

SHELTON SURVEY  
ABSTRACT No. 2351

J. MARTIN SURVEY  
ABSTRACT No. 2238

C. SMITH SURVEY  
ABSTRACT No. 1898

201815397 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, THE RANCHES OF NEW AUTHON, LLC, OWNERS OF 104.241 ACRES OUT OF THE J. CRITES SURVEY, ABSTRACT No. 2777, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 201711232, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING ALL OF LOTS 10, BLOCK 1, SEGAL ADDITION, AS RECORDED IN PLAT CABINET D, SLIDE 712, PLAT RECORDS, PARKER COUNTY, TEXAS.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (GRID)

**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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY, TEXAS.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4444  
TEXAS SURVEYING, INC. 104 S. WALNUT ST. WEATHERFORD, TX 76086  
MAY 2018 - MW17038P3



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE RANCHES OF NEW AUTHON, LLC, ACTING HEREIN AS TRUSTEES, HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 10, BLOCK 1, THE RANCHES OF NEW AUTHON, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNTS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS 25 DAY OF June 2018.

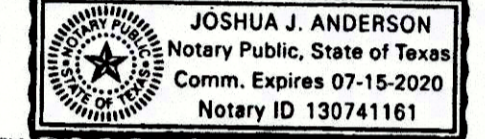
BY: Westwood Villa LLC  
Myra Sigal  
MANAGING MEMBER

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 Myra Sigal, MANAGING MEMBER OF Westwood Villa LLC, WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 25 DAY OF June 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Joshua J. Anderson



- NOTES:**
- 1) AT THE TIME OF PLATTING, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0250E DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
  - 2) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.
  - 3) 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.
  - 4) AT THE TIME OF PLATTING, THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.
  - 5) AT THE TIME OF PLATTING, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 6) 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.
  - 7) 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.)
  - 8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 83, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (GRID).
  - 9) AT THE TIME OF PLATTING, WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
  - 10) AT THE TIME OF PLATTING, SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
  - 11) AT THE TIME OF PLATTING, THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.
  - 12) 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.
  - 13) 3.286 LOCATED WITHIN RONA LANE (A DEDICATED PUBLIC RIGHT OF WAY PER P.C.D. SL. 712, P.R.P.C.T.)
  - 14) THE SOLE PURPOSE AND INTENT OF THIS PLAT IS TO CHANGE THE NAME OF THE ADDITION.

STEVENS ON SURVEY  
ABSTRACT No. 2350

J. CRITES SURVEY  
ABSTRACT No. 2777

J. MORGAN SURVEY  
ABSTRACT No. 984

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 25 DAY OF June 2018.

COMMISSIONER PRECINCT #1: George A. Conley

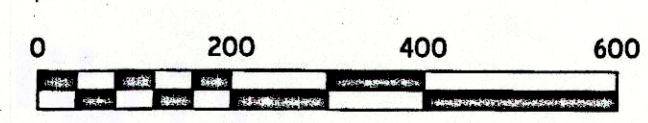
COMMISSIONER PRECINCT #2: Craig Primm

COMMISSIONER PRECINCT #3: John Hold

COMMISSIONER PRECINCT #4: [Signature]

SURVEYOR: KYLE RUCKER, R.P.L.S.  
110 PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400

OWNER/DEVELOPER: THE RANCHES OF NEW AUTHON, LLC  
5550 NEW AUTHON RD.  
WEATHERFORD, TX 76086



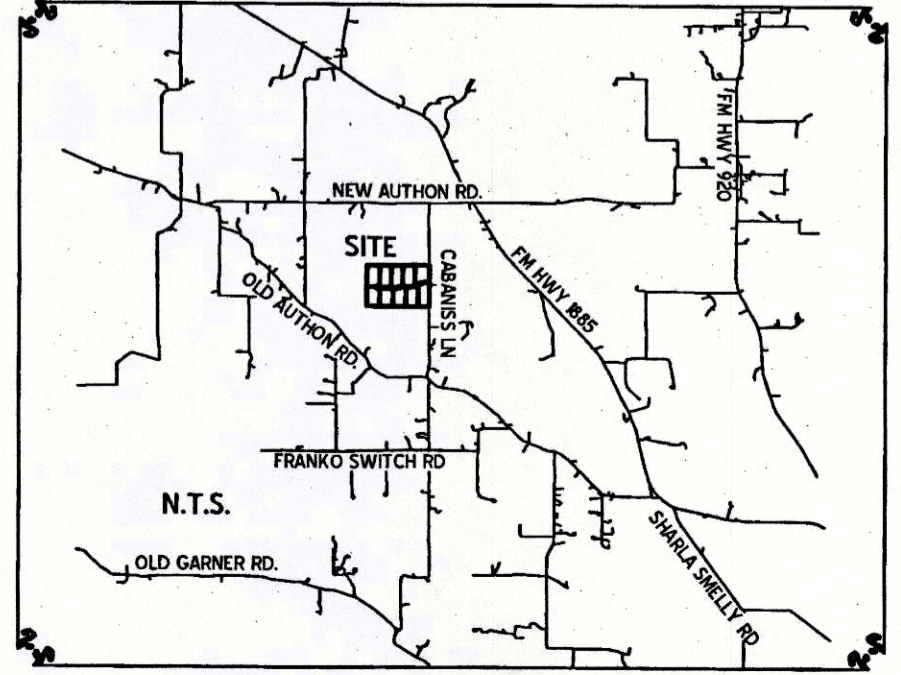
\* GROSS ACRES: 107.527  
TOTAL LOT ACRES: 104.241  
PREVIOUSLY DEDICATED TOTAL ROADWAY ACRES: 3.286

| CURVE | RADIUS     | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|------------|------------|--------------|---------------|-------------|
| C1    | 470.00'    | 218.60'    | 218.60'      | N 76°39'41" E | 26°39'28"   |
| C2    | 530.00'    | 244.84'    | 242.67'      | N 76°34'00" E | 26°12'06"   |
| C3    | 470.00'    | 150.06'    | 149.42'      | N 80°39'15" E | 18°17'35"   |
| C4    | 768.00'    | 247.80'    | 246.72'      | N 80°45'04" E | 18°29'12"   |
| C5    | 344102.30' | 56.60'     | 56.60'       | N 89°59'56" E | 0°00'34"    |
| C6    | 344102.30' | 580.30'    | 580.30'      | S 89°56'53" E | 0°05'48"    |
| C7    | 344102.30' | 5.15'      | 5.15'        | S 89°53'57" E | 0°00'03"    |
| C8    | 130.00'    | 55.67'     | 55.25'       | S 77°37'51" E | 24°32'09"   |
| C9    | 60.00'     | 135.67'    | 108.56'      | S 65°06'42" E | 12°33'38"   |
| C10   | 60.00'     | 178.88'    | 119.61'      | S 85°04'35" W | 17°49'01"   |
| C11   | 70.00'     | 24.84'     | 24.71'       | N 79°40'54" W | 20°09'58"   |
| C12   | 343489.56' | 497.86'    | 497.86'      | N 89°56'25" W | 0°04'59"    |
| C13   | 343489.56' | 144.14'    | 144.14'      | N 89°59'38" W | 0°01'27"    |
| C14   | 708.00'    | 228.44'    | 227.45'      | S 80°45'03" W | 18°29'11"   |
| C15   | 530.00'    | 134.28'    | 133.92'      | S 78°45'57" W | 14°30'59"   |
| C16   | 530.00'    | 34.94'     | 34.93'       | S 87°54'45" W | 3°46'37"    |
| C17   | 470.00'    | 193.49'    | 192.12'      | S 78°00'28" W | 2°35'34"    |
| C18   | 470.00'    | 23.63'     | 23.63'       | S 64°46'23" W | 2°52'52"    |
| C19   | 530.00'    | 246.59'    | 244.37'      | S 76°39'41" W | 26°39'28"   |

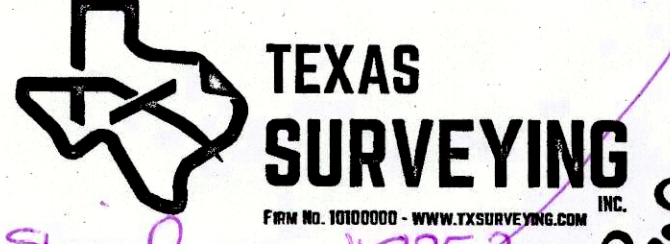
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 69°30'55" W | 9.61'    |

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201815397  
06/25/2018 11:42 AM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT



**LOTS 1 - 10, BLOCK 1**  
**THE RANCHES OF NEW AUTHON**  
BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#201711232, O.P.R.P.C.T.; AND BEING A REPLAT OF SEGAL ADDITION, AN ADDITION TO PARKER COUNTY AS RECORDED IN PLAT CABINET D, SLIDE 712, PLAT RECORDS, PARKER COUNTY, TEXAS  
JUNE 2018



17392 Segal -> nw18353