

SURVEYORS NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Land Surveying
 12100 Park 35 Circle, Bldg A, Suite 156, mc230
 Austin, Tx 78753
 Phone: (512) 239-5263

FLOODPLAIN NOTE
 ACCORDING TO THE F.L.R.M. PANEL No. 48367C0225E, DATED SEPTEMBER 26, 2008, SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

WATER
 WATER TO BE SUPPLIED BY PARKER COUNTY SPECIAL WATER DISTRICT.

SEWER
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

201822970 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201822970
 09/10/2018 11:04 AM
 Fee: 75.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS Nicolasa Presser, being the owner of that certain 13.33 acres tract of land more particularly described as follows:

13.38 acres of land situated in Parker County, Texas, in the M.E.P. & P. RR. Co. Survey, Abstract No. 843. Being all of a 13.33 acres tract of land described in Volume 1784, Page 1295 recorded in the Deed Records, Parker County, Texas. Being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the common line of a lane and the tract described herein, point also being the northwest corner of said 13.33 acres tract. Whence the southeast corner of the W. Wilson Survey, Abstract No. 1619;

THENCE along the common line of said lane and the tract described herein, S 86°58'23" E at 269.17 feet pass a 1/2 inch iron rod set with cap marked "JRP 5959" and in all 1216.73 feet to a 1/2 inch iron rod found, said point also being in the west line of Wilson Bend Road;

THENCE along the west line of Wilson Bend Road, S 06°47'07" E - 296.85 feet to a 1/2 inch iron rod set with cap marked "JRP 5959";

THENCE continuing along the west line of Wilson Bend Road, S 00°39'33" E - 154.66 feet to a 3 inch steel fence post found, said point also being the northeast corner of a 13.328 acres tract described in Instrument No. 2013042345 of the Official Public Records of said Parker County, Texas;

THENCE along the common line of said 13.328 acres tract and the tract described herein, N 88°54'11" W at 988.05 feet pass a 1/2 inch iron rod set with cap marked "JRP 5959" and in all 1257.09 feet to a 1/2 inch iron rod found, said point also being in the east line of an 80 acres tract described in Volume 335, Page 447 of said Deed Records;

THENCE along the common line of said 80 acres tract and the tract described herein, N 00°59'55" E - 489.68 feet to the POINT OF BEGINNING and containing 13.38 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Nicolasa Presser acting by an thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot
 ADDITION
 Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

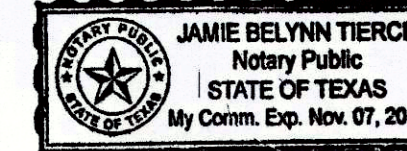
Executed this the 5th day of September, 2018.

Nicolasa O. Presser
 Nicolasa Presser

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Nicolasa Presser, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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 5th day of September, 2018.



Jamie Belynn Tierce
 Notary Public State of Texas

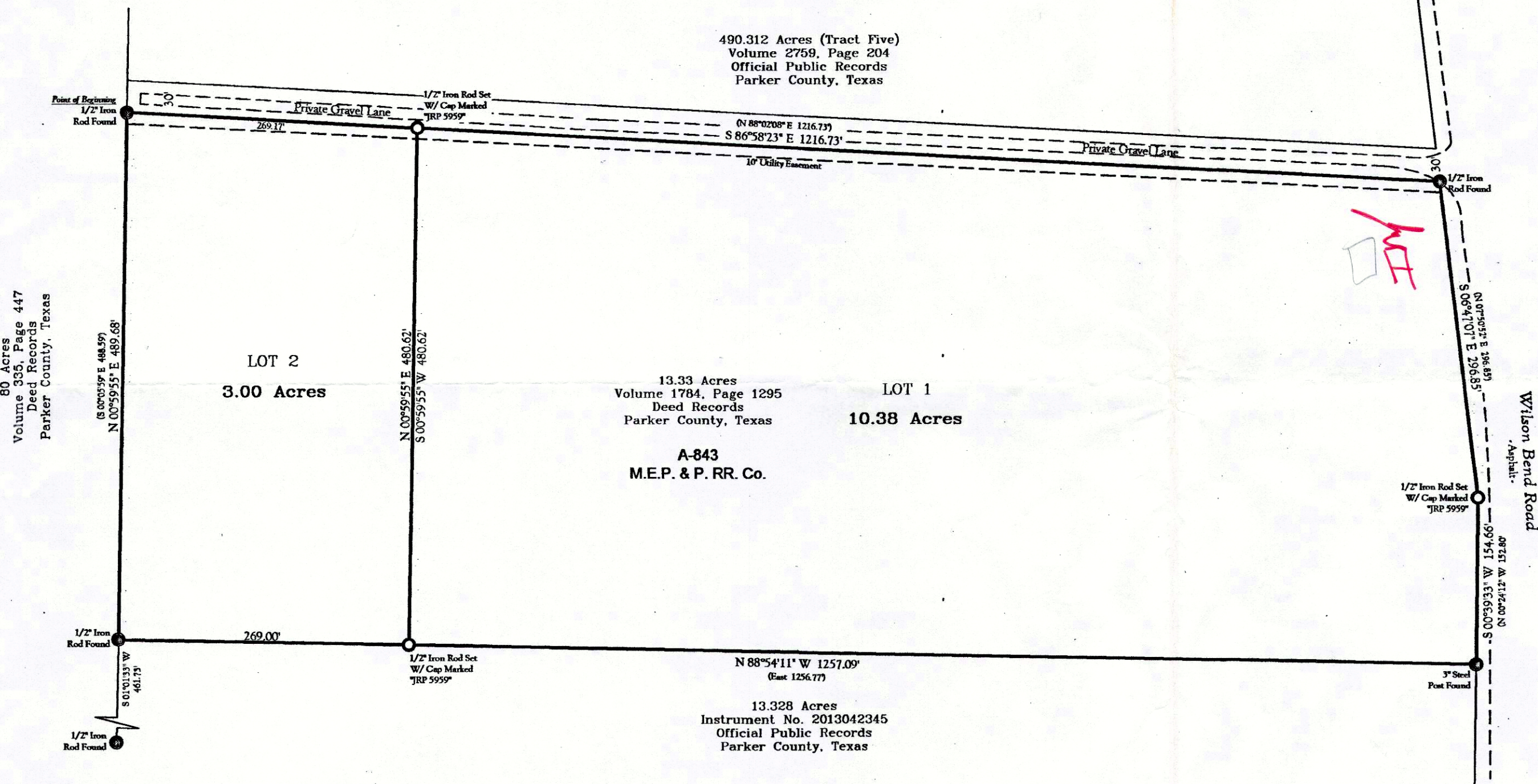
I, NICOLASA PRESSER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Nicolasa O. Presser
 NICOLASA PRESSER

ACCT. NO.: 116346
 SCH. DIST.: ME
 CITY: B-75
 MAP NO.:

Preliminary Plat Showing
 Lots 1 & 2
 Presser Estates
 an Addition to Parker County, Texas and
 being 13.38 acres of land situated in the
 M.E.P. & P. RR. Co. Survey, Abstract
 No. 843, Parker County, Texas.

201822970.006.000.00 E 154



80 Acres
 Volume 035, Page 447
 Deed Records
 Parker County, Texas

490.312 Acres (Tract Five)
 Volume 2759, Page 204
 Official Public Records
 Parker County, Texas

13.33 Acres
 Volume 1784, Page 1295
 Deed Records
 Parker County, Texas

A-843
 M.E.P. & P. RR. Co.

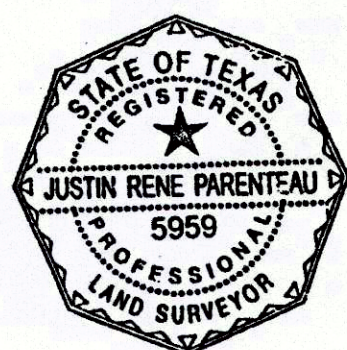
13.328 Acres
 Instrument No. 2013042345
 Official Public Records
 Parker County, Texas

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 8, 2018. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

OWNER/DEVELOPER

NICOLASA PRESSER
 1156 WILSON BEND ROAD
 MILLSAP, TEXAS 76066

Justin Rene Parenteau
 20180807
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS THE 10th DAY OF September, 2018.

Paul
 COUNTY JUDGE

George A. Conley
 COMMISSIONER PRECINCT #1

Greg
 COMMISSIONER PRECINCT #2

Sam
 COMMISSIONER PRECINCT #3

Bob
 COMMISSIONER PRECINCT #4

PLAT DATE - 08-07-2018 7:08 AM
 SCALE: 1" = 100 FEET