

OWNER'S CERTIFICATE

That we, Trey Shearer and Jennifer Shearer, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SHEARER ADDITION. This plat being a subdivision of 10.927 acres out of the Northeast 1/4 of Section No. 110, M.E.P. & P. RR. Co. Survey (H.C. Vardy Survey), Abstract No. 1588, Parker County, Texas. We, 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.

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

EXECUTED THIS THE 4 DAY OF September, 2020

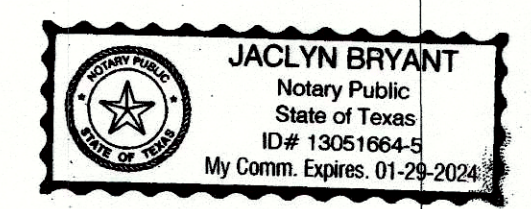
BY: Trey Shearer
Trey Shearer
BY: Jennifer Shearer
Jennifer Shearer

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 TREY SHEARER and JENIFFER SHEARER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4 day of September, 2020

Jaclyn Bryant
Signature



LIEN HOLDER STATEMENT

First Financial Bank, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Amber Allen
Signature

Amber Allen
Printed

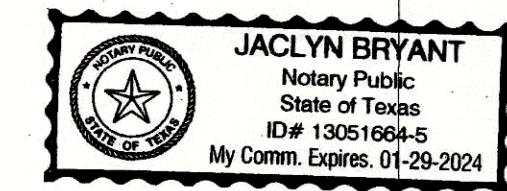
VP Commercial Lender
Title

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 Amber Allen known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4 day of September, 2020

Jaclyn Bryant
Signature



NORTHEAST 1/4 OF SECTION NO. 110
M.E.P. & P. RR. CO. SURVEY
(H.C. VARDY SURVEY)
ABSTRACT NO. 1588

10.927 ACRES

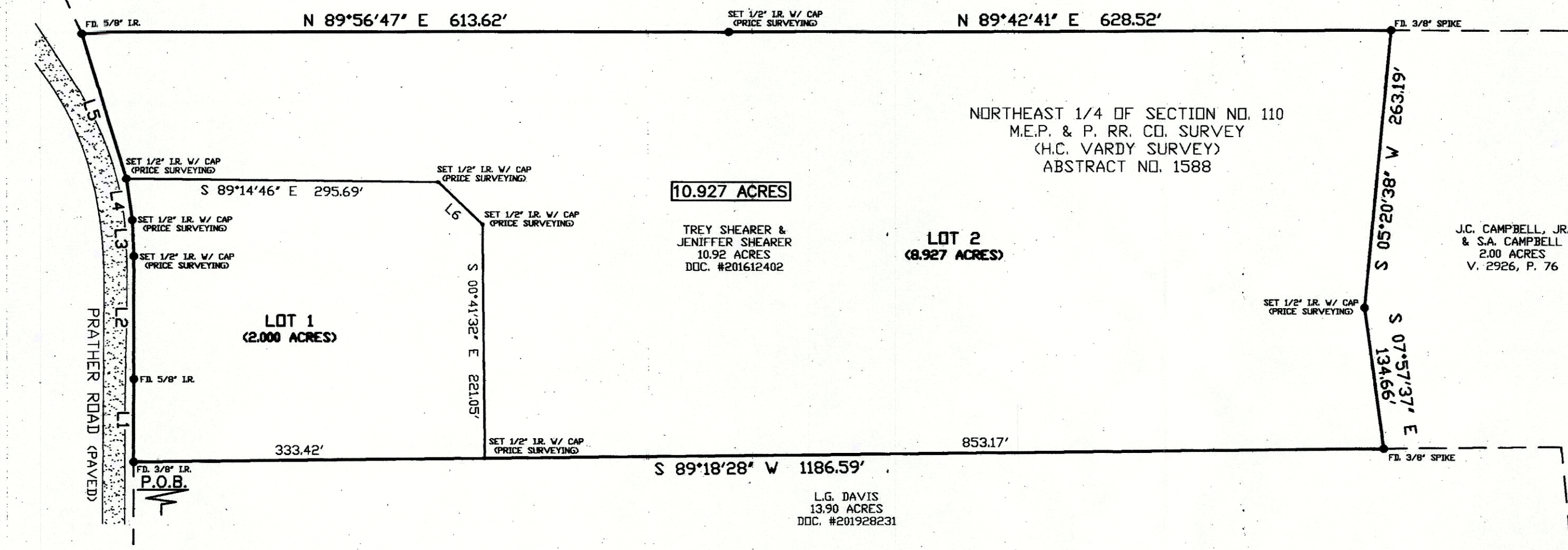
TREY SHEARER & JENIFFER SHEARER
10.92 ACRES
DOC. #201612402

LOT 2
(8.927 ACRES)

J.C. CAMPBELL, JR. & S.A. CAMPBELL
2.00 ACRES
V. 2926, P. 76

L.G. DAVIS
13.90 ACRES
DOC. #201928231

LINE	BEARING	DISTANCE
L1	N 00°01'30" W	77.84'
L2	N 00°02'41" W	116.59'
L3	N 02°51'15" W	34.60'
L4	N 07°58'01" W	40.02'
L5	N 17°08'20" W	143.77'
L6	S 45°56'12" E	58.11'



LEGAL DESCRIPTION

Of a 10.927 acres tract of land out of the Northeast 1/4 of Section No. 110, M.E.P. & P. RR. Co. Survey (H.C. Vardy Survey), Abstract No. 1588, Parker County, Texas; being the same tract described in Document No. 201612402 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod in the east line of Prather Road (paved) and at the northwest corner of a certain 13.90 acres tract described in Document No. 201928231 of said Official Public Records for the southwest corner of this tract. Whence the northeast corner of said H.C. Vardy Survey is called to bear N. 77 deg. 15 min. 27 sec. E. 1887.24 feet.

- Thence along the east line of said Prather Road the following courses and distances:
- N. 00 deg. 01 min. 30 sec. W. 77.84 feet to a found 5/8" iron rod
 - N. 00 deg. 02 min. 41 sec. W. 116.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 02 deg. 51 min. 15 sec. W. 34.60 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 07 deg. 58 min. 01 sec. W. 40.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 17 deg. 08 min. 20 sec. W. 143.77 feet to a found 5/8" iron rod at the southwest corner of a certain 18.000 acres tract described in Document No. 201906776 of said Official Public Records for the northwest corner of this tract

Thence N. 89 deg. 56 min. 47 sec. E. 613.62 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 18.000 acres tract for a corner of this tract.

Thence N. 89 deg. 42 min. 41 sec. E. 628.52 feet to a found 3/8" iron rod in the south line of said 18.000 acres tract and at the northwest corner of a certain 2.00 acres tract described in Volume 2926, Page 76 of the Official Records of Parker County for the northeast corner of this tract.

Thence S. 05 deg. 20 min. 38 sec. W. 263.19 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 2.00 acres tract.

Thence S. 07 deg. 57 min. 37 sec. E. 134.66 feet to a found 3/8" iron rod at the southwest corner of said 2.00 acres tract and in the north line of said 13.90 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 18 min. 28 sec. W. 1186.59 feet to the place of beginning.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 15th DAY OF September, 2020.

George A. Conley
Judge Pro Tem
COMR. PRECINCT #1

George A. Conley
COMR. PRECINCT #2

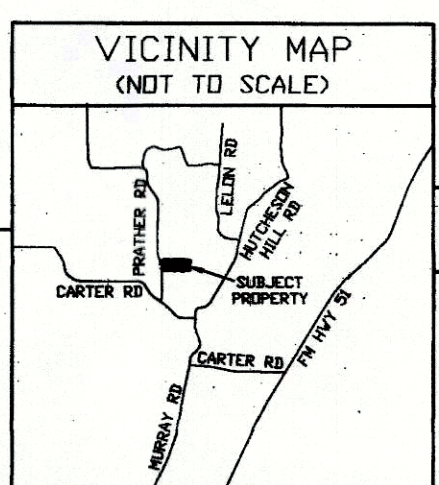
George A. Conley
COMR. PRECINCT #3

George A. Conley
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202029836
09/18/2020 11:30 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET E, SLIDE 590
DATE _____



ACCT. NO.: 17388
SCH. DIST.: WE
TAX NO.: E-9
NWE

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

FINAL PLAT
SHEARER ADDITION
A SUBDIVISION OF 10.927 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 110, M.E.P. & P. RR. CO. SURVEY (H.C. VARDY SURVEY), ABSTRACT NO. 1588, PARKER COUNTY, TX
PLAT DATE: SEPTEMBER 3, 2020

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 AUGUST 19, 2020.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN20923 FN200843



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 F.L.R.M. MAP NO. 49367C0175E, DATED SEPTEMBER 26, 2008

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

OWNER INFORMATION
TREY SHEARER
6400 PRATHER ROAD
SPRINGTOWN, TX 76082
PH. 817-771-1126

