

LEGAL DESCRIPTION

202231215 PLAT Total Pages: 1

Of a 5.506 acres tract of land out of the Northeast 1/4 of Section No. 334, T. & P. RR. Co. Survey (D.B. Nuttall Survey), Abstract No. 1864, Parker County, Texas; being all of a certain 0.801 acre tract described in Document No. 201320494 of the Official Public Records and part of a certain 5.09 acres tract described in Volume 1707, Page 1779 of the Real Records, both in Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Stephens Road (paved) and in the west line of said 5.09 acres tract and in the east line of a certain 2.157 acres tract described in Document No. 202103245 of said Official Public Records for the most northerly northwest and beginning corner of this tract. Whence a found "MAG" nail in said Stephens Road at the northwest corner of said 5.09 acres tract bears N. 00 deg. 22 min. 44 sec. W. 34.27 feet and the northwest corner of said Northeast 1/4 of Section No. 334 bears N. 00 deg. 22 min. 44 sec. W. 34.27 feet and S. 89 deg. 52 min. 08 sec. W. 874.51 feet.

Thence S. 89 deg. 57 min. 08 sec. E. 474.81 feet along the south right of way line of said Stephens Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 5.09 acres tract and in the west line of a certain 80.752 acres tract described in Volume 1664, Page 1838 of said Real Records for the northeast corner of this tract. Whence a found "MAG" nail at the northeast corner of said 5.09 acres tract bears N. 00 deg. 13 min. 37 sec. W. 36.71 feet.

Thence S. 00 deg. 13 min. 37 sec. E. 434.70 feet to a 3" steel post in the west line of said 80.752 acres tract and at the northeast corner of a certain 19.94 acres tract described in Volume 1995, Page 851 of said Real Records for the southeast corner of this and said 5.09 acres tract.

Thence N. 89 deg. 19 min. 24 sec. W. 473.73 feet to a 4" steel post at the southwest corner of said 5.09 acres tract and at the southeast corner of said 0.801 acre tract for a corner of this and said 19.94 acres tract.

Thence S. 89 deg. 52 min. 17 sec. W. 227.54 feet to a 2" steel post at the most northerly northwest corner of said 19.94 acres tract for the southwest corner of this and said 0.801 acre tract.

Thence N. 00 deg. 07 min. 42 sec. W. 153.95 feet to a 2" steel post in the south line of said 2.157 acres tract and at the northwest corner of said 0.801 acre tract for the most westerly northwest corner of this tract.

Thence S. 89 deg. 58 min. 23 sec. E. 226.87 feet to a 4" steel post at the southeast corner of said 2.157 acres tract and at the northeast corner of said 0.801 acre tract and in the west line of said 5.09 acres tract for an ell corner of this tract.

Thence N. 00 deg. 22 min. 44 sec. W. 276.17 feet to the place of beginning.

OWNER'S CERTIFICATE

That We, CHESTER A. ALLEN, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ROCKIN 7B. This plat being a subdivision of 5.506 acres out of the Northeast 1/4 of Section No. 334, T. & P. RR. Co. Survey (D.B. Nuttall Survey), Abstract No. 1864, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 14th DAY OF August, 2022

BY: Chester A. Allen
CHESTER A. ALLEN

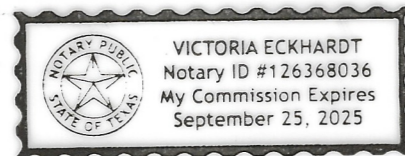
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHESTER A. ALLEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17th day of August, 2022

Signature: Victoria Eckhardt



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C030F, DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

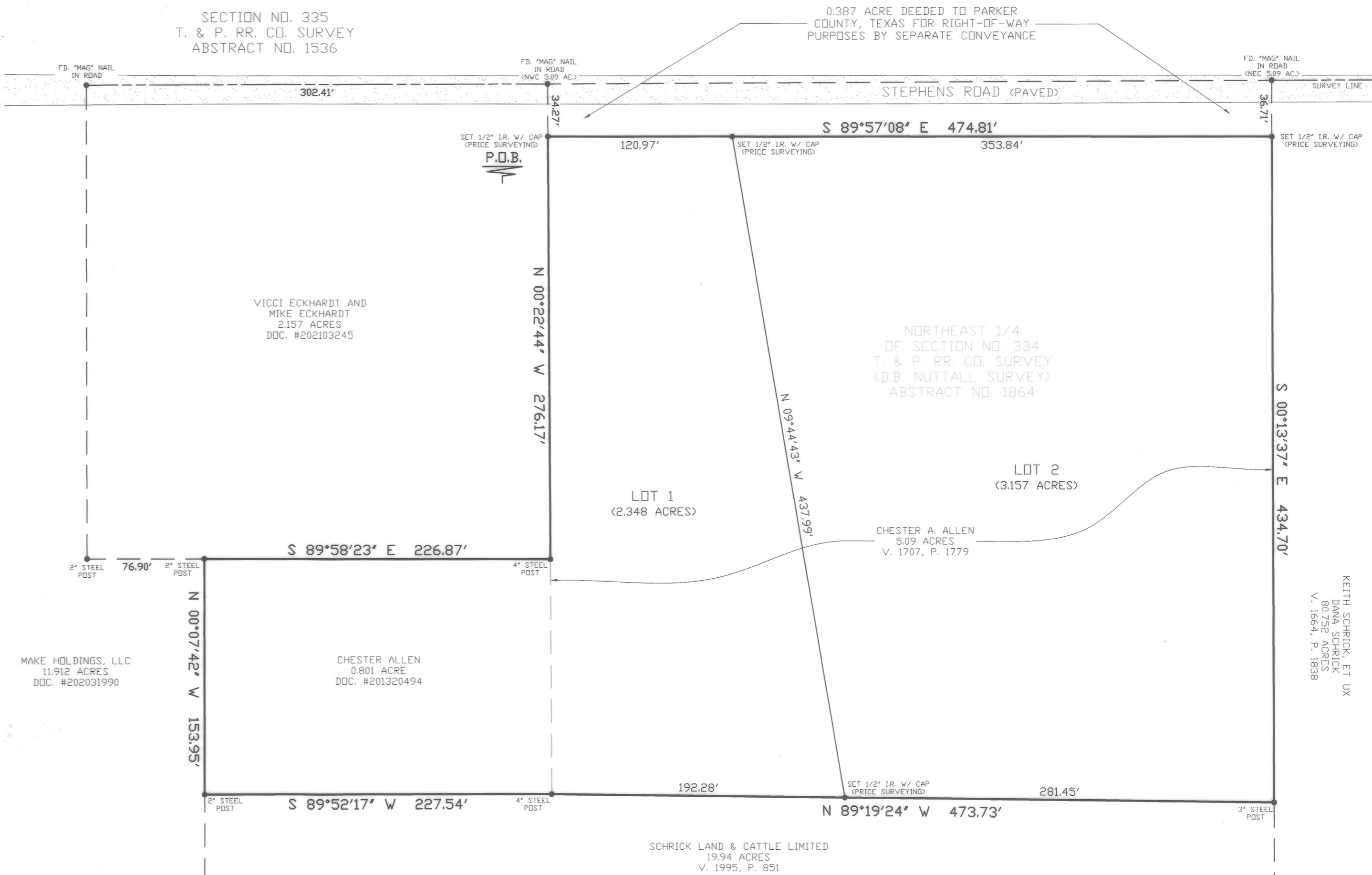
NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY



SECTION NO. 335
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1536



MAKE HOLDINGS, LLC
11.912 ACRES
DDC. #202031990

CHESTER ALLEN
0.801 ACRE
DDC. #201320494

VICCI ECKHARDT AND MIKE ECKHARDT
2.157 ACRES
DDC. #202103245

NORTHEAST 1/4 OF SECTION NO. 334
T. & P. RR. CO. SURVEY (D.B. NUTTALL SURVEY)
ABSTRACT NO. 1864

CHESTER A. ALLEN
5.09 ACRES
V. 1707, P. 1779

SCHRICK LAND & CATTLE LIMITED
19.94 ACRES
V. 1995, P. 851

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 23, 2022.

Signature: Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN22432 19493.crd FN220573 & FN220621



16883 MI C-17

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 8th DAY OF August, 2022.

Signature: Polo
COUNTY JUDGE

Signature: George A. Conley
COMR. PRECINCT #1

Signature: [Handwritten]
COMR. PRECINCT #2

Signature: [Handwritten]
COMR. PRECINCT #3

Signature: [Handwritten]
COMR. PRECINCT #4

21864.002.002.00
21864.002.002.50
21864.002.005.00

FILED AND RECORDED

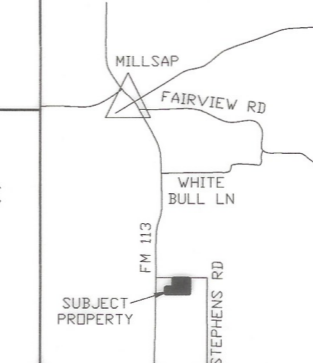
OFFICIAL PUBLIC RECORDS

Signature: Lila Deakle

202231215
08/18/2022 01:44 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER INFORMATION
CHESTER A. ALLEN
240 STEPHENS ROAD
MILLSAP, TX 76066
817-565-0427

VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F SLIDE 303
DATE 8/18/2022

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
ROCKIN 7B
LOT 1 AND LOT 2
BEING A SUBDIVISION OF 5.506 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 334, T. & P. RR. CO. SURVEY (D.B. NUTTALL SURVEY), ABSTRACT NO. 1864 IN PARKER COUNTY, TX
PLAT DATE: AUGUST 1, 2022

KEITH SCHRIK, ET UX
DANA SCHRIK
80.752 ACRES
V. 1664, P. 1838