

V. 422, P. 1361  
R.R.P.C.T.  
N 89°55'00" E 1512.62'

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, ALVIN AND DONNA LANG, BEING THE SOLE OWNERS OF A 32.557 ACRES TRACT OF LAND OUT OF THE T & P RR Co. SURVEY, SECTION No. 225, ABSTRACT No. 1361, PARKER COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO LAND IN VOLUME 2178, PAGE 679, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 100-D NAIL IN THE EAST LINE OF FOX ROAD (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED V. 2763, P. 179, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE MOST WESTERLY NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE CALCULATED NORTHWEST CORNER OF THE T & P RR Co. SURVEY, SECTION No. 225, ABSTRACT No. 1361, PARKER COUNTY, TEXAS BEARS N 0°45'09" W 1017.00 FEET.

THENCE N 89°16'23" E 521.80 FEET TO A FOUND 100-D NAIL FOR AN ELL CORNER OF THIS TRACT.

THENCE N 00°04'50" W 584.38 FEET TO A SET 1/2" CAPPED IRON ROD FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°55'00" E 1512.62 FEET TO A 3" STEEL FENCE CORNER POST IN THE WEST LINE OF HEATHINGTON ROAD (A PAVED SURFACE) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°07'07" W 674.22 FEET ALONG THE WEST LINE OF SAID HEATHINGTON ROAD TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN V. 2486, P. 900, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°44'19" W 871.03 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID V. 2486, P. 900, R.R.P.C.T. AND AN ELL CORNER OF THIS TRACT.

THENCE S 00°04'14" W 299.56 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°46'00" W AT 209.25 FEET PASSING A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN V. 2517, P. 608, REAL RECORDS, PARKER COUNTY, TEXAS AND AT THE NORTHEAST CORNER OF V. 1688, P. 1350, REAL RECORDS, PARKER COUNTY, TEXAS, IN ALL 1160.36 FEET TO A SET 1/2" CAPPED IRON ROD IN THE EAST LINE OF SAID FOX ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°03'37" W 389.28 FEET ALONG THE EAST LINE OF SAID FOX ROAD TO THE POINT OF BEGINNING.

BEARINGS & DISTANCES DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALVIN & DONNA LANG, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 AND 2, BLOCK 1 LANG RANCH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 8th DAY OF November, 2016.

ALVIN LANG

DONNA LANG

STATE OF TEXAS  
COUNTY OF PARKER

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 ALVIN LANG, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONNA LANG, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF NOV, 2016.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF NOV, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

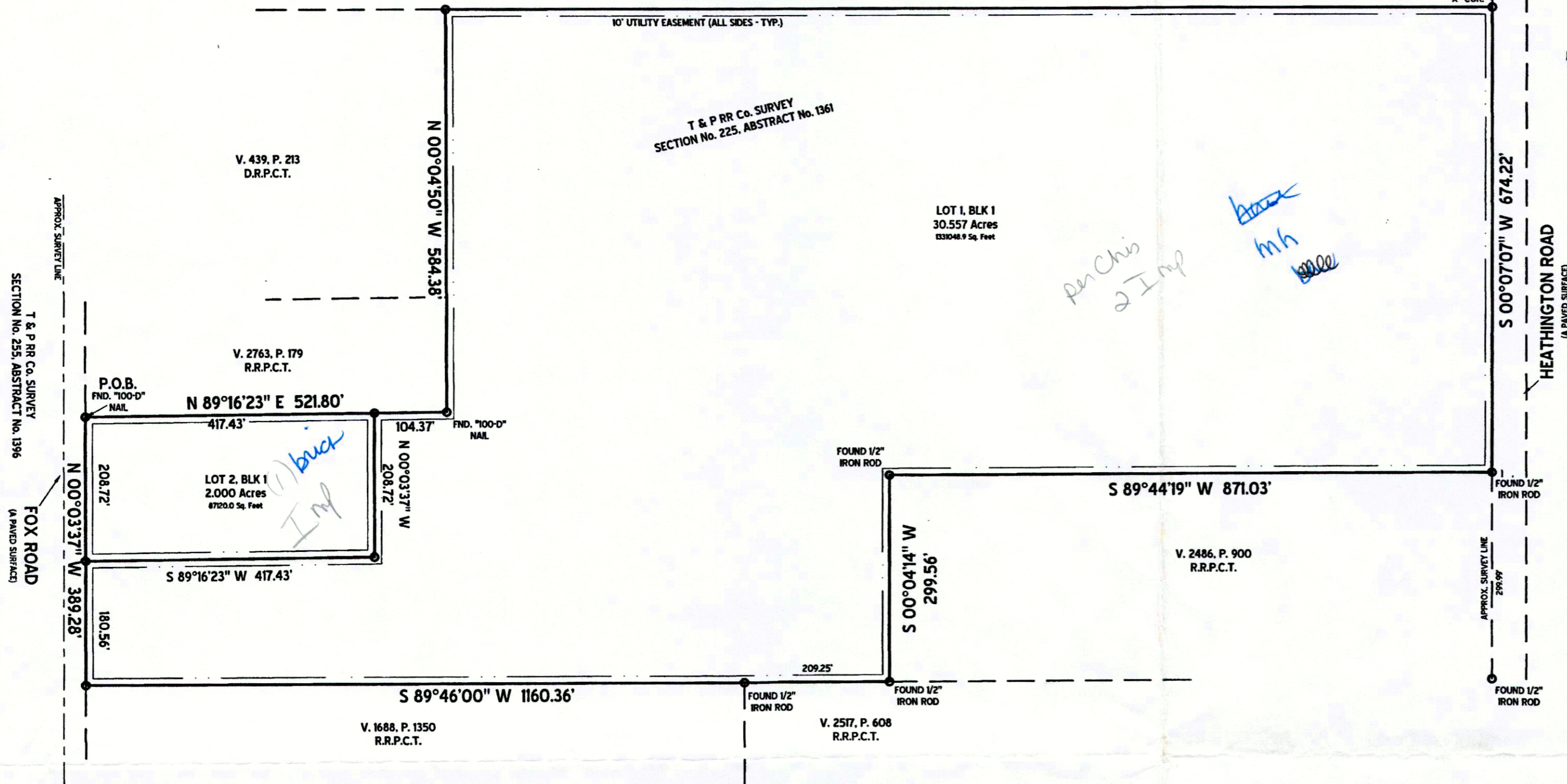
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

SURVEYORS 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, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086  
OCTOBER 2016 - JN60938P.



- NOTES:
- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0250E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.
  - 2) 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.
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 4) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
  - 5) 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.
  - 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
  - 7) WATER IS TO BE PROVIDED BY PRIVATE WELL WATER.
  - 8) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
  - 9) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.

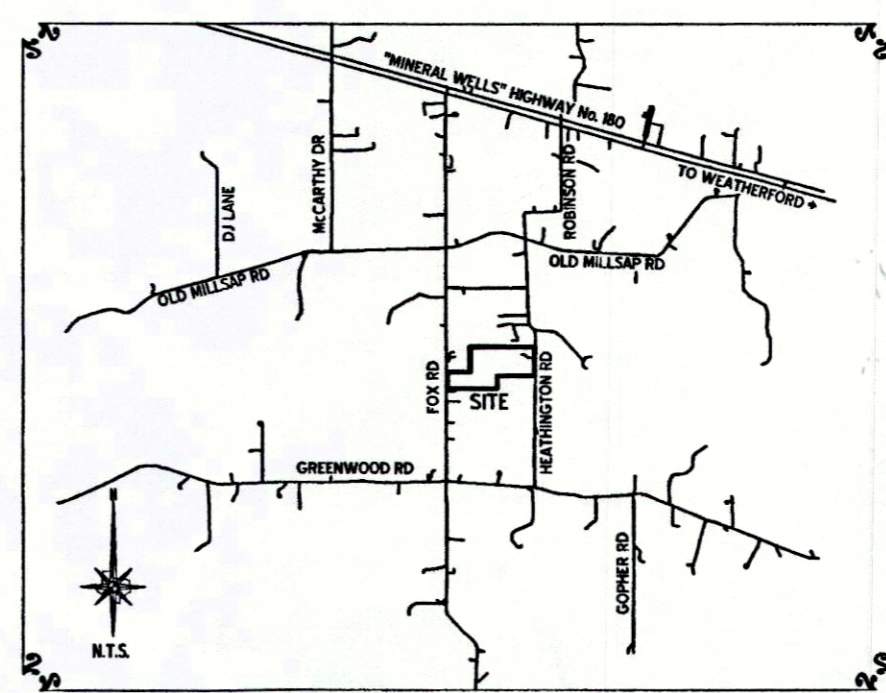
STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 14th DAY OF Nov, 2016.

George A. Conley  
Commissioner Precinct #1

Commissioner Precinct #2

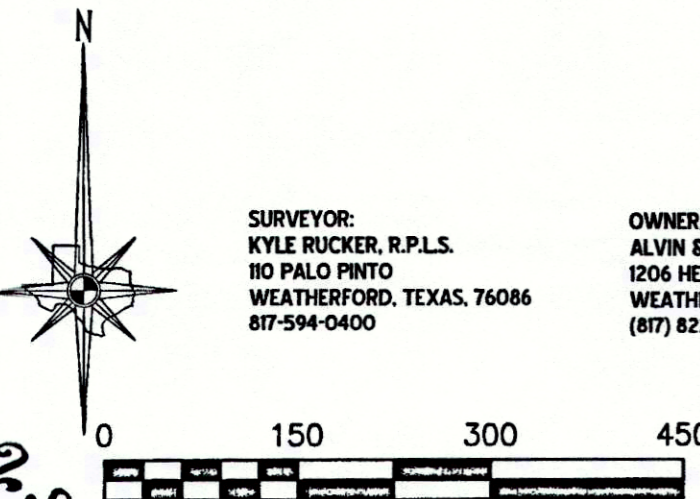
ABST. NO.: 14461  
SCH. DIST.: NIT  
CITY: E-15  
MAP NO.:

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Jeane Brunson  
201626375  
11/17/2016 10:13 AM  
Fee: 75.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT



**FINAL PLAT**  
**OF LOTS 1 & 2, BLOCK 1**  
**LANG RANCH ADDITION**  
32.557 ACRES TRACT OF LAND OUT OF THE  
T & P RR Co. SURVEY, SECTION No. 225,  
ABSTRACT No. 1361, PARKER COUNTY, TEXAS.  
OCTOBER 2016

**CARTER SURVEYING**  
& MAPPING  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403



SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
110 PALO PINTO  
WEATHERFORD, TEXAS, 76086  
817-594-0400

OWNER/DEVELOPER:  
ALVIN & DONNA LANG  
1206 HEATHINGTON ROAD  
WEATHERFORD, TX 76086  
(817) 822-2275

D-636

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