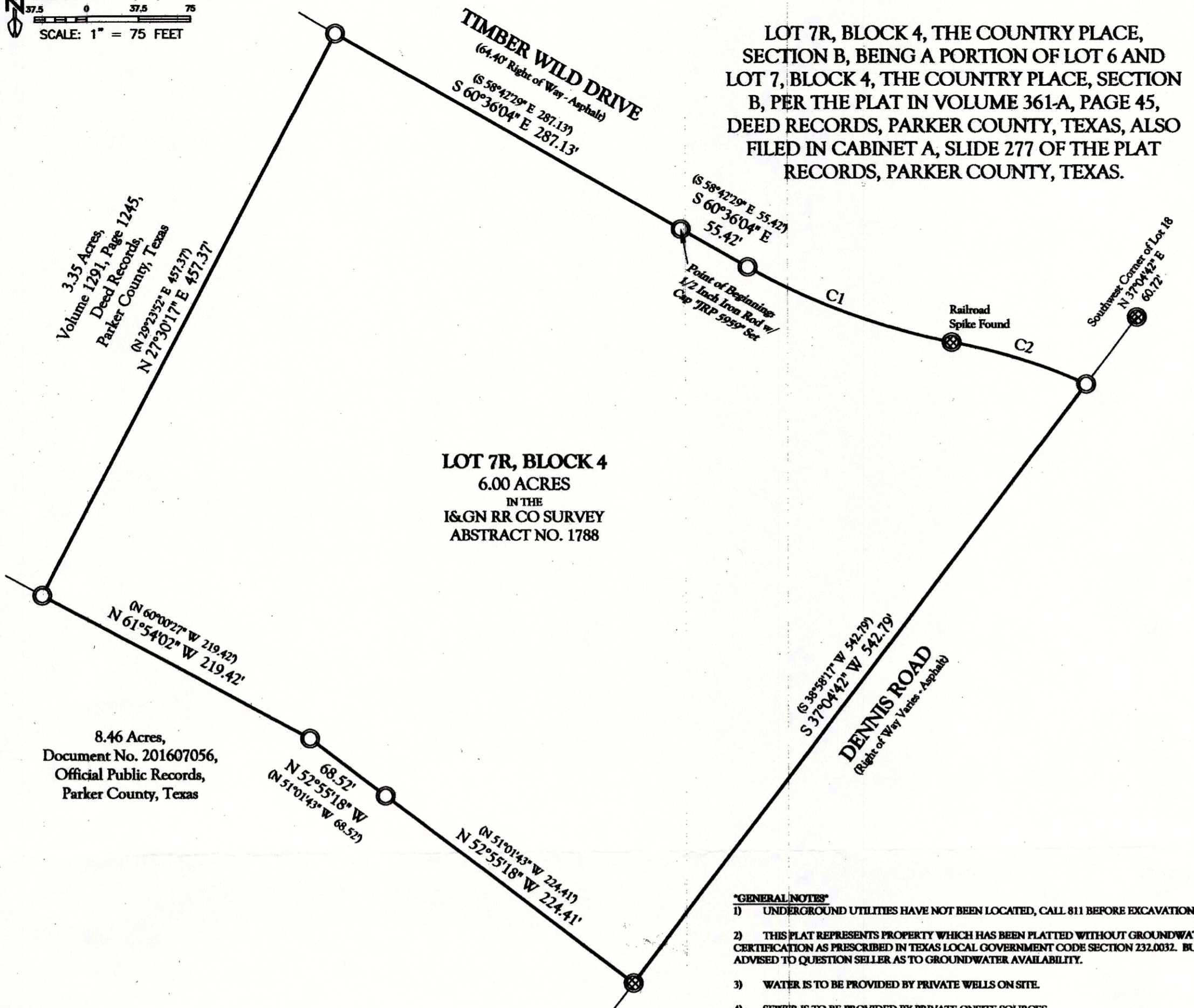


**FINAL PLAT OF**

**OWNER(S)**  
 RYAN K. AND LINNIZI M. COHLMMEYER  
 1553 SALADO TRAIL  
 WEATHERFORD, TEXAS 76087

LOT 7R, BLOCK 4, THE COUNTRY PLACE,  
 SECTION B, BEING A PORTION OF LOT 6 AND  
 LOT 7, BLOCK 4, THE COUNTRY PLACE, SECTION  
 B, PER THE PLAT IN VOLUME 361-A, PAGE 45,  
 DEED RECORDS, PARKER COUNTY, TEXAS, ALSO  
 FILED IN CABINET A, SLIDE 277 OF THE PLAT  
 RECORDS, PARKER COUNTY, TEXAS.



LOT 7R, BLOCK 4  
 6.00 ACRES  
 IN THE  
 I&GN RR CO SURVEY  
 ABSTRACT NO. 1788

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.86'	496.42'	18°13'14"	S 69°49'37" E	157.20'
C2	102.15'	405.40'	14°26'13"	S 72°44'38" E	101.88'

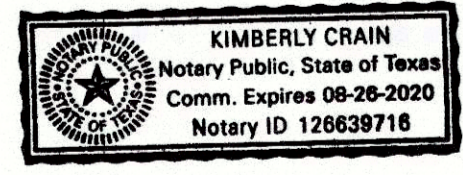
**LIENHOLDER**  
 FIRST UNITED BANK AND TRUST Co.  
 SHERYL ELROD  
 VICE PRESIDENT - COMMERCIAL LENDING  
 2730 WEST UNIVERSITY DRIVE  
 DENTON, TEXAS 76201

THE STATE OF TEXAS  
 COUNTY OF Denton

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED  
Sheryl Elrod  
 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 28<sup>th</sup> DAY OF April, 2020.

NOTARY PUBLIC, Denton, TEXAS  
 MY COMMISSION EXPIRES ON: 8-26-20



COUNTY CLERK FILING

VOLUME OR CABINET E

PAGE OR SLIDE 563

- \*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.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 48367C0375E, EFFECTIVE ON 09/26/2008, THIS PROPERTY IS WITHIN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

- \*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
  - SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
  - 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](mailto:info@pels.texas.gov)  
 Phone: 512-440-7723

○ 1/2 INCH IRON ROD SET W/ 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 JULY 29, 2019. 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.

Justin Rene Parenteau  
 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@NOCITUAMAPS.COM



THE STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS I, RYAN K. COHLMMEYER AND LINNIZI M. COHLMMEYER, ARE THE SOLE OWNERS OF 6.00 ACRES OF LAND SITUATED IN THE I&GN RR CO SURVEY, ABSTRACT NUMBER 1788, PARKER COUNTY, TEXAS, COMPRISED OF TRACT ONE AND TRACT TWO, DESCRIBED IN DOCUMENT No. 201927217 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING A PORTION OF LOT 6 AND LOT 7, BLOCK 4, THE COUNTRY PLACE, SECTION B, PER THE PLAT IN VOLUME 361-A, PAGE 45, DEED RECORDS, PARKER COUNTY, TEXAS, ALSO FILED IN CABINET A, SLIDE 277 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

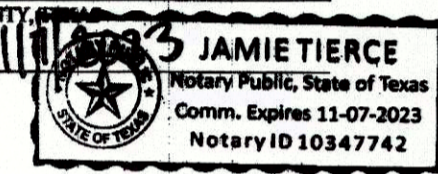
BEGINNING AT A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET AT THE NORTH COMMON CORNER OF SAID TRACT ONE AND SAID TRACT TWO, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF TIMBER WILD DRIVE;  
 THENCE WITH THE COMMON LINE OF SAID TIMBER WILD DRIVE AND THE TRACT DESCRIBED HEREIN, S 60°36'04" E - 55.42' FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET IN THE SOUTH RIGHT OF WAY LINE OF SAID TIMBER WILD DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE;  
 THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID TIMBER WILD DRIVE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 496.42 FEET, ARC LENGTH 157.86 FEET WITH A CHORD BEARING S 69°49'37" E A DISTANCE OF 157.20 FEET TO A RAILROAD SPIKE FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID TIMBER WILD DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE;  
 THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID TIMBER WILD DRIVE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 405.40 FEET, ARC LENGTH 102.15 WITH A CHORD BEARING S 72°44'38" E AND A DISTANCE OF 101.88 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "JRP/5959" AT THE INTERSECTING RIGHT OF WAY LINES OF TIMBER WILD DRIVE AND DENNIS ROAD;  
 THENCE WITH THE COMMON LINE OF SAID DENNIS ROAD AND THE TRACT DESCRIBED HEREIN, S 37°04'42" W - 542.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR A COMMON CORNER WITH AN 8.46 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 201607056 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;  
 THENCE WITH THE COMMON LINE OF SAID 8.46 ACRES AND THE TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:  
 N 52°55'18" W - 224.41 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET, SAID POINT BEING THE SOUTH COMMON CORNER OF SAID TRACT ONE AND SAID TRACT TWO,  
 N 52°55'18" W - 68.52 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET, AND  
 N 61°54'02" W - 219.42 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET FOR A COMMON CORNER WITH A 3.35 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 1291, PAGE 1245 OF THE DEED RECORDS, PARKER COUNTY, TEXAS AND THE TRACT DESCRIBED HEREIN;  
 THENCE WITH THE COMMON LINE OF SAID 3.35 ACRES AND THE TRACT DESCRIBED HEREIN, N 27°30'17" E - 457.37 FEET TO A 1/2 INCH IRON ROD WITH CAP "JRP/5959" SET IN THE SOUTH RIGHT OF WAY LINE OF TIMBER WILD DRIVE BEING THE MOST NORTHERN CORNER OF THE TRACT DESCRIBED HEREIN;  
 THENCE WITH THE COMMON LINE OF SAID TIMBER WILD DRIVE AND THE TRACT DESCRIBED HEREIN, S 60°36'04" E - 287.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES OF LAND.

THE STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED  
Linnizi Cohlmeier  
 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 21 DAY OF April, 2020.

NOTARY PUBLIC, PARKER COUNTY, TEXAS  
 MY COMMISSION EXPIRES ON: 11/7/2023

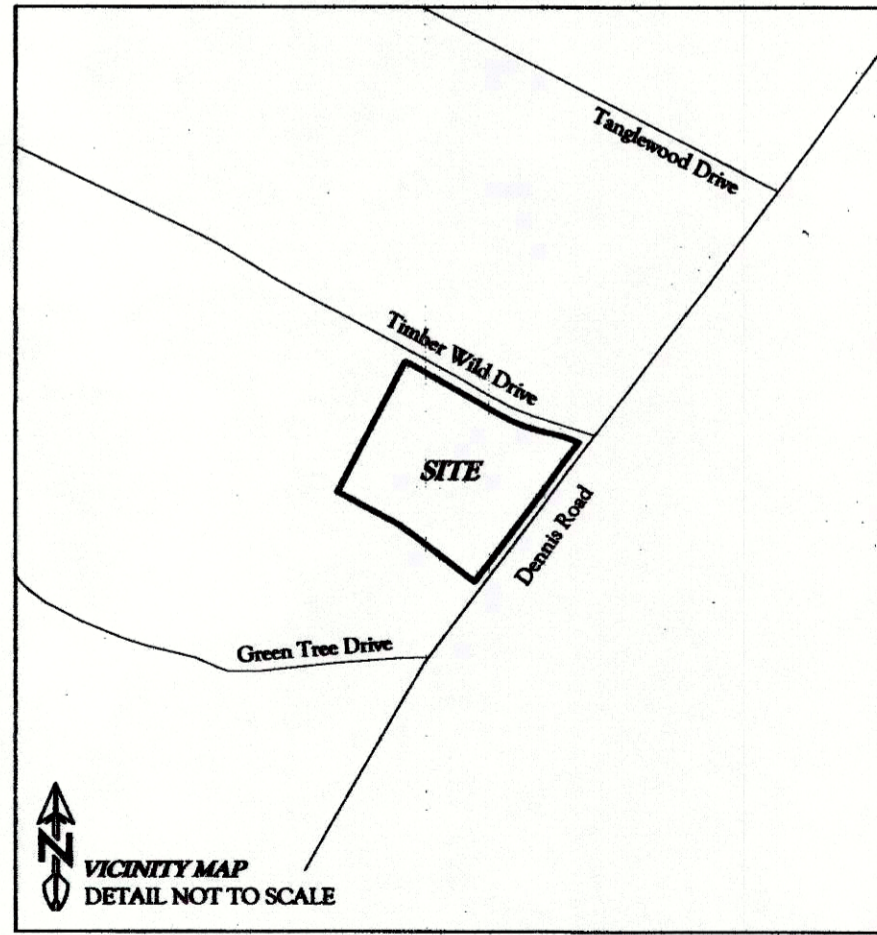
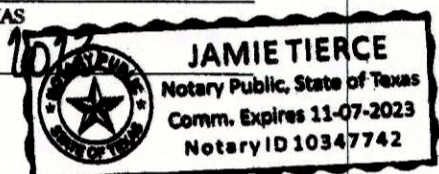


THE STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED  
Ryan Cohlmeier  
 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 21 DAY OF April, 2020.

NOTARY PUBLIC, PARKER COUNTY, TEXAS  
 MY COMMISSION EXPIRES ON: 11/7/2023



COMMISSIONERS COURT BLOCK  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 27<sup>th</sup> DAY OF April, 2020.  
Patricia P. Cook  
 COUNTY JUDGE  
George A. Conley  
 COMMISSIONER PRECINCT #1  
Steve Bond  
 COMMISSIONER PRECINCT #2  
Jimmy Walder  
 COMMISSIONER PRECINCT #3  
Steve  
 COMMISSIONER PRECINCT #4

EXTRA-TERRITORIAL JURISDICTION STATEMENT  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 I, Ryan Cohlmeier 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 THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED  
Linnizi Cohlmeier  
 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 27<sup>th</sup> DAY OF April, 2020.  
 NOTARY PUBLIC, PARKER COUNTY, TEXAS  
 MY COMMISSION EXPIRES ON: 11/7/2023

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
 202023620  
 08/03/2020 01:23 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

ACCT. NO.: 18330  
 SCH. DIST.: 17  
 CITY: F-17  
 MAP NO.:

18330.004.006.00 18330.004.006.50