

State of Texas  
County of Parker

Whereas Mary Lillian Ritz, being the sole owner of a certain 13.396 acres tract of land out of the H.J. CRETSINGER SURVEY, ABSTRACT No. 306, Parker County, Texas; being all of that certain tract as recorded in Doc. No. 201729776, Official Public Property 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 1/2" capped iron at the northwest corner of that certain tract as recorded in Doc. No. 201523414, at the northeast corner of said Doc. No. 201729776, in the called south line of Thompson Road, for the northeast and beginning corner of this tract. Whence the most easterly southeast corner of the G.G. MILLER SURVEY, ABSTRACT No. 2131 is calculated to bear S 44°31'05" E 5009.47 feet.

THENCE S 30°11'33" E 1395.55 feet to a found 1/2" capped iron rod in the north line of that certain tract as recorded in Doc. No. 202043069, at the common southerly corner of said Doc. No. 201523414 and said Doc. No. 201729776, for the southeast of this tract.

THENCE S 76°31'37" W 457.65 feet to a found Rail Road Spike in the east line of that certain tract as recorded in Doc. No. 202128492, at the northwest corner of said Doc. No. 202043069, for southwest corner of said Doc. No. 201729776, and of this tract.

THENCE N 30°16'24" W 1184.86 feet to a found 4" wood fence post in the called south line of said Thompson Road, at the northeast corner of said Doc. No. 202128492, for a corner of this tract.

THENCE along the called south line of said Thompson Road the following courses and distances:  
N 06°45'46" W 91.30 feet to a set Mag nail in asphalt for the northwest corner of this tract.  
N 60°28'51" E 403.70 feet to the POINT OF BEGINNING.

**Surveyors Certificate**

Know All Men By These Presents:

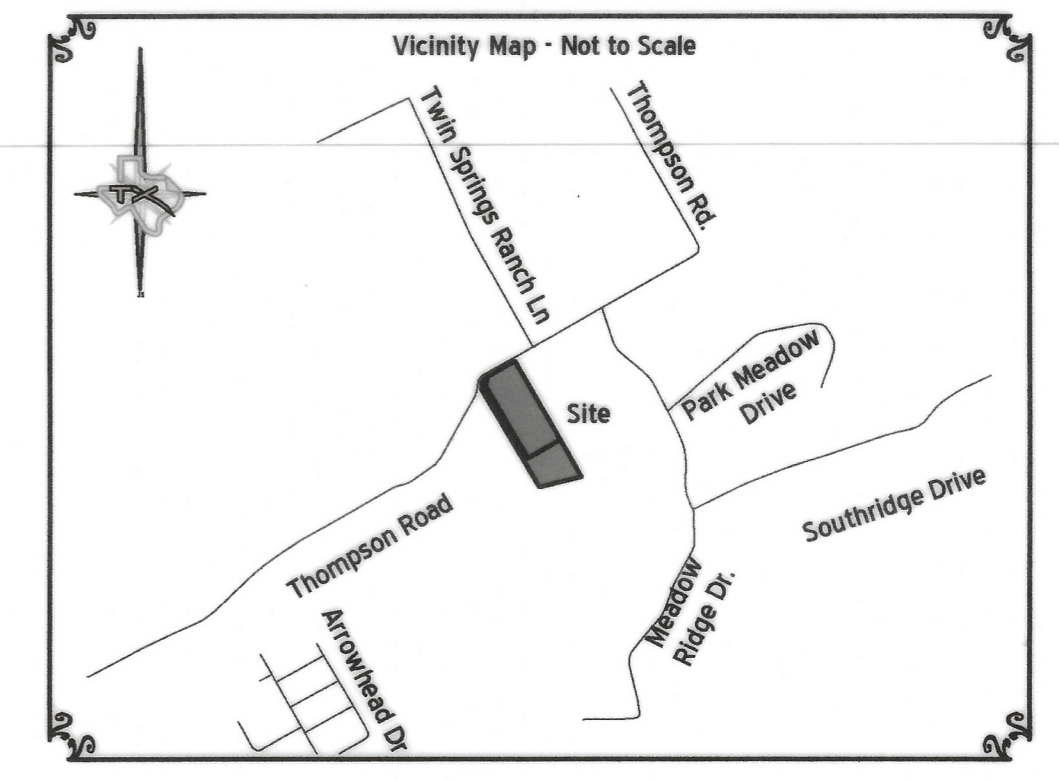
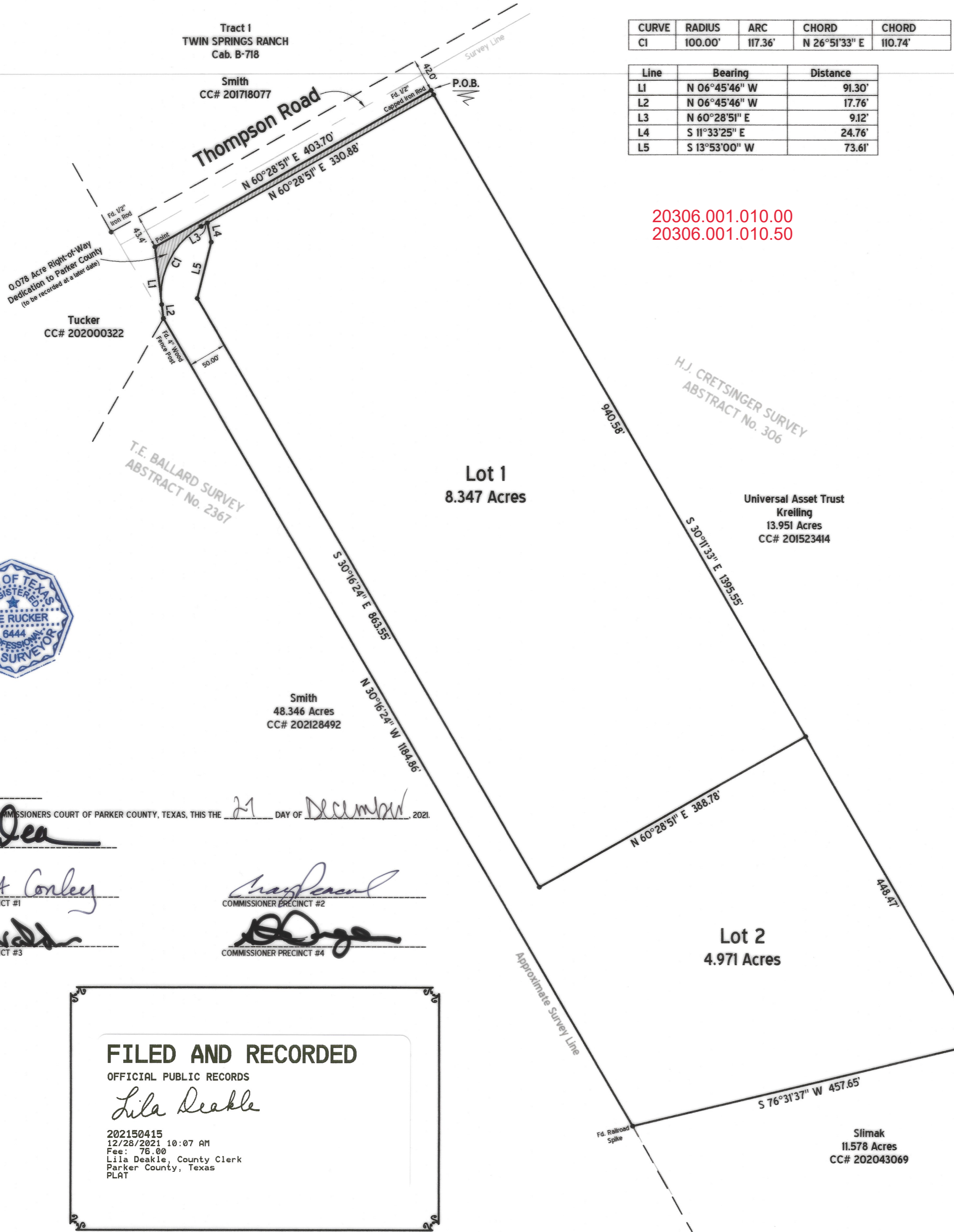
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

*Kyle Rucker*  
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: October 5, 2021 - W2109039-P



**Notes:**

- 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. 48367C0400F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- All corners are set 1/2" capped iron rods (stamped "TEXAS SURVEYING INC"), unless otherwise noted.
- 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).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- 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.
- 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.)
- 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.
- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.



20306.001.010.00  
20306.001.010.50

Now, Therefore, Know All Men By These Presents:  
That Mary Lillian Ritz acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Thompson Homesteads, 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 17 day of December, 2021.  
By:

*Mary Lillian Ritz*  
Mary Lillian Ritz

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 Mary Lillian Ritz 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 17 day of December, 2021.

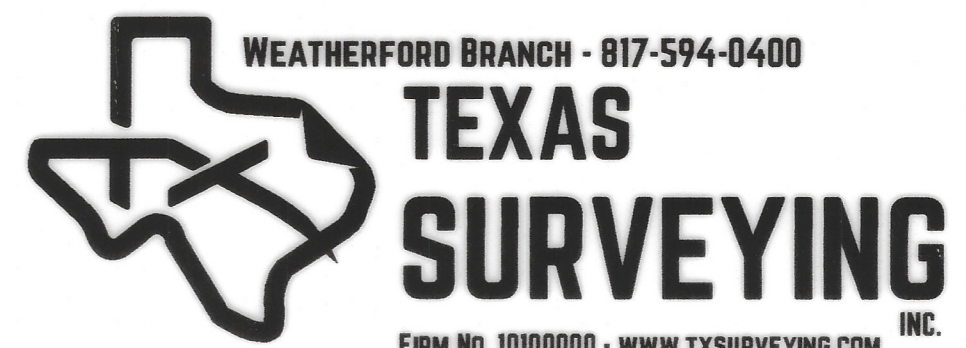
*Mark Swift*  
Notary Public in and for the State of Texas



18371  
WE  
H-20

Minor Plat  
Lot 1 and Lot 2  
**Thompson Homesteads**  
an Addition in Parker County, Texas  
Being a 13.396 acres tract out of the  
H.J. CRETSINGER SURVEY, ABSTRACT No. 306,  
Parker County, Texas

December 2021



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202150415  
12/28/2021 10:07 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

Plat Cabinet F Slide 121

