

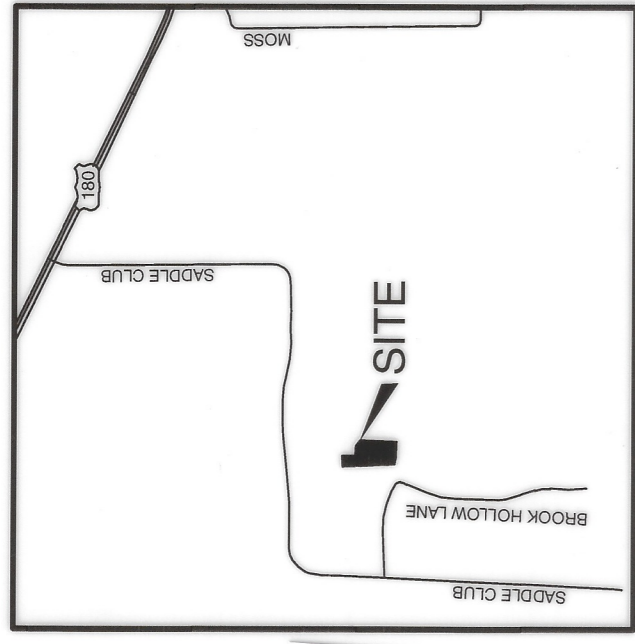


FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle  
County Clerk  
Parker County, TX

202310233  
04/24/2023 03:54 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

LOCATION MAP  
SCALE 1"=2000'



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Eugene Shimer and Paula Glick are the owners of a part of the Texas AND PACIFIC RAILROAD COMPANY SURVEY, SECTION No. 221, Abstract No. 1515 and the THOMAS HEATH SURVEY, Abstract No. 579 situated about 4.7 miles North 86° West of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing a portion of the called 15.5095 acre tract of land described in the deed to Eugene Shimer and Paula Glick as recorded in Document No. 202210267 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

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.

BEGINNING at a 1/2" iron rod found (whose Northing is 6961884.92 and whose Easting is 2159238.15) for the northwest corner xxx, the northeast corner of Lot 29 in Block 1 of SADDLE CLUB ESTATES, PHASE IV, an addition to Parker County Texas according to the plat thereof recorded in Plat Cabinet C, Slide of the Plat Records of Parker County, Texas and being in the south line of Lot 21 in Block 2 of said SADDLE CLUB ESTATES;

THENCE North 89°50'39" East, along the common line xxx and said Block 2, a distance of 96.21 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northeast corner of tract being described;

THENCE over and across xxx the following:

South 2°26'6" East, a distance of 131.27 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

North 87°33'54" East, a distance of 138.72 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

South 45°4'30" East, a distance of 171.96 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

South 0°17'3" East, a distance of 377.97 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

South 89°52'39" West, a distance of 292.72 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

"AWARD SURV RPLS 5606" having a radius of 600.00 feet, a central angle of 06° 40' 39", an arc length of 69.93 feet, and long chord bearing and distance of North 86° 58' 59" West a distance of 69.89 feet to an angle iron found for the southwest corner of tract being described, and being a re-entrant corner xxx and the southeast corner of said Lot 29;

THENCE North 0°8'17" West, along the common line xxx and said Lot 29, a distance of 621.32 feet to the POINT OF BEGINNING and containing 4.2552 acres or 185,358 square feet of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Eugene Shimer and Paula Glick do hereby adopt this plat designating the herein above described real property as

LOT 1, BLOCK 1

SADDLE CLUB ESTATES,

PHASE IV,

PLAT CABINET C, SLIDE 69

PLAT CABINET C, SLIDE 69

PLAT CABINET C, SLIDE 69

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PLAT CABINET C, SLIDE 69

LINE TABLE with columns: NO., BEARING, LENGTH, CHORD BEARING, CHORD

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

20579.002.000.00  
21515.005.006.00

202310233 PLAT Total Pages: 1

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 March 6, 2022 and March 20, 2023.

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

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 24th DAY OF April 2023

County Judge: George A. Carley  
Commissioner Precinct #1: [Signature]  
Commissioner Precinct #2: [Signature]  
Commissioner Precinct #3: [Signature]  
Commissioner Precinct #4: [Signature]

ONE LOT IN ONE PHASE, 4.2552 ACRES

ACCORDING TO MAP NO. 48367C0250F DATED APRIL 5, 2019 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, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT 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.

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENT OF RECORDED THAT ARE NOT SHOWN HEREON. THE SURVEY HAS NOT ABSTRACT THIS PROPERTY.

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS.

SEPTIC WILL BE PROVIDED BY INDIVIDUAL ON SITE SEWER FACILITIES.

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"



GRAPHIC SCALE SCALE IN FEET 1"=20'  
A-WARD PROJECT NO: 2023-1096 BROOK HOLLOW PLAT NORTH

12783  
WE  
E-15

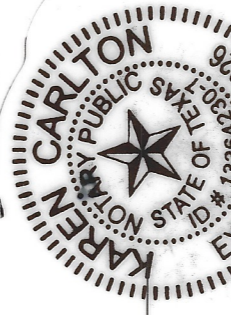
Eugene Shimer  
Eugene Shimer

Paula Glick  
Paula Glick

STATES OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Eugene Shimer, 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of April 2023.



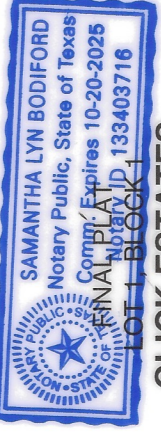
Karen Carlton  
Notary Public State of Texas

STATES OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Paula Glick, 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20 day of April 2023.

Notary Public State of Texas



Notary Public State of Texas

GLICK ESTATES  
being a part of the TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, SECTION No. 221, Abstract No. 1515 and the THOMAS HEATH SURVEY, Abstract No. 579 situated about 4.7 miles North 86° West of the courthouse in Weatherford, the county seat for Parker County, Texas

F. H. Heg

AWARD SURVEYING COMPANY  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-334-WARD (332-9273) 877-982-9273  
survey@a-wardsurveying.com TEPUS Firm No. 10194435

OWNER:  
EUGENE SHIMER  
PAULA GLICK  
BROOK HOLLOW LANE  
WEATHERFORD TX 76088