

State of Texas  
County of Parker

Whereas, Kerry Chadwell, being the sole owner of a 6.000 acre tract of land out of the T. & P. R.R. CO. SURVEY, ABSTRACT No. 1391, Parker County, Texas; being a portion of that called 72.19 acres tract conveyed to Chadwell in Clerk's File No. 201304535, Real Property 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 found 1/2" capped iron rod, in the east line of Lavender Road, at the westerly northwest corner of said Chadwell tract, and at the southwest corner of that certain tract conveyed to Chilcutt in Volume 1748, Page 1403, for the westerly northwest and beginning corner of this tract. WHENCE the northwest corner of the J. CULWELL SURVEY, ABSTRACT NO. 261, Parker County, Texas, is calculated to bear S 35°05'38" E 2326.33 feet.

THENCE N 89°29'51" E 145.63 feet, along the south line of said Chilcutt tract, to a found 1/2" iron rod, for an ell corner of this tract.

THENCE N 00°00'52" E 600.63 feet, along the east line of said Chilcutt tract, to a found 1/2" iron rod, at the northerly northwest corner of said Chadwell tract, for the northerly northwest corner of this tract.

THENCE S 89°58'02" E 413.21 feet, along the north line of said Chadwell tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract. WHENCE a found 1/2" iron rod, at the northeast corner of said Chadwell tract, bears S 89°58'02" E 322.33 feet and S 89°53'36" E 450.23 feet.

THENCE over and across said Chadwell tract as follows:

S 00°00'52" W 621.77 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract.

S 89°29'51" W 558.85 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in said east line of Lavender Road, for the southwest corner of this tract.

THENCE N 00°00'55" W 25.00 feet, along said east line of Lavender Road, 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.

*[Signature]*  
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: March 23, 2022 - W2203025-P



**Notes:**

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

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

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All 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 well and sanitary sewer is to be provided by on-site septic facility.

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

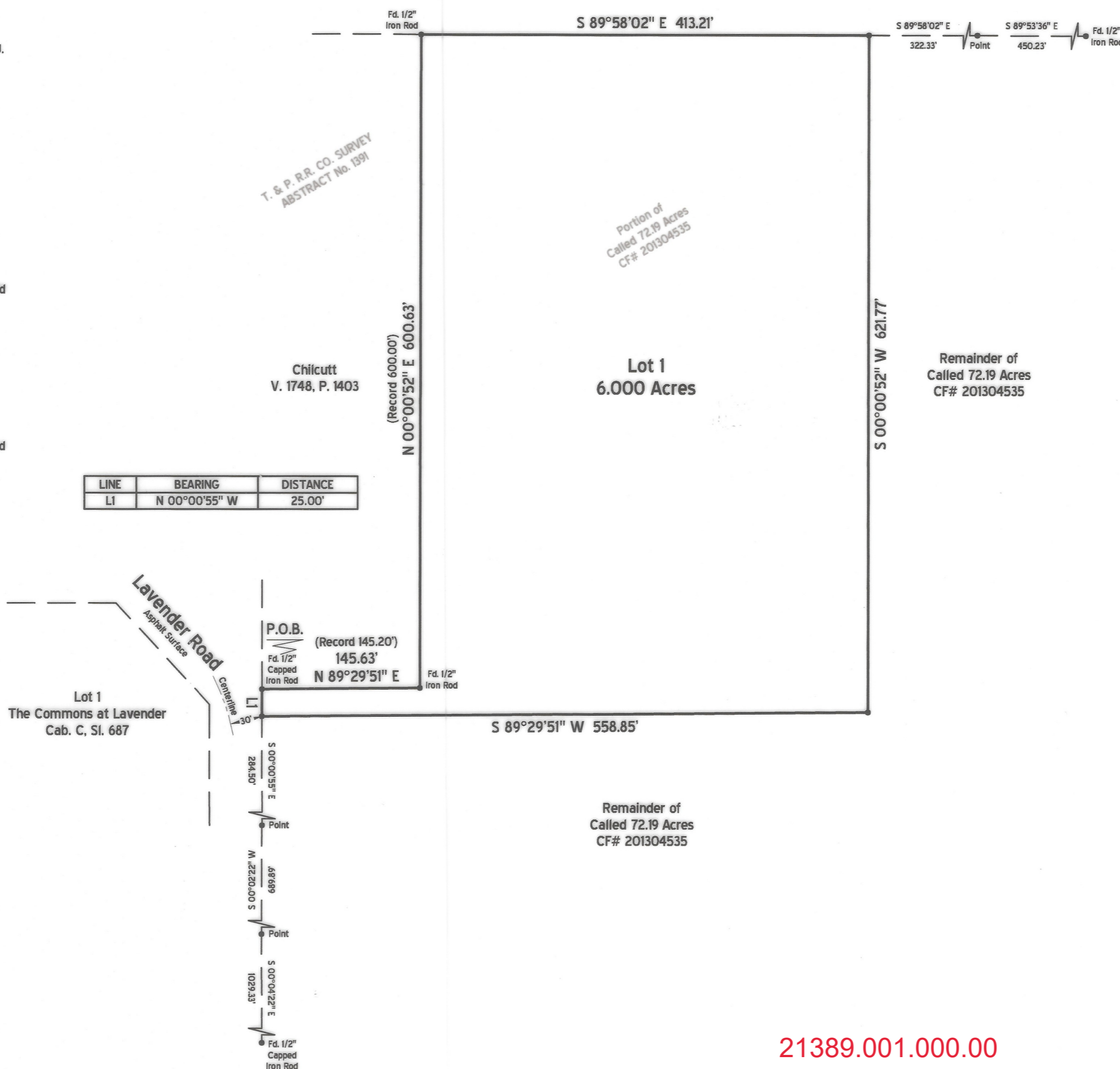
6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) 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.

8) 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.

9) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

Chilcutt  
V. 1482, P. 809



Now, Therefore, Know All Men By These Presents:

That Kerry Chadwell acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Price Homestead, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 28 day of APRIL, 2022.

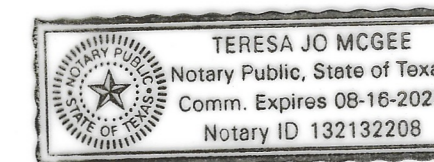
By: *[Signature]*  
Kerry Chadwell

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 Kerry Chadwell 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 28th day of April, 2022.

*[Signature]*  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 9th day of May, 2022.

*[Signature]*  
County Judge

*[Signature]*  
Commissioner Precinct 1

*[Signature]*  
Commissioner Precinct 2

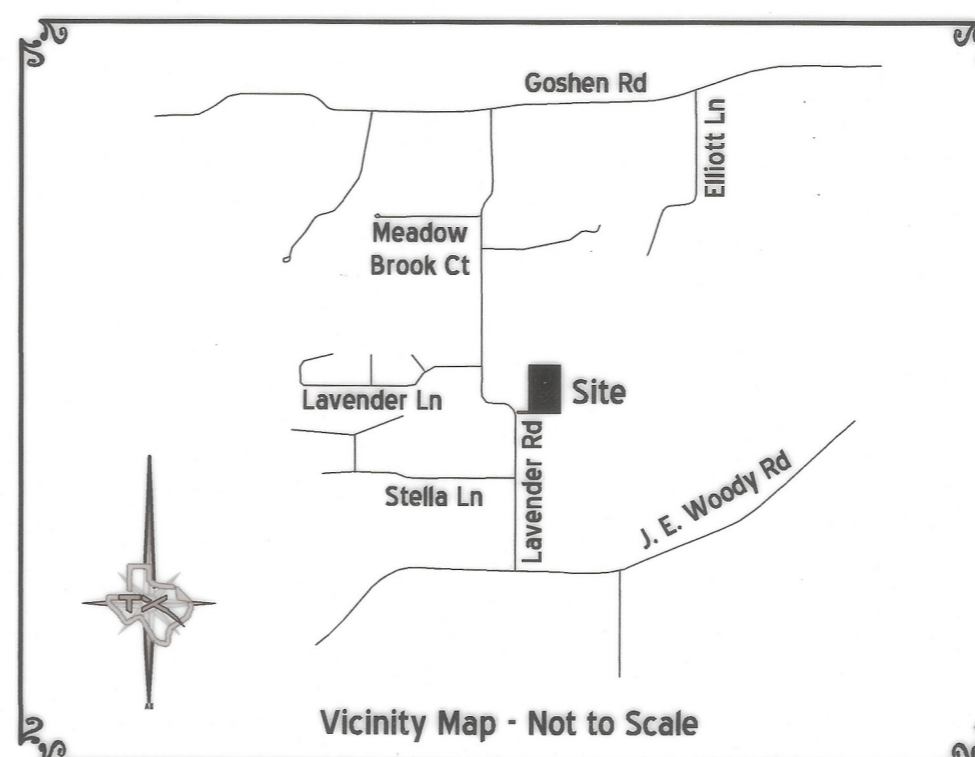
*[Signature]*  
Commissioner Precinct 3

*[Signature]*  
Commissioner Precinct 4

21389.001.000.00

16354  
SP  
J-6

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202217913  
05/09/2022 03:40 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



Minor Plat  
Lot 1  
**Price Homestead**  
an Addition in Parker County, Texas  
Being a 6.000 acre tract out of the  
T. & P. R.R. CO. SURVEY, ABSTRACT No. 1391,  
Parker County, Texas.

May 2022

WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
INC.  
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX 76086  
817-594-0400

Owner:  
Kerry Chadwell  
2602 J. E. Woody Rd  
Springtown, TX 76082

1" = 100'



Plat Cabinet F Slide 225