

LEGAL DESCRIPTION

Of a 5.613 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 west line of said 22.589 acres tract and in the north right of way line of Leatherwood Lane (paved) and in the east line of a certain 5,000 acres tract described in Volume 1681, Page 1836 of the Real Records for the southwest and beginning corner of this tract. Whence a found 60D nail at the southwest corner of said 22.589 acres tract bears S. 00 deg. 13 min. 50 sec. E. 26.33 feet and a found concrete monument at the southwest corner of the Northeast 1/4 of said Section No. 177 bears S. 00 deg. 13 min. 50 sec. E. 26.33 feet and S. 89 deg. 15 min. 36 sec. W. 112.11 feet. Thence N. 00 deg. 13 min. 50 sec. W. 434.47 feet 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 said 5,000 acres tract for the northwest corner of this tract.
 Thence N. 89 deg. 26 min. 07 sec. E. 541.72 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract.
 Thence S. 06 deg. 32 min. 38 sec. E. 434.28 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said Leatherwood Lane for the southeast corner of this tract.
 Thence S. 89 deg. 30 min. 42 sec. W. 318.03 feet along the north right of way line of said Leatherwood Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.
 Thence S. 88 deg. 48 min. 37 sec. W. 271.48 feet along the north right of way line of said Leatherwood Lane to the place of beginning.

ALAN THOMPSON
 9.295 ACRES
 DDC. #201409459

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 1. This plat being a subdivision of 5.613 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 THE 21ST DAY OF May, 2021

BY: [Signature]
 RYAN D. ZAMARRON, President

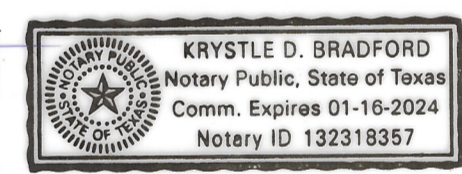
21472.005.000.50

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 21ST day of May, 2021

[Signature]
 Signature



THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 21 DAY OF May, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]

202121027
 05/27/2021 01:33 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

[Signature]
 COMR. PRECINCT #1

[Signature]
 COMR. PRECINCT #3

[Signature]
 COUNTY JUDGE

[Signature]
 COMR. PRECINCT #2

[Signature]
 COMR. PRECINCT #4

14502
 PO
 G-6

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 5, 2021.

[Signature]
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN21555 21555 PH1.dwg FN210501,38

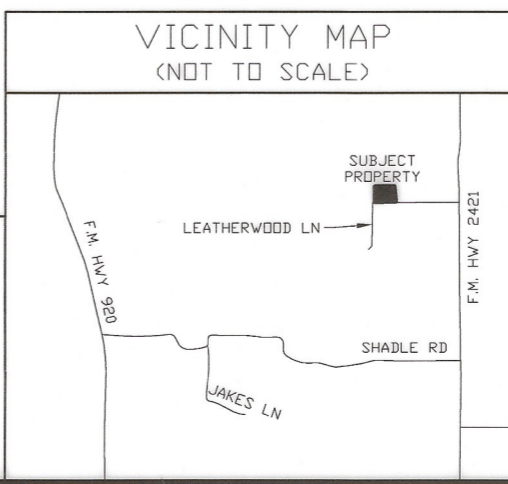


OWNER INFORMATION

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

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET E, SLIDE 768
 DATE 5-27-21



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

FINAL PLAT
 LEATHERWOOD ESTATES, PHASE 1
 BEING A SUBDIVISION OF 5.613 ACRES OUT OF SECTION NO. 177, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1472, PARKER COUNTY, TX
 PLAT DATE: MAY 21, 2021

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. 48367C0150E, 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 PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. 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: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

