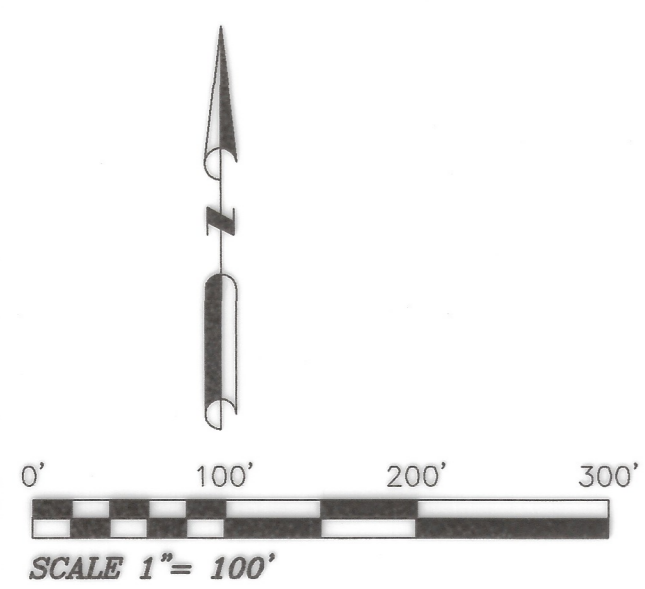
Lila Deakle

202150495
12/28/2021 02:48 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
RICKIE SNEED
7337 CORNER LANE
WEATHERFORD, TX 76086

F125

Final Plat Showing
Lots 1 thru 5,
KINSLEY ESTATES,
being 6.01 acres of land situated in the
ALLEN C. HILL SURVEY, Abstract No. 571, Parker County, Texas



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 02, 2021