

State of Texas
County of Parker

Whereas, Jerome Hilderbrand and Joan Campbell, being the sole owners of a certain 11.000 acres tract of land out of the T&P RR Co. SURVEY, SECTION 145, ABSTRACT No. 1459, Parker County, Texas; being all of that certain tract conveyed to Hilderbrand & Campbell in CC# 202113685, Real Records, Parker County, Texas; and being further described by metes and bounds as follows:

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 5/8" iron rod at the northwest corner of that certain tract of land conveyed to Smith in Volume 1498, Page 965 and in the east line of that certain tract of land conveyed to Combs in CC# 201201571, for the southwest and beginning corner of this tract. WHENCE the southeast corner of said T. & P. R.R. Co. SURVEY is called to bear SOUTH 649.95 feet and EAST 1123.09 feet.

THENCE N 00°32'47" E 510.18 feet along the east line of said Combs tract to a found 5/8" iron rod at the southwest corner of that certain tract of land conveyed to Kominski in Volume 2295, Page 1147, for the northwest corner of this tract.

THENCE S 89°27'13" E 1047.98 feet along the south line of said Kominski tract to a found 5/8" iron rod in the west line of that certain ingress and egress easement described as Second Tract in Volume 1243, Page 898, for the northeast corner of this tract.

THENCE S 00°26'48" E 400.93 feet to a found 5/8" iron rod at the northeast corner of said Smith tract, for the southeast corner of this tract.

THENCE S 84°37'50" W 1060.58 feet along the north line of said Smith tract to the POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 00°26'48" E	31.84'
L2	S 69°57'32" W	116.91'
L3	N 87°19'52" W	183.50'
L4	N 5°54'52" W	201.82'
L5	S 80°46'56" W	114.48'
L6	N 09°20'38" W	28.69'
L7	N 80°11'35" E	127.68'
L8	S 5°54'52" E	205.38'
L9	S 87°19'52" E	167.89'
L10	N 69°57'32" E	121.56'
L11	S 00°26'48" E	31.35'
L12	S 72°40'54" W	84.88'
L13	S 33°19'45" W	121.94'
L14	S 82°25'23" W	157.90'
L15	S 73°33'29" W	110.50'
L16	S 65°45'39" W	33.78'
L17	S 80°11'35" W	63.84'
L18	N 52°55'28" E	63.41'
L19	N 65°45'39" E	35.83'
L20	N 73°33'29" E	114.87'
L21	N 82°25'23" E	146.52'
L22	N 33°19'45" E	118.97'
L23	N 72°40'54" E	104.70'

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
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: July 2, 2021 - JN130317-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367CD275E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted. All easement corners are set 60D nails.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

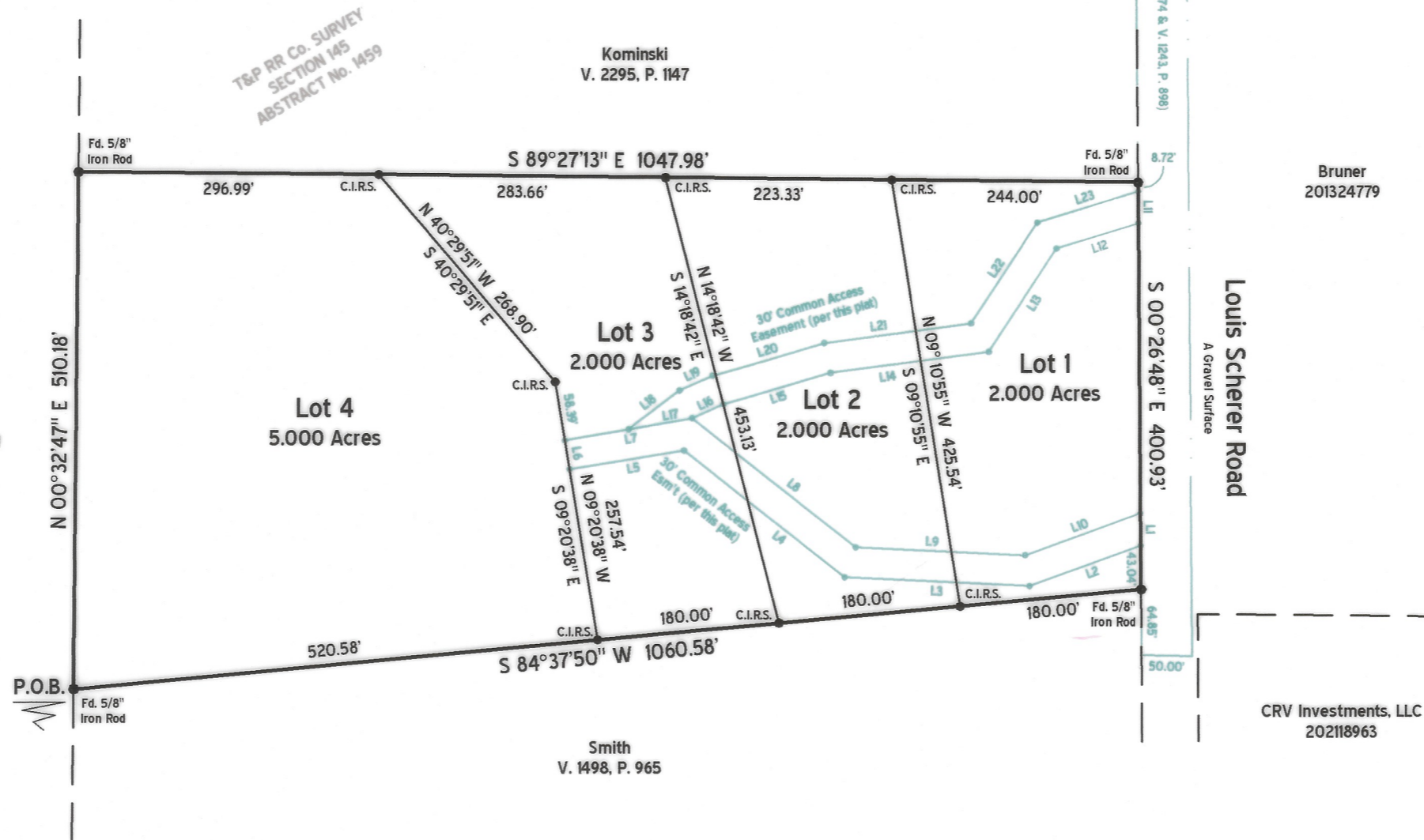
6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc. etc.)

7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

8) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels; record documents other than those shown on this survey may exist and encumber this property.

9) 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.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.



Now, Therefore, Know All Men By These Presents:
That *Jerome Hilderbrand* and *Joan Campbell* hereby adopt this plat designating the herein above described property as Lots 1-4, Rolling J Ranch Estates, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.
Witness, my hand, this the 22 day of November, 2021.

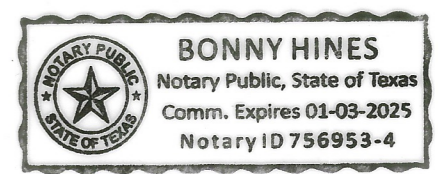
By:
Jerome Hilderbrand
Joan Campbell

State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Jerome Hilderbrand* known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 22 day of Nov, 2021.

Bonny Hines
Notary Public in and for the State of Texas

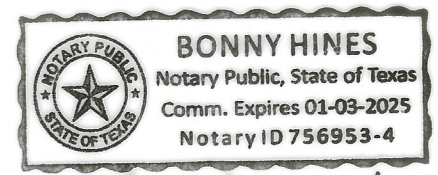


State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Joan Campbell* known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 22 day of Nov, 2021.

Bonny Hines
Notary Public in and for the State of Texas

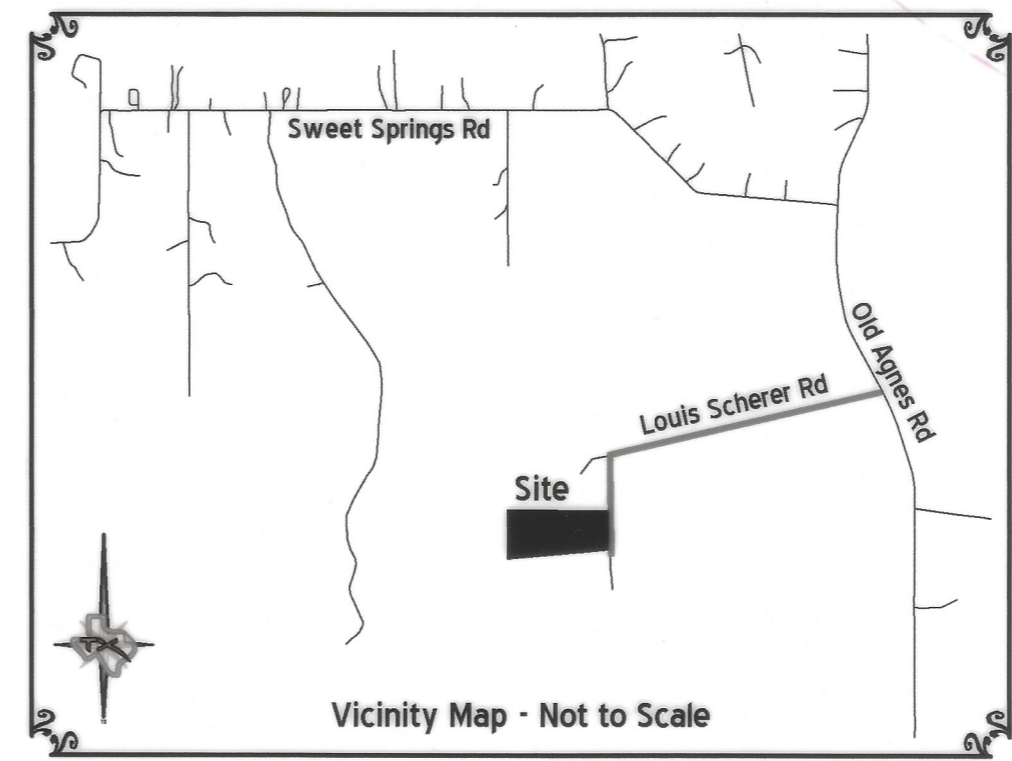


State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 27 day of December, 2021.

County Judge
George A. Conley Commissioner Precinct 1
Chris Pearson Commissioner Precinct 2
Jay Walden Commissioner Precinct 3
Stacy Oger Commissioner Precinct 4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202150487
12/28/2021 02:35 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Minor Plat
Lots 1-4
Rolling J Ranch Estates
an Addition in Parker County, Texas
Being an 11.000 acre tract out of the
T&P RR Co. SURVEY, SECTION 145, ABSTRACT No. 1459,
Parker County, Texas.

November 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner:
Jerome Hilderbrand & Joan Campbell
5001 Ledgestone Drive
Fort Worth, TX 76132

1" = 150'

0 150 300 450

Plat Cabinet **F** Slide **124**