

Whereas Michael Gallaheer, Sarah Gallaheer, Chase Booth and Sommer Booth, being the sole owners of a 20.04 acre tract as described in Clerk's File No.'s 202107961, 202104918 and 202146769, Real Property Records, Parker County, Texas; same being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 1, Legacy Estates, according to the Plat recorded in Cabinet E, Slide 235, Plat Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the east line of Lot 37, Block 1, Hills of Aledo, according to the Plat recorded in Cabinet C, Slide 404, P.R.P.C.T., for the southwest and beginning corner of this tract. Whence the southwest corner of the E. BURGESS SURVEY, ABSTRACT No. 109 is called to bear S 00°12'11" E 990.35 feet.

THENCE N 00°17'54" W 2176.47 feet, along the east line of said Hills of Aledo, to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the south line of Bear Creek Road (an asphalt surface), being the northwest corner of Lot 1, Block 1, said Legacy Estates (Cab. E. Sl. 235), same being the northeast corner of Lot 49, Block 1, said Hills of Aledo, for the northwest corner of this tract.

THENCE along the south line of said Bear Creek Road the following courses and distances: S 43°40'28" E 286.07 feet, to a 4" steel fence post, for a corner of this tract. S 41°43'15" E 394.56 feet, to a 4" steel fence post at a corner of the remainder of that certain Billy Coy Devenport Trust described in Clerk's File No. 201826804, R.P.R.P.C.T., for the northeast corner of this tract.

THENCE S 00°26'24" E 1616.42 feet, to a found 5/8" iron rod at the southwest corner of the remainder of said Billy Coy Devenport Trust tract and in the north line of that certain Moncrief Partners, L.P. "TRACT II", for the southeast corner of this tract.

THENCE S 82°45'04" W 464.92 feet along said Moncrief Partners, L.P. "TRACT II" described in Volume 2241, Page 740, R.P.R.P.C.T., to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherfordtxsurveying.com - 817-594-0400
Field Date: August 22, 2018 - JN180539-RP



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Zone "A" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All property corners are C.I.R.S. (Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

9) 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 availability.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

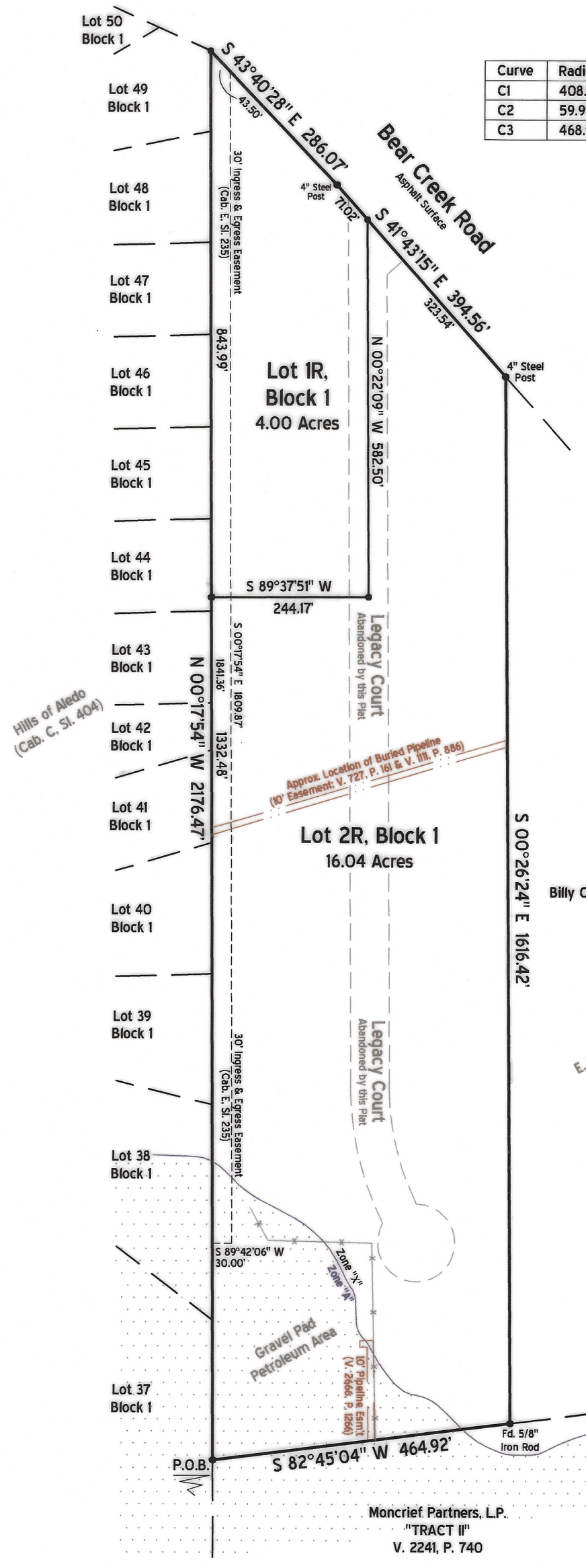


Table with 5 columns: Curve, Radius, Arc, Chord Bearing, Ch. Length. Rows C1, C2, C3.

Building Lines:

There shall be a 20' Front Building Line, 15' Side Building Lines and a 15' Rear Building Line on each lot.

Easement:

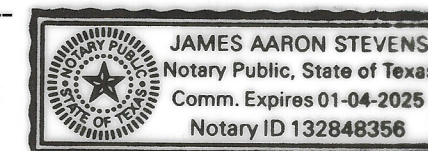
There shall be a 10' Utility Easement around the perimeter of each lot.

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Michael Gallaheer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23rd day of February, 2022.

Michael Gallaheer
Notary Public in and for the State of Texas

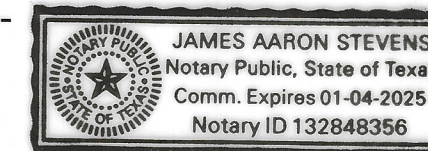


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sarah Gallaheer, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23rd day of February, 2022.

Sarah Gallaheer
Notary Public in and for the State of Texas



State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chase Booth, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23rd day of February, 2022.

Chase Booth
Notary Public in and for the State of Texas

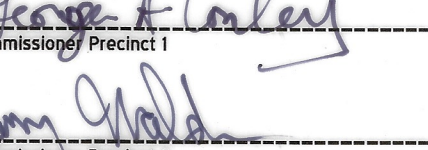


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sommer Booth, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23rd day of February, 2022.

Sommer Booth
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the replat of Lots 1-10, Block 1, Legacy Estates, according to the plat recorded in Cabinet E, Slide 235, Plat Records, Parker County, Texas, into Lots 1R and 2R, Block 1, Legacy Estates, as shown hereon.

By: Tasha Bentley
First United Bank Mortgage - Tasha Bentley (Closing & Funding Manager)

Date: 2-23-22

14551.001.001.00

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 23 day of February, 2022.

County Judge

George H. Colley
Commissioner Precinct 1

Commissioner Precinct 2

14451
AL
K-18

Commissioner Precinct 3

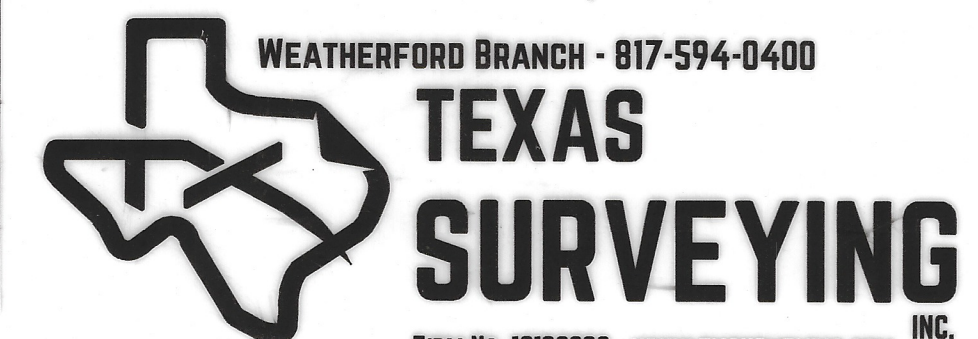
Commissioner Precinct 4

Replat
Lots 1R and 2R, Block 1
Legacy Estates
an Addition in Parker County, Texas

Being a 20.04 acre replat of Lots 1-10, Block 1, Legacy Estates, according to the Plat recorded in Cabinet E, Slide 235, Plat Records, Parker County, Texas.

February 2022

WEATHERFORD BRANCH - 817-594-0400



FIRM No. 10100000 - WWW.TXSURVEYING.COM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202207532
03/01/2022 08:48 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 169

