

A FINAL PLAT OF
LOT 1, BLOCK 1 OF TIN TOP TRAIL

BEING ALL OF
2.009 ACRES ALONG TIN TOP ROAD IN PARKER COUNTY, TEXAS.
 APPROXIMATELY 8.5 MILES SOUTH OF WEATHERFORD, TEXAS 76086

I, JOHN KRATZER, DBA: KARA M. KRATZER IRREVOCABLE SPOUSAL LIFETIME ACCESS TRUST, AM THE SOLE OWNER OF:
2.009 ACRES OF LAND LOCATED IN THE E.E. TAYLOR SURVEY, A-2473, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 20.462 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 2021141986, DEED RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID CALLED 20.462 ACRES, SAID POINT ALSO BEING THE SOUTH COMMON CORNER OF A CALLED 10.010 ACRES TRACT AS DESCRIBED IN DOCUMENT NO. 202219772, DEED RECORDS, PARKER COUNTY, TEXAS AND A CALLED 1.000 ACRES TRACT AS DESCRIBED IN DOCUMENT NO. 201522410, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 20.462 ACRES AND SAID CALLED 1.000 ACRES, N 60°11'40" E - 367.17 FEET TO A 8 INCH WOOD FENCE CORNER FOUND IN THE WEST LINE OF TIN TOP ROAD AND BEING THE SOUTHEAST CORNER OF SAID CALLED 1.000 ACRES, ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

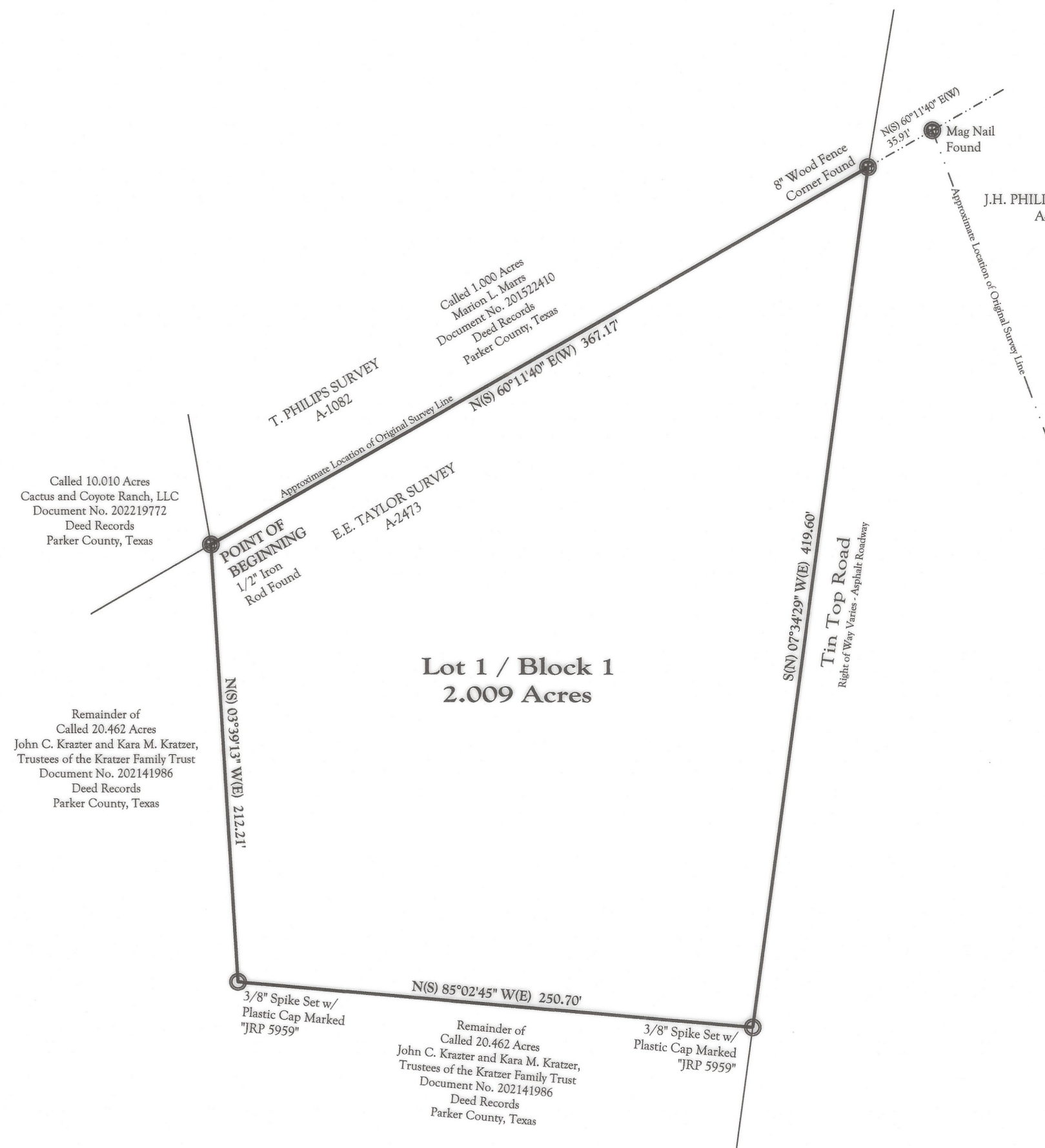
THENCE WITH THE COMMON LINE OF SAID CALLED 20.462 ACRES AND TIN TOP ROAD, S 07°34'29" W - 419.60 FEET TO A 3/8 INCH SPIKE SET WITH A PLASTIC CAP MARKED "JRP 5959" FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE CROSSING SAID CALLED 20.462 ACRES THE FOLLOWING BEARINGS AND DISTANCES:
 N 85°02'45" W - 250.70 FEET TO A 3/8 INCH SPIKE SET WITH A PLASTIC CAP MARKED "JRP 5959" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND
 N 03°39'13" W - 212.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.009 ACRES TRACT.**

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

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 22473.002.001.00

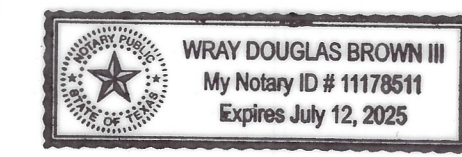
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OWNERS CERTIFICATE
 THAT I, JOHN KRATZER, DBA: KARA M. KRATZER IRREVOCABLE SPOUSAL LIFETIME ACCESS TRUST, THE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS LOT 1, BLOCK 1, TIN TOP TRAIL, BEING A SUBDIVISION OF 5.00 ACRES OF LAND LOCATED IN THE T. & P. RR. CO. SURVEY, SECTION No. 133 ABSTRACT No. 1458, BEING A PORTION OF A CALLED 17.167 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202126070 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.
 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. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

[Signature]

THE STATE OF TEXAS ()
 COUNTY OF PARKER ()
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Kratzer, 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 THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS 12 DAY OF December 2022
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Remainder of Called 20.462 Acres
 John C. Kratzer and Kara M. Kratzer, Trustees of the Kratzer Family Trust
 Document No. 202141986
 Deed Records
 Parker County, Texas

Remainder of Called 20.462 Acres
 John C. Kratzer and Kara M. Kratzer, Trustees of the Kratzer Family Trust
 Document No. 202141986
 Deed Records
 Parker County, Texas

COMMISSIONERS COURT BLOCK
 THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 12th DAY OF December 2022
[Signatures]
 COUNTY JUDGE
 COMMISSIONER PRECINCT #1
 COMMISSIONER PRECINCT #2
 COMMISSIONER PRECINCT #3
 COMMISSIONER PRECINCT #4

EXTRA-TERRITORIAL JURISDICTION STATEMENT
 THE STATE OF TEXAS
 COUNTY OF PARKER
 I, John C. Kratzer, 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 STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
John C. Kratzer
 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 12th DAY OF December 2022
[Signature]
 NOTARY PUBLIC, PARKER COUNTY, TEXAS
 MY COMMISSION EXPIRES ON: 07/12/2025

- *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.
 - 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.

LEGEND

- 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "HARLAN 2074"
- 3/8 INCH GALVANIZED SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND OCTOBER, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

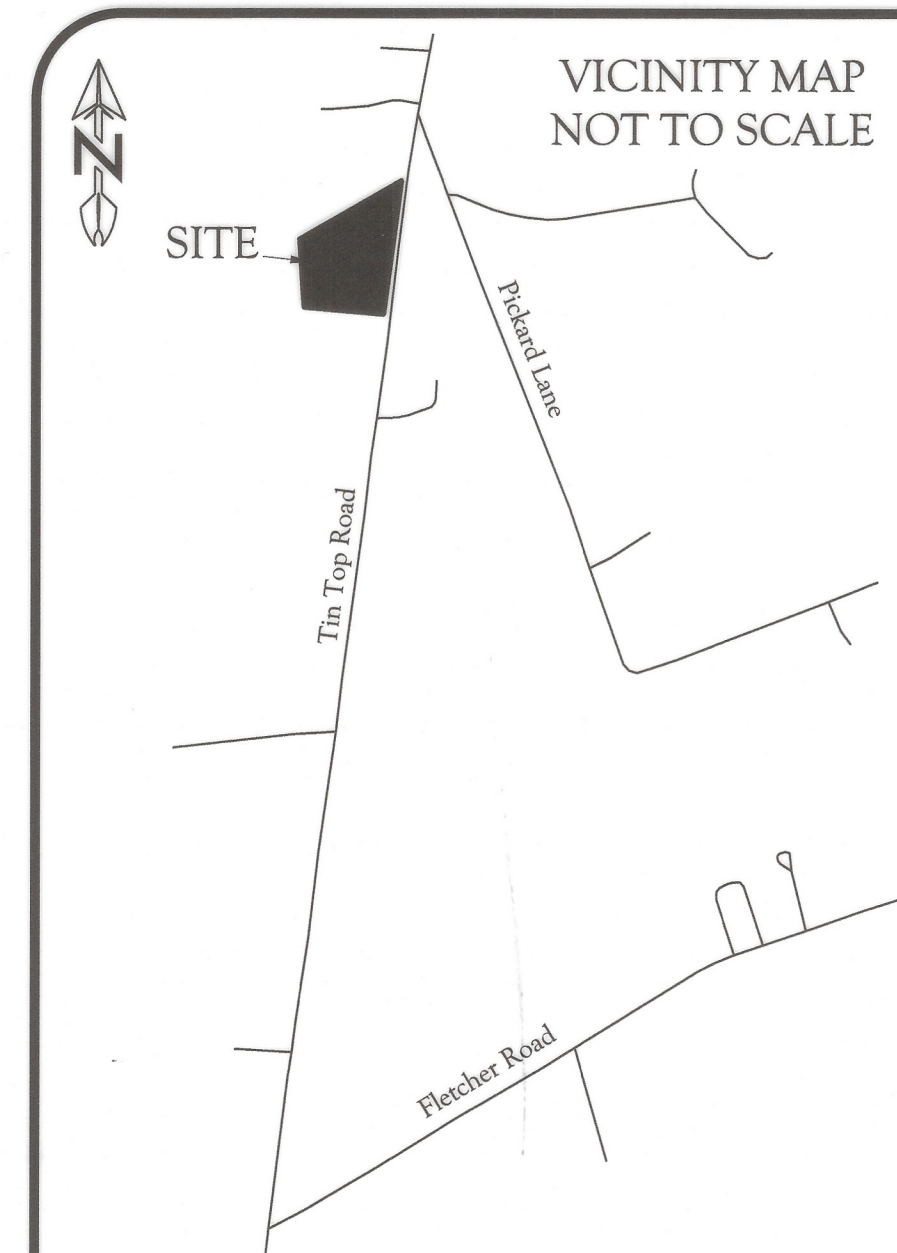
[Signature]
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM
 PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED



- *SURVEYORS NOTES*
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 - BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
 - SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 - STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723
- *FLOODPLAIN NOTE*
- SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C040F, EFFECTIVE 04/05/2019. 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 LISTED ON THIS SURVEY.

DEVELOPED BY
 DEVELOPER
 JOHN KRATZER, DBA: KARA M. KRATZER IRREVOCABLE SPOUSAL LIFETIME ACCESS TRUST
 500 FLETCHER ROAD, WEATHERFORD, TX 76087
 Phone No. 858-243-4805
 SURVEYED BY
 JUSTIN PARENTEAU
 140 HACKBERRY POINTE DRIVE, WEATHERFORD, TEXAS 76087
 Phone No. 361-813-1888

CABINET F, SLIDE 395



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 202242755
 12/12/2022 02:39 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

