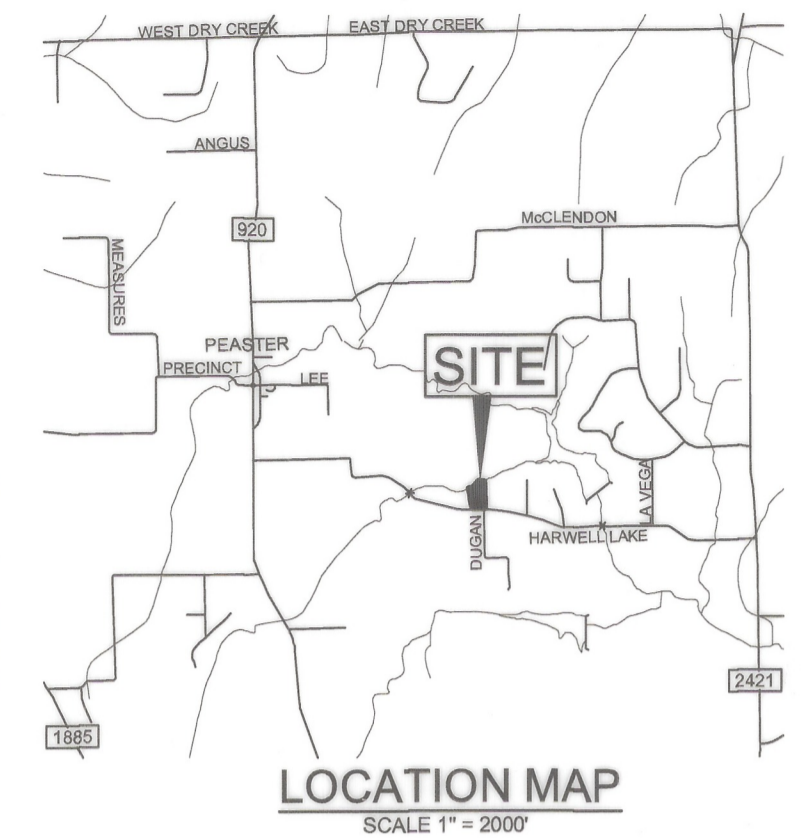


202229889 PLAT Total Pages: 1

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE
 8th DAY OF August, 2022.
 COUNTY JUDGE
 George & Aubrey C. Walde
 COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3
 COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4



ACCORDING TO MAP NO. 48367C0275E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS §
 COUNTY OF PARKER §
 WHEREAS, Gregory Dean Case is the owner of a tract of land being a part of the T&PCC COMPANY SURVEY SECTION 185, Abstract No. 1474 situated about 7.6 miles North 22° West of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of the called 6.036 acre tract of land described in the deed to Gregory Dean Case as recorded in Document No. 202203544 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2" iron rod found (whose Northing is 6997318.21 and whose Easting is 2168944.53) for the southeast corner of said 6.036 acre tract, the southwest corner of Lot 2 of BLAIR DOBBS ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Cabinet E, Slide 445 of the Plat Records of Parker County, Texas and being by deed call in the north line of Harwell Lake Road;
 THENCE along the south line of said 6.036 acre tract and said north line of Harwell Lake Road the following:
 North 89°9'28" West, a distance of 262.24 feet to a mag nail set;
 South 89°46'32" West, a distance of 93.83 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of said 6.036 acre tract and the southeast corner of a called 3.279 acre tract of land described in the deed to Deborah R. Blackall as recorded in Document No. 202004832 of said Official Public Records;
 THENCE northerly along the common line of said 6.036 acre tract and said 3.279 acre tract the following:
 North 3°6'25" East, a distance of 6.60 feet to a 60d nail set;
 North 11°41'16" West, a distance of 150.86 feet mag nail set;
 North 10°10'15" West, a distance of 145.24 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
 THENCE North 11°5'60" West, a distance of 136.58 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
 THENCE North 18°46'26" West, a distance of 101.90 feet to the northwest corner of said 6.036 acre tract and the northeast corner of said 3.279 acre tract being in the approximate center of Willow Creek point in creek;
 THENCE easterly along said creek the following:
 North 84°9'45" East, a distance of 129.99 feet;
 North 41°28'30" East, a distance of 145.19 feet;
 North 38°51'25" East, a distance of 120.61 feet;
 South 83°18'55" East, a distance of 104.45 feet;
 North 80°20'29" East, a distance of 44.67 feet to the northeast corner of said 6.036 acre tract, being in the west line of Lot 1 in said BLAIR DOBBS ADDITION;
 THENCE South 1°42'7" East, along the common line of said 6.036 acre tract and said BLAIR DOBBS ADDITION, pass at a distance of a 68.35 feet a 1/2" iron rod found, pass at a distance of 398.91 feet a capped iron rod found marked "HARLAN" for the common west corner of said Lots 1 and 2, continuing in all a distance of 742.86 feet to the POINT OF BEGINNING and containing 6.0361 acres of land.
 Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Richard Allen Stewart and Jane Carol Stewart do hereby adopt this plat designating the hereinabove described real property as
LOTS 1 and 2
MOONCASE PLACE
 and do hereby dedicate to the Public's use forever, the streets and easements shown hereon

21474.007.000.10
 21474.007.000.50

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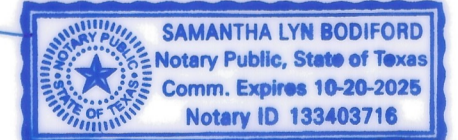
Executed this the 14 day of July, 2022.

Gregory Dean Case

STATES OF TEXAS §
 COUNTY OF PARKER §
 BEFORE ME, the undersigned authority, on this day personally appeared Gregory Dean Case, 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 14 day of July, 2022.

Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

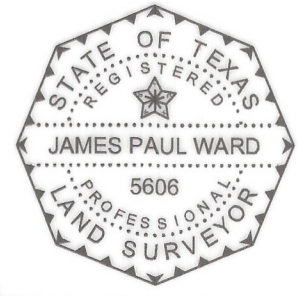
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 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FINAL PLAT
LOTS 1 AND 2
MOONCASE PLACE

an addition to Parker County, Texas being a Part of the T&PCC COMPANY SURVEY SECTION 185, Abstract No. 1474 situated about 7.6 miles North 22° West of the courthouse in Weatherford, the county seat for Parker County, Texas.
 6.0361 acres

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 10, 2022.

James Paul Ward
 Registered Professional Land Surveyor
 Texas Registration No. 5606



OWNER:
 GREGORY DEAN CASE
 3116 HARWELL LAKE ROAD
 WEATHERFORD, TX 76088

WARD SURVEYING COMPANY
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) 877-982-9273
 survey@wardsurveying.com TBPELS Firm No. 10194435

PLAT RECORDED IN CABINET **F** SLIDE **292**

UTILITY EASEMENTS
 ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

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

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS ON EACH LOT.

356.07' LINEAR FEET OF ROAD FRONTAGE.

GRAPHIC SCALE SCALE IN FEET 1"=20'
 A-WARD PROJECT NO: 2020-1234