

BEING A 14.596 ACRES TRACT OF LAND OUT OF THE W.M. MANN SURVEY, ABSTRACT NO. 924 IN PARKER COUNTY, TEXAS; BEING A REMAINDER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 513, P. 518, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS DERIVED FROM G.P.S. 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 IN THE CALLED NORTH LINE OF FARM TO MARKET 1708, AT THE SOUTH CORNER OF SAID V. 513, P. 518 AND AT THE EAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201318177, O.R.P.C.T., FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CORNER OF THE T. SMITHERS SURVEY, ABSTRACT NO. 1166 IS CALCULATED TO BEAR N 13°56'22" E 1305.33 FEET.

THENCE N 31°18'29" W 940.63 FEET ALONG SAID DOC.# 201318177 TO A 4" STEEL POST, IN THE CALLED SOUTH LINE OF SANDERS ROAD, AT THE WEST CORNER OF SAID V. 513, P. 518, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 59°47'20" E 551.42 FEET ALONG SAID SANDERS ROAD TO A FOUND 1/2" IRON ROD, AT THE WEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201611694, O.R.P.C.T., IN THE NORTHWEST LINE OF SAID V. 513, P. 518, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 34°38'42" E 678.43 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHERLY CORNER OF SAID DOC.# 201611694, O.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 52°28'26" E 339.68 FEET ALONG SAID DOC.# 201611694 TO A FOUND 1/2" IRON ROD, FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 31°19'48" E 300.78 FEET TO A FOUND 2" IRON PIPE IN THE CALLED NORTH LINE OF FARM TO MARKET 1708, FOR THE SOUTHEAST CORNER OF THIS TRACT.

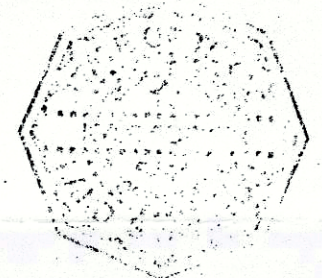
THENCE S 59°22'59" W 928.67 FEET ALONG SAID FARM TO MARKET 1708 TO THE POINT OF BEGINNING.

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
 AUGUST 2019 - JN90803P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jeanne L. Simpson ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, BLOCK 1, SIMPSONS RANCH ADDITION, 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 21st DAY OF August, 2019.

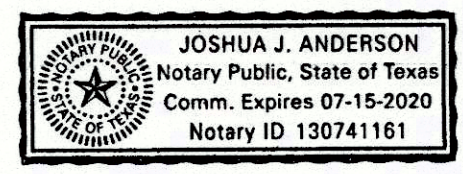
BY: [Signature]
 NAME/TITLE

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 Jeanne L. Simpson 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 21st DAY OF Aug, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- 1) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "C" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE F.L.R.M. MAP NUMBER 48367C0400F, DATED APRIL 5, 2019; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. 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 WELLS.
- 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) 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.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 21st DAY OF August, 2019.

COUNTY JUDGE [Signature]

COMMISSIONER PRECINCT #1 George A. Conley

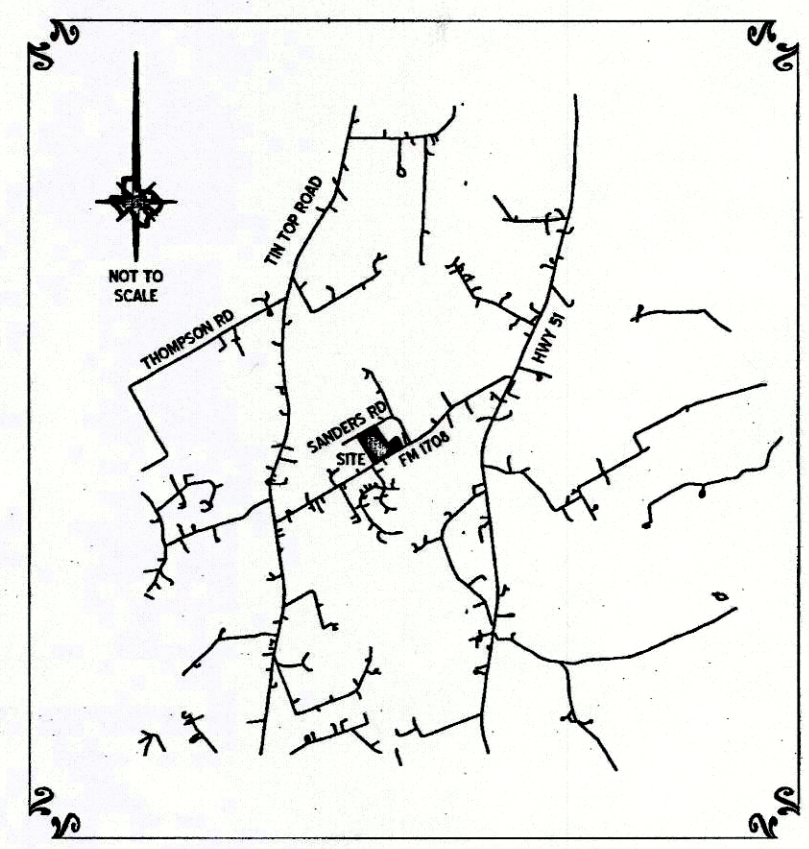
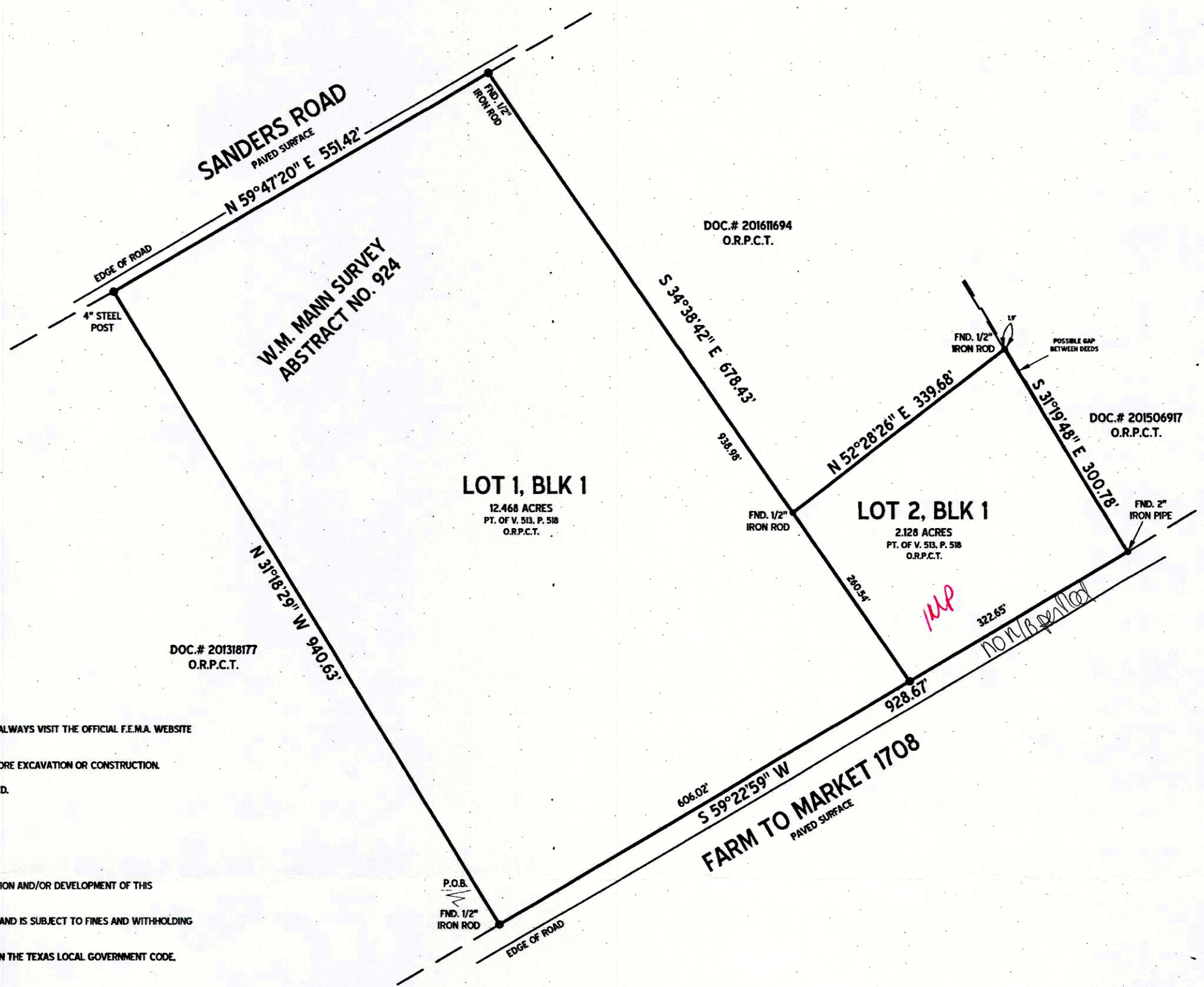
COMMISSIONER PRECINCT #3 [Signature]

COMMISSIONER PRECINCT #2 [Signature]

COMMISSIONER PRECINCT #4 [Signature]

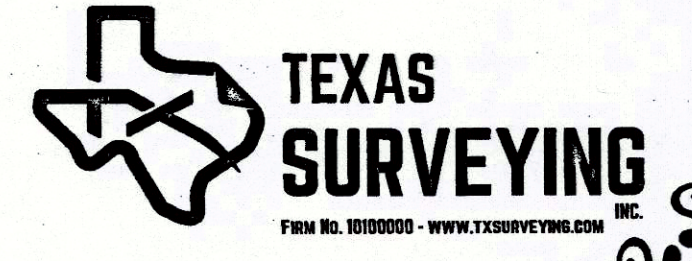
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 201922116
 08/26/2019 10:39 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

PLAT CABINET E, SLIDE 361



ACCT. NO.: 17486
 SCH. DIST.: WE
 CITY: H-19
 MAP NO.: SWE

FINAL PLAT OF
 LOTS 1 & 2, BLOCK 1
 SIMPSONS RANCH ADDITION
 AN ADDITION TO PARKER COUNTY, TEXAS.
 BEING A 14.596 ACRES TRACT OF LAND OUT OF THE
 W.M. MANN SURVEY, ABSTRACT NO. 924,
 PARKER COUNTY, TEXAS
 AUGUST 2019



20924.020.000.00
 20924.020.000.50

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

OWNER/DEVELOPER:
 JEANNE SIMPSON
 1656 HOLLAND LAKE DR. #7103
 WEATHERFORD, TX 76086
 940-682-9001

