

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS NICOLASA PRESSER, BEING THE OWNER OF LOT 1, PRESSER ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 154 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10.381 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 843, BEING ALL OF A LOT 1, PRESSER ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 154 OF THE PLAT 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 WEST LINE OF WILSON BEND ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF A 30' ACCESS EASEMENT DESCRIBED IN DOCUMENT No. 201828304 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS;
THENCE ALONG THE WEST LINE OF WILSON BEND ROAD, S 06°47'07" E - 296.85 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
THENCE CONTINUING ALONG THE WEST LINE OF WILSON BEND ROAD, S 00°39'33" W - 154.66 FEET TO A 3 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 13.328 ACRES TRACT DESCRIBED IN DOCUMENT No. 2013042345 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE COMMON LINE OF SAID CALLED 13.328 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 88°54'11" W - 988.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE SOUTH COMMON CORNER OF SAID LOT 1 AND LOT 2 OF SAID PRESSER ESTATES;
THENCE ALONG THE COMMON LINE OF SAID LOT 2 AND THE TRACT DESCRIBED HEREIN, N 00°59'55" E - 480.61 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE SOUTH LINE OF A SAID 30 FOOT ACCESS EASEMENT;
THENCE ALONG THE SOUTH LINE OF SAID 30 FOOT ACCESS EASEMENT, S 86°58'23" E - 947.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.381 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 HEREIN ABOVE DESCRIBED REAL PROPERTY AS:

LOTS 1R, 2R, 3R, 4R, AND 5R
PRESSER ESTATES
PARKER COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED THIS THE 23 DAY OF April, 2021.

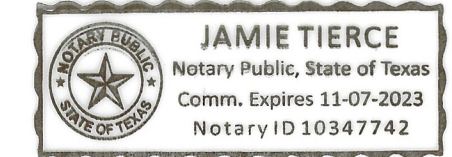
Nicolasa O. Presser
NICOLASA PRESSER

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 23 DAY OF April, 2021.

Jamie 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

FILED AND RECORDED

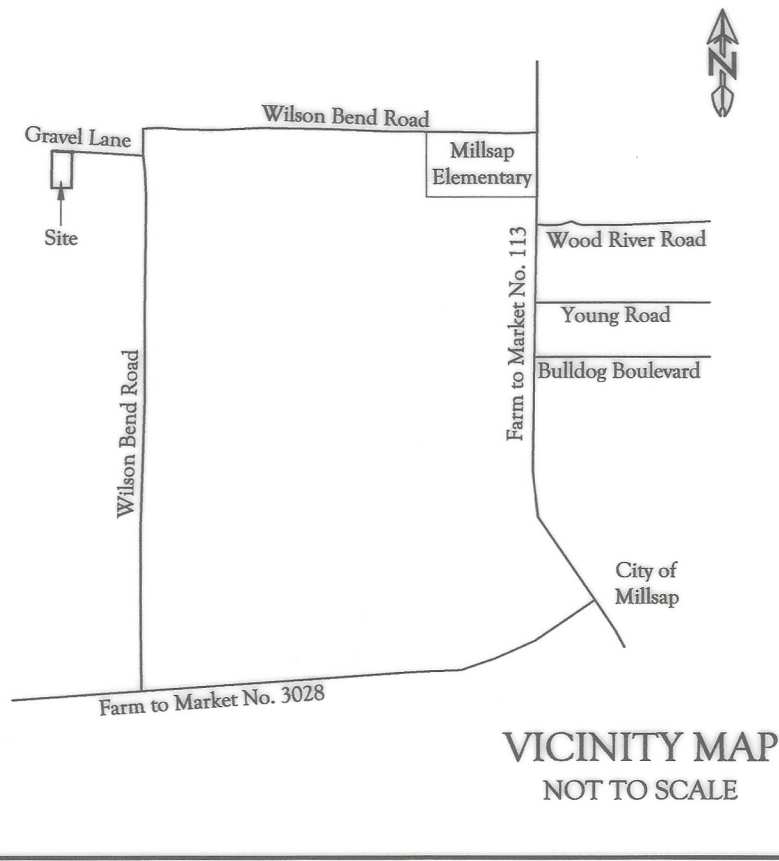
OFFICIAL PUBLIC RECORDS

Lila Deakle

202116261
04/26/2021 03:36 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT OF
LOTS 1R, 2R, 3R, 4R, & 5R
PRESSER ESTATES
BEING A REPLAT OF
REPLAT OF LOT 1 OF PRESSER
ESTATES

AN ADDITION TO PARKER COUNTY,
TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT
CABINET E, SLIDE 154, PLAT
RECORDS, PARKER COUNTY, TEXAS.

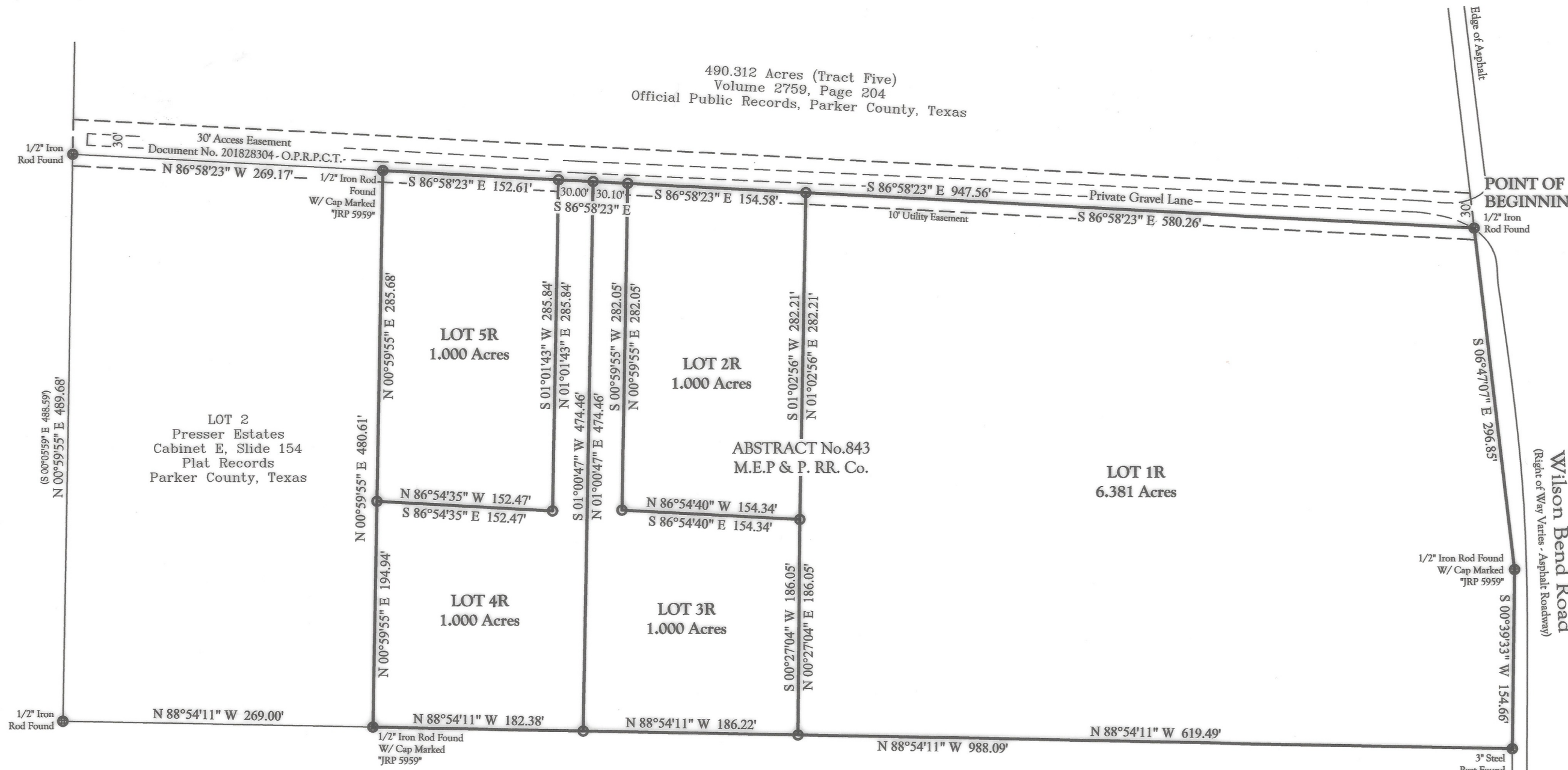


SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: http://peks.texas.gov Email: info@peks.texas.gov Phone: 512-440-7723

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0225E, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

ACCT NO: 16346
SCH DIST: MI



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

16346.001.001.00

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 JANUARY 7, 2021. 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
20240312

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 23 DAY OF April, 2021.

Peola
COUNTY JUDGE

George A. Conley *Sonny Walden*
COMMISSIONER PRECINCT #1 COMMISSIONER PRECINCT #3

George Caswell *Al Dupe*
COMMISSIONER PRECINCT #2 COMMISSIONER PRECINCT #4

E 731

Job No. 201805010 - Replat - Revision 01
Plot Date: 03/11/2021 4:00 pm
Scale: 1" = 100'