

BEING a 4.991 acres tract of land out of the T. & P. R.R. Co. SURVEY, SECTION 49, ABSTRACT No. 1428, Parker County, Texas; being all of that certain tract of land as recorded in Clerk's File No. 201402671. Real Property Records, Parker County, Texas; being further described by metes and bounds as follows:

THENCE the following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

BEGINNING at a found 1/2" iron rod at the northeast corner of that certain tract as recorded in V. 1290, P. 884, and in the monumented south line of Earp Road, being the northwest corner of said Clerk's File No. 201402671, for the northwest and beginning corner of this TRACT. Whence the southeast corner of said ABSTRACT No. 1428 is calculated to bear S 46°26'22" E 1722.23 feet.

THENCE N 89°31'51" E 182.52 feet along the north line of said Clerk's File No. 201402671 and the south line of said Earp Road to a set 1/2" capped iron rod "TEXAS SURVEYING INC" at the northwest corner of that certain tract as recorded in V. 2839, P. 434, for the northeast corner of this tract.

THENCE S 01°13'54" E at 519.14 feet passing a found 1/2" iron rod at the common west corner of those certain tracts as recorded in Volume 2612, Page 1034 and Volume 2834, page 1088, Real Property Records, parker County, Texas, and at 877.42 feet passing a found 1/2" iron rod at the common west corner of said V. 2834, P. 1088 tract and that certain tract of land as recorded in Clerk's File No. 201421234, Real property Records, Parker County, Texas, for a total distance of 1188.33 feet to a found 1/2" iron rod at the southeast corner of said Clerk's File No. 201402671, the southwest corner of said Clerk's File No. 201421234, and being in the north line of that certain tract of land as recorded in Volume III, Page 549, Real Property Records, parker County, Texas, for the southeast corner of this tract.

THENCE N 89°59'07" W 183.67 feet along the north line of said V. III, P. 549 to a found 1/2" iron rod at the southwest corner of said Clerk's File No. 201402671, for the southwest corner of this tract.

THENCE N 01°10'37" W 1186.76 feet 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  
 JUNE 2019 - JN190505P-PRELIMINARY



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ~~Tracy Humphrey~~, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, RECOVERY RANCH 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.

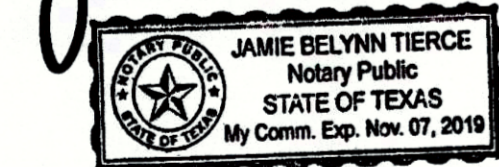
WITNESS, MY HAND, THIS THE 19 DAY OF July, 2019.

BY: Tracy Humphrey  
 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 \_\_\_\_\_, 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 19 DAY OF July, 2019.



**SURVEYOR:**  
 KYLE RUCKER, R.P.L.S.  
 104 S. WALNUT ST.  
 WEATHERFORD, TX 76086  
 817-594-0400

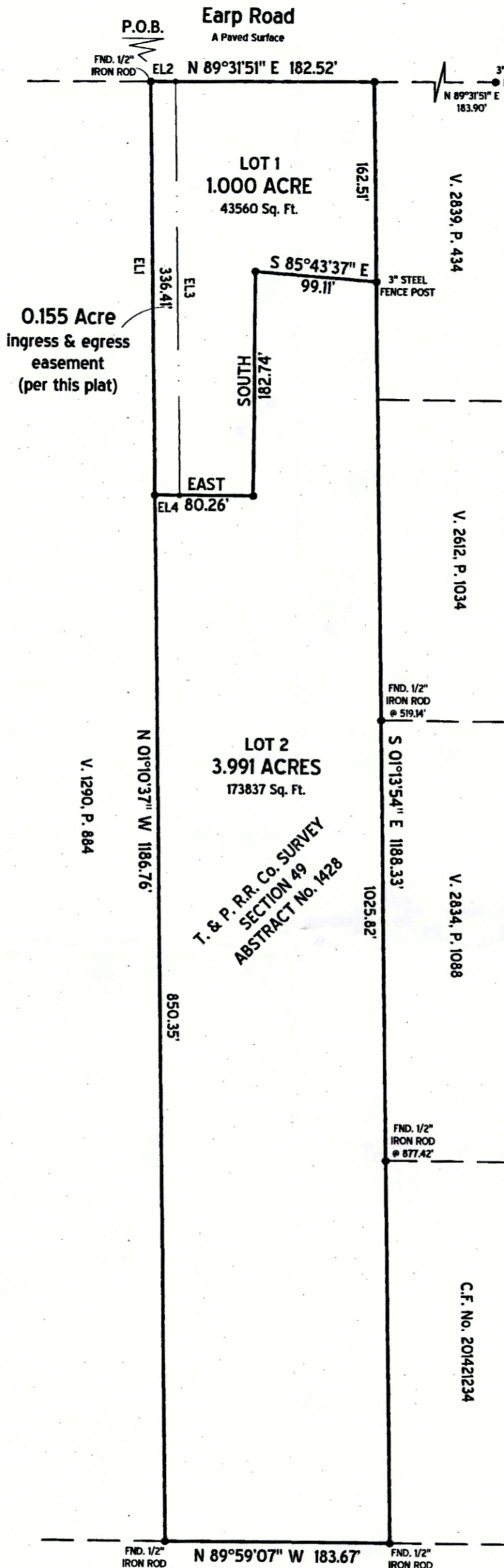
**OWNER/DEVELOPER:**  
 TRACY HUMPHREY  
 730 EARP ROAD  
 SPRINGTOWN, TX 76082  
 682-803-8042

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

201918283  
 07/22/2019 10:21 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



LINE	BEARING	DISTANCE
EL1	N 01°10'37" W	336.41'
EL2	N 89°31'51" E	20.00'
EL3	S 01°10'37" E	336.58'
EL4	West	20.00'

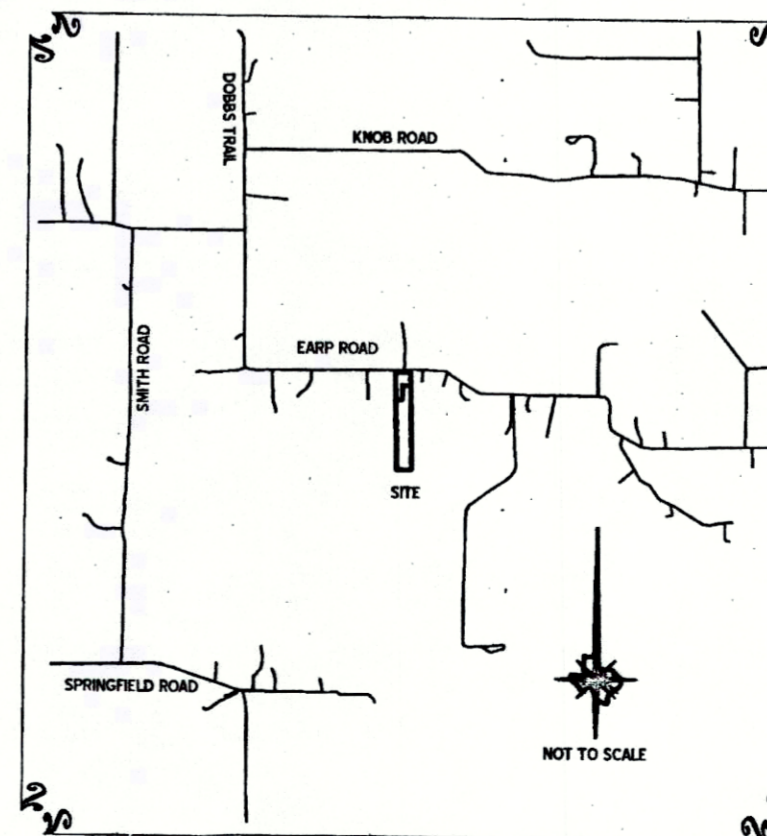
STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20 DAY OF July, 2019.  
 COUNTY JUDGE

George A. Conley  
 COMMISSIONER PRECINCT #1  
Jim Wald  
 COMMISSIONER PRECINCT #3

Chay Seal  
 COMMISSIONER PRECINCT #2  
[Signature]  
 COMMISSIONER PRECINCT #4

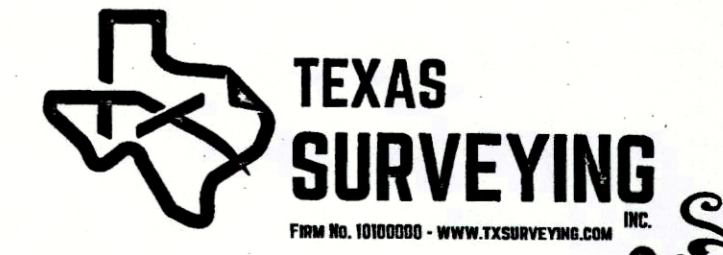
**NOTES:**

- 1) 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 F.I.R.M. MAP NUMBER 48367C0175E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL FEMA WEBSITE AT FEMA.GOV.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) ALL CORNERS ARE SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.
- 4) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 5) WATER IS TO BE PROVIDED BY PRIVATE WATER SUPPLY COMPANY.
- 6) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
- 7) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION AND/OR DEVELOPMENT OF THIS PROPERTY.
- 8) 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.
- 9) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS SHOWN HEREIN.
- 10) 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.



ACCT. NO.: 110584  
 SCH. DIST.: 2  
 CITY: L4  
 MAP NO.: L4

**FINAL PLAT OF**  
 LOTS 1 & 2  
 RECOVERY RANCH ESTATES  
 AN ADDITION TO PARKER COUNTY, TEXAS.  
 BEING A 4.991 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION 49, ABSTRACT NO. 1428, PARKER COUNTY, TEXAS  
 JUNE 2019



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