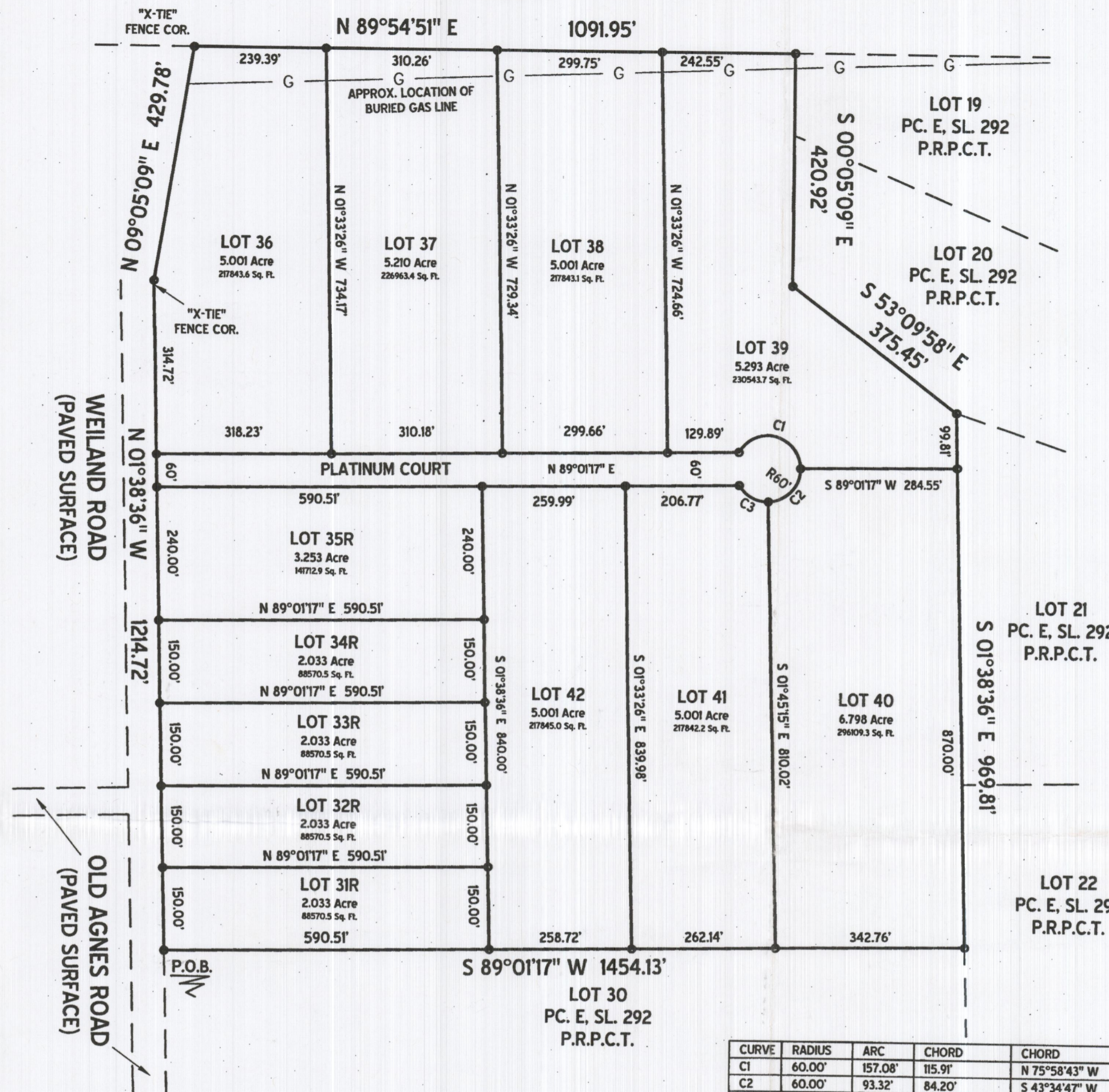


NOTES:

- CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE FIRM MAP NUMBER 48367C0275F, DATED SEPTEMBER 26, 2006, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.
- NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- WATER IS TO BE PROVIDED BY PRIVATE WATER WELLS.
- SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
- PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THERE SHALL EXIST A 20' BUILDING LINE ALONG THE FRONT, A 10' BUILDING LINE ALONG THE SIDE & REAR OF ALL LOT LINES.
- THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
- 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.
- 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.

201925059 PLAT Total Pages: 1  
 WILKINSON  
 DOC#: 201726074  
 R.R.P.C.T.

STATE OF TEXAS  
 COUNTY OF PARKER



WHEREAS, VLMC, a Texas Corporation, THE OWNER(S) OF A 50.400 ACRES TRACT OF LAND; BEING ALL OF LOTS 31-35, BLOCK 1, PLATINUM RIDGE ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT CONVEYED IN DOCUMENT NO. 201832102, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; 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., N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID)

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE EAST LINE OF WEILAND ROAD (A PAVED SURFACE) FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 30, BLOCK 1, PLATINUM RIDGE ESTATES, AS RECORDED IN PLAT CABINET E, SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE N 01°38'36" W 1214.72 FEET ALONG THE EAST LINE OF SAID WEILAND ROAD TO A X-TIE POST FOR A CORNER OF THIS TRACT.

THENCE N 09°05'09" E 429.78 FEET ALONG THE EAST LINE OF SAID WEILAND ROAD TO A X-TIE POST IN THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN DOC#: 201726074, REAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°54'51" E 1091.95 FEET ALONG THE SOUTH LINE OF SAID DOC# 201726074, TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.), BEING THE NORTHWEST CORNER OF LOT 19 SAID PLATINUM RIDGE ESTATES, AS RECORDED IN PLAT CABINET E, SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS. FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINES OF LOTS 19-22, SAID PLATINUM RIDGE ESTATES, AS RECORDED IN PLAT CABINET E, SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS THE FOLLOWING COURSES AND DISTANCES:

- S 00°05'09" E 420.92 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
- S 53°09'58" E 375.45 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
- S 01°38'36" E 969.81 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.), BEING THE NORTHEAST CORNER OF LOT 30 SAID PLATINUM RIDGE ESTATES, AS RECORDED IN PLAT CABINET E, SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°01'17" W 1454.13 FEET ALONG THE NORTH LINE OF SAID LOT 30 TO THE POINT OF BEGINNING.

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  
 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
 104 S. WALNUT ST. WEATHERFORD, TX 76086  
 WEATHERFORD@TXSURVEYING.COM 817-594-0400  
 MARCH 28, 2019 - JN181238RP

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VLMC, Inc., a Texas Corporation, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 31R-35R & 36-42, BLOCK 1, PLATINUM RIDGE ESTATES, 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 20th DAY OF September, 2019.

BY: *Tina Michelle Lewis*

NAME/TITLE  
 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 Tina H. Fleet, 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 20th DAY OF Sept., 2019.

*Tina Michelle Lewis*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCT. NO.: 16291  
 SCH. DIST.: WC  
 CITY: T-11  
 MAP NO.:

TINA MICHELLE LEWIS  
 Notary Public, State of Texas  
 Comm. Expires 06-16-2021  
 Notary ID 125179689

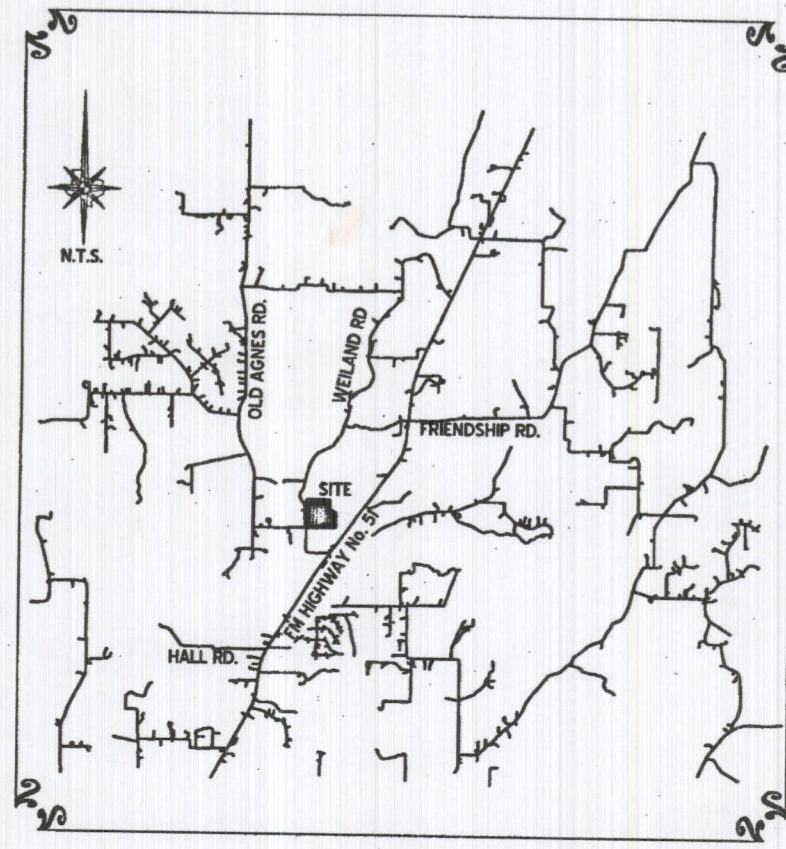
LOTS 31R - 35R & 36 - 42, BLOCK 1  
 PLATINUM RIDGE ESTATES  
 AN ADDITION TO PARKER COUNTY, TEXAS.  
 BEING A 50.400 ACRES REPLAT OF LOTS 31 - 35, BLOCK 1,  
 PLATINUM RIDGE ESTATES, AS RECORDED IN PLAT CABINET E,  
 SLIDE 292, PLAT RECORDS, PARKER COUNTY, TEXAS.  
 SEPTEMBER 2019

TEXAS SURVEYING INC.  
 FROM NO. 10100000 - WWW.TXSURVEYING.COM

STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20th DAY OF September, 2019.  
 COUNTY JUDGE  
 COMMISSIONER PRECINCT #1  
 COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2  
 COMMISSIONER PRECINCT #4

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 201925059  
 09/23/2019 11:46 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



16291.001.031.00  
 16291.001.032.00  
 16291.001.033.00  
 16291.001.034.00  
 16291.001.035.00

