

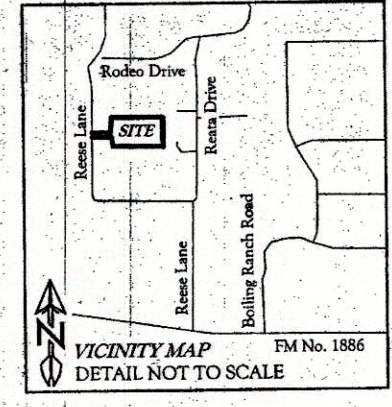
Job No. 201906010 - Revision 01
 Plot Date: 08/27/2019 10:00 am
 SCALE: 1" = 100 FEET

Jerry Ewing Et Ux
 9.01 Acres
 Volume 2924, Page 1868
 Official Public Records, Parker County, Texas

201927934 PLAT Total Pages: 1

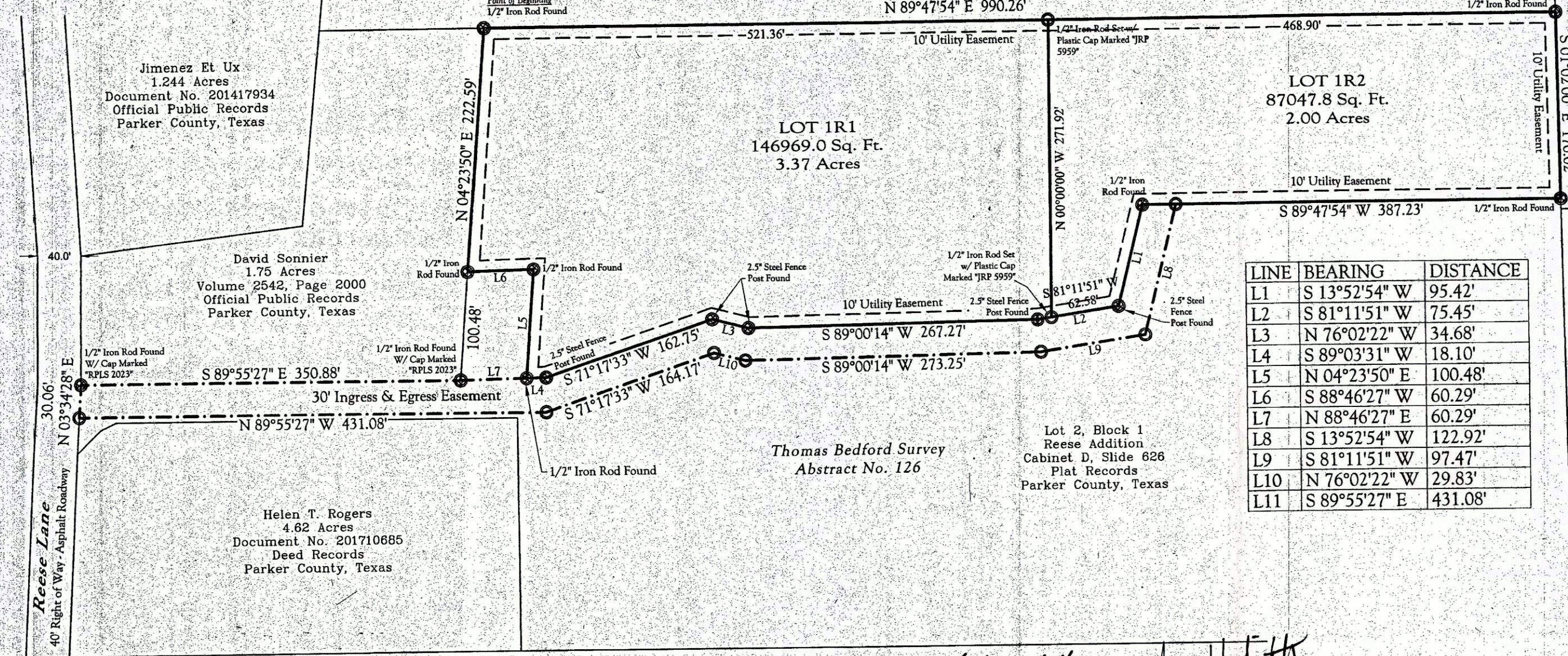
FINAL PLAT OF

LOTS 1R1 AND 1R2 IN BLOCK 1 OF REESE ADDITION
 AND A 30 FOOT INGRESS AND EGRESS EASEMENT ACROSS
 LOT 2 BLOCK 1 OF SAID REESE ADDITION.
 BEING A REPLAT OF LOT 1, BLOCK 1 REESE ADDITION,
 AN ADDITION TO THE PARKER COUNTY, TEXAS AS RECORDED IN
 CABINET D, SLIDE 626 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS



OWNER(S)
 JERRY EWING AND SARAH EWING
 1250 REESE LANE
 AZLE, TEXAS 76020-1538

ROBERT M. HUGHITT JR. AND AMY HUGHITT
 1168 REESE LANE
 AZLE, TEXAS 76020-1548



GENERAL NOTES

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.
- SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 4836/C0325E, EFFECTIVE ON 09/26/2008, THIS PROPERTY IS WITHIN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

THE STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS JERRY EWING AND SARAH EWING, ARE THE SOLE OWNERS OF LOT 1, BLOCK 1, REESE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 626 OF THE MAP RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

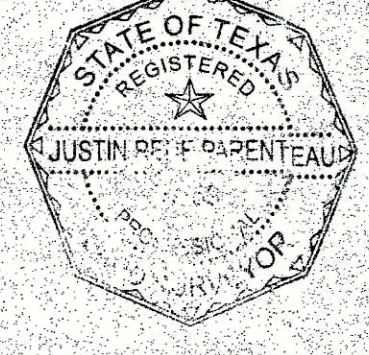
BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A 9.01 ACRES TRACT DESCRIBED IN VOLUME 2924, PAGE 1868 OF SAID OFFICIAL PUBLIC RECORDS;
 THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 9.01 ACRES TRACT, N 89°47'54" E AT 542.02 FEET PASS A 60D NAIL SET IN CONCRETE AND IN ALL 990.26 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 6, REATA, CABINET D, SLIDE 20 OF SAID PLAT RECORDS;
 THENCE ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 1, S 01°02'00" E - 170.02 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2 OF SAID REESE ADDITION;
 THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 THE FOLLOWING COURSES AND DISTANCES:
 S 89°47'54" W - 387.23 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 13°52'54" W - 95.42 FEET TO A 2.5 INCH STEEL CORNER POST FOUND;
 S 81°11'51" W - 75.45 FEET TO A 2.5 INCH STEEL CORNER POST FOUND;
 S 89°00'14" W - 267.27 FEET TO A 2.5 INCH STEEL CORNER POST FOUND;
 N 76°02'22" W - 34.68 FEET TO A 2.5 INCH STEEL CORNER POST FOUND;
 S 71°17'33" W - 162.75 FEET TO A 2.5 INCH STEEL CORNER POST FOUND;
 S 89°03'31" W - 18.10 FEET TO A 1/2 INCH IRON ROD FOUND;
 N 04°23'50" E - 100.48 FEET TO A 1/2 INCH IRON ROD FOUND;
 S 88°46'27" W - 60.29 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF A 1.75 ACRES TRACT DESCRIBED IN VOLUME 2542, PAGE 2000 OF SAID OFFICIAL PUBLIC RECORDS;
 THENCE ALONG THE COMMON LINE OF SAID 1.75 ACRES TRACT AND SAID LOT 1, N 04°23'50" E - 222.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.37 ACRES OF LAND.

TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT BEING A PORTION OF LOT 2, BLOCK 1 WHEREAS I, ROBERT M. HUGHITT, JR. AND AMY HUGHITT, ARE THE SOLE OWNERS OF LOT 2, BLOCK 1, REESE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 626 OF THE MAP RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023", SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF REESE LANE, AND BEING THE SOUTHWEST CORNER OF A 1.75 ACRES TRACT DESCRIBED IN VOLUME 2542, PAGE 2000 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID LOT 2;
 THENCE ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 1.75 ACRES TRACT, N 89°53'06" E - 411.16 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "RPLS 2023";
 THENCE CROSSING SAID LOT 2, N 89°03'31" E - 18.10 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING A CORNER OF LOT 1 OF SAID REESE ADDITION;
 THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 THE FOLLOWING COURSES AND DISTANCES:
 N 71°17'33" E - 162.75 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
 S 76°02'22" E - 34.68 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
 N 89°00'14" E - 267.27 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
 N 81°11'51" E - 75.45 FEET TO A 2.5 INCH STEEL FENCE POST FOUND;
 N 13°52'54" E - 95.42 FEET TO A 1/2 INCH IRON ROD FOUND;
 N 89°47'54" E - 30.93 FEET TO A POINT;
 THENCE CROSSING SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES:
 S 13°52'54" W - 122.92 FEET TO A POINT;
 S 81°11'51" W - 97.47 FEET TO A POINT;
 S 89°00'14" W - 273.25 FEET TO A POINT;
 N 76°02'22" W - 29.83 FEET TO A POINT;
 S 71°17'33" W - 164.17 FEET TO A POINT;
 N 89°55'27" W - 431.08 FEET TO A POINT, SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF REESE LANE, AND BEING IN THE WEST LINE OF SAID LOT 1;
 THENCE ALONG THE EAST RIGHT OF WAY LINE OF REESE LANE, N 03°34'28" E - 30.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.76 ACRES OF LAND.

THE STATE OF TEXAS
 COUNTY OF PARKER
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JUSTIN BENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYORS
 THE STATE OF TEXAS LICENSE No. 5959
 110 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM
 AUGUST 27, 2019



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, m0-230, Austin, Tx 78753
 Phone: (512) 239-5263

FLOODPLAIN NOTE
 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 NOTED ON THIS SURVEY.
 ○ POINTS FOR CORNERS UNLESS OTHERWISE NOTED.

THE STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF October, 2019.

NOTARY PUBLIC, PARKER COUNTY, TEXAS
 MY COMMISSION EXPIRES ON: 11/7/19

Sarah Ewing Jerry Ewing

THE STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF October, 2019.

NOTARY PUBLIC, PARKER COUNTY, TEXAS
 MY COMMISSION EXPIRES ON: 11/7/19

Sarah Ewing Jerry Ewing

ACCT. NO.: 16594
 SCH. DIST.: HZ
 CITY: M-11
 MAP NO.:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
 Lila Deakle
 201927934
 10/18/2019 03:25 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

COUNTY CLERK FILING

VOLUME OR CABINET E

PAGE OR SLIDE 399

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 15th DAY OF October, 2019.
 COUNTY JUDGE
 George A. Conley
 COMMISSIONER PRECINCT #1
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

EXTRA-TERRITORIAL JURISDICTION STATEMENT

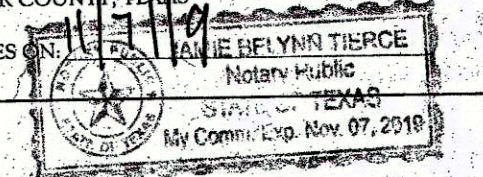
THE STATE OF TEXAS
 COUNTY OF PARKER
 I, Jerry Ewing, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF October, 2019.

NOTARY PUBLIC, PARKER COUNTY, TEXAS
 MY COMMISSION EXPIRES ON: 11/7/19



16594-001-001-00