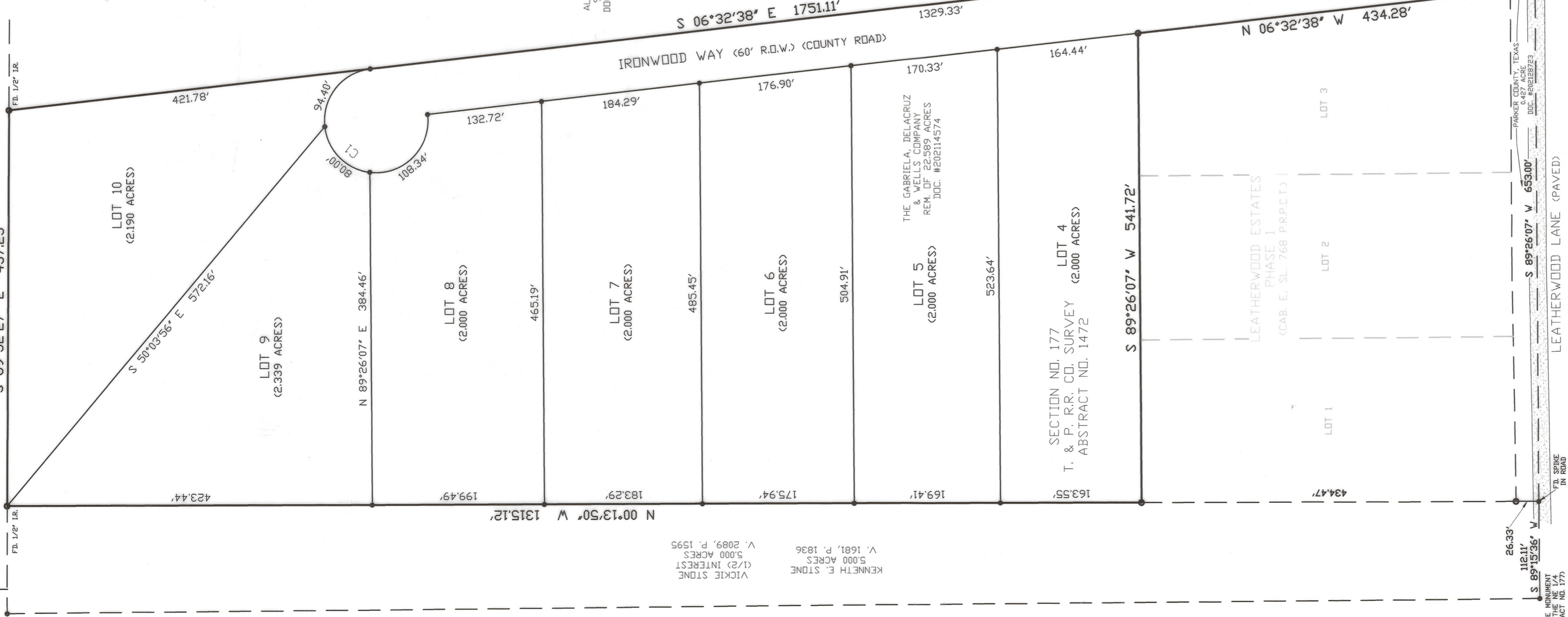


CURVE DEGREE OF CURVE RADIIUS DELTA ANGLE CHORD BEARING CHORD LENGTH ARC LENGTH
35°23'35" 600.0' 2700.00' 1338.27' 84.85'

M.J. LEATHERWOOD
V. 1185, P. 64

S 89°52'27" E 457.25'



CONCRETE MONUMENT
SVC OF THE NE 1/4
OF ABSTRACT NO. 177

BEARING BASIS: 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 FIRM MAP NO. 48367C0186C,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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
REQUIRED BY SECTION 203.0022, WATER CODE, TEXAS,
SECTION 203.0022. BUYER IS ADVISED TO QUESTION THE
SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

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

NOTE: ROAD LENGTH OF IRONWOOD WAY IS 1389 FEET



LEGAL DESCRIPTION

Of a 16.550 acres tract of land out of Section No. 177, T. & P. RR. Co. Survey, Abstract No. 1472, Parker County, Texas; being part of a certain 22.589 acres tract described in Document No. 202114574 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Leatherwood Lane (paved) and in the east line of said 22.589 acres tract and in the west line of a certain 9.295 acres tract described in Document No. 201409459 of said Official Public Records for the southeast and beginning corner of this tract. Whence a found railroad spike at the southeast corner of said 22.589 acres tract bears S. 06 deg. 32 min. 38 sec. E. 28.95 feet and a found concrete monument at the southwest corner of the Northeast 1/4 of said Section No. 177 bears S. 06 deg. 32 min. 38 sec. E. 28.95 feet, S. 89 deg. 26 min. 07 sec. W. 653.00 feet and S. 89 deg. 15 min. 36 sec. W. 112.11 feet.

Thence S. 89 deg. 30 min. 42 sec. W. 60.34 feet along the north right of way line of said Leatherwood Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 3, Leatherwood Estates, Phase 1, according to plat recorded in Cabinet E, Slide 768 of the Plat Records, for the most southerly southwest corner of this tract.

Thence N. 06 deg. 32 min. 38 sec. W. 434.28 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 3 for an ell corner of this tract.

Thence S. 89 deg. 26 min. 07 sec. W. 541.72 feet along the north line of said Leatherwood Estates, Phase 1, to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 22.589 acres tract and in the east line of a certain 5.000 acres tract described in Volume 1681, Page 1836 of the Real Records of Parker County, Texas and at the northwest corner of Lot 1 of said Leatherwood Estates, Phase 1, for the most westerly southwest corner of this tract.

Thence N. 00 deg. 13 min. 50 sec. W. 1315.12 feet to a found 1/2" iron rod at the northeast corner of said 5.000 acres tract for the northwest corner of this and said 22.589 acres tract.

Thence S. 89 deg. 52 min. 27 sec. E. 457.25 feet to a found 1/2" iron rod at the northwest corner of said 9.295 acres tract for the northeast corner of this and said 22.589 acres tract.

Thence S. 06 deg. 32 min. 38 sec. E. 1751.11 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LEATHERWOOD ESTATES, PHASE 2. This plat being a subdivision of 16.550 acres out of Section No. 177, T. & P. RR. Co. Survey, Abstract No. 1472, Parker County, Texas. I, by the recordation of this plat, do hereby plat 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 7th DAY OF December, 2021

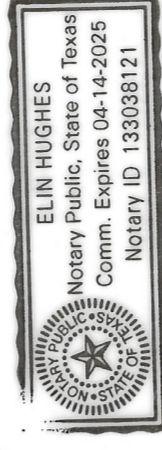
BY: [Signature]
RYAN D. ZAMARRON, President

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON 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 7 day of December, 2021

[Signature]
Signature



LIEN HOLDER STATEMENT

THE VIRGINIA J. BRYSON ESTATE TRUST, 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.

[Signature]
O.B. BRYSON, JR., Trustee of
The Virginia J. Bryson Estate Trust

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202149704
12/21/2021 02:21 PM
Fee: 76.00
County Clerk
Parker County, Texas
PLN

14502
PO
G-6

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared O.B. BRYSON, JR., 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 7 day of December, 2021

[Signature]
Signature



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 20 DAY OF December, 2021.

[Signature]
COUNTY JUDGE

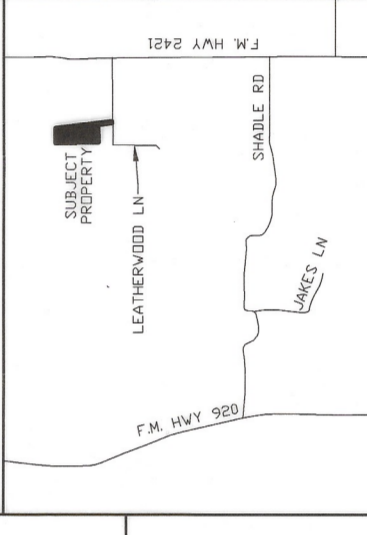
[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

OWNER INFORMATION
THE GABRIELA, DELACRUZ &
WELLS COMPANY
PO BOX 1195
WEATHERFORD, TX 76086
PH. 817-694-2067

VICINITY MAP
(NOT TO SCALE)



FINAL PLAT

LEATHERWOOD ESTATES, PHASE 2

BEING A SUBDIVISION OF 16.550 ACRES OUT OF SECTION NO. 177, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1472, PARKER COUNTY, TX
PLAT DATE: DECEMBER 6, 2021

SURVEYOR

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



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 116
DATE 12/21/2021

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21565 21565 PH2.dwg FN210983