

D-775

20172535 PLAT Total Pages: 1

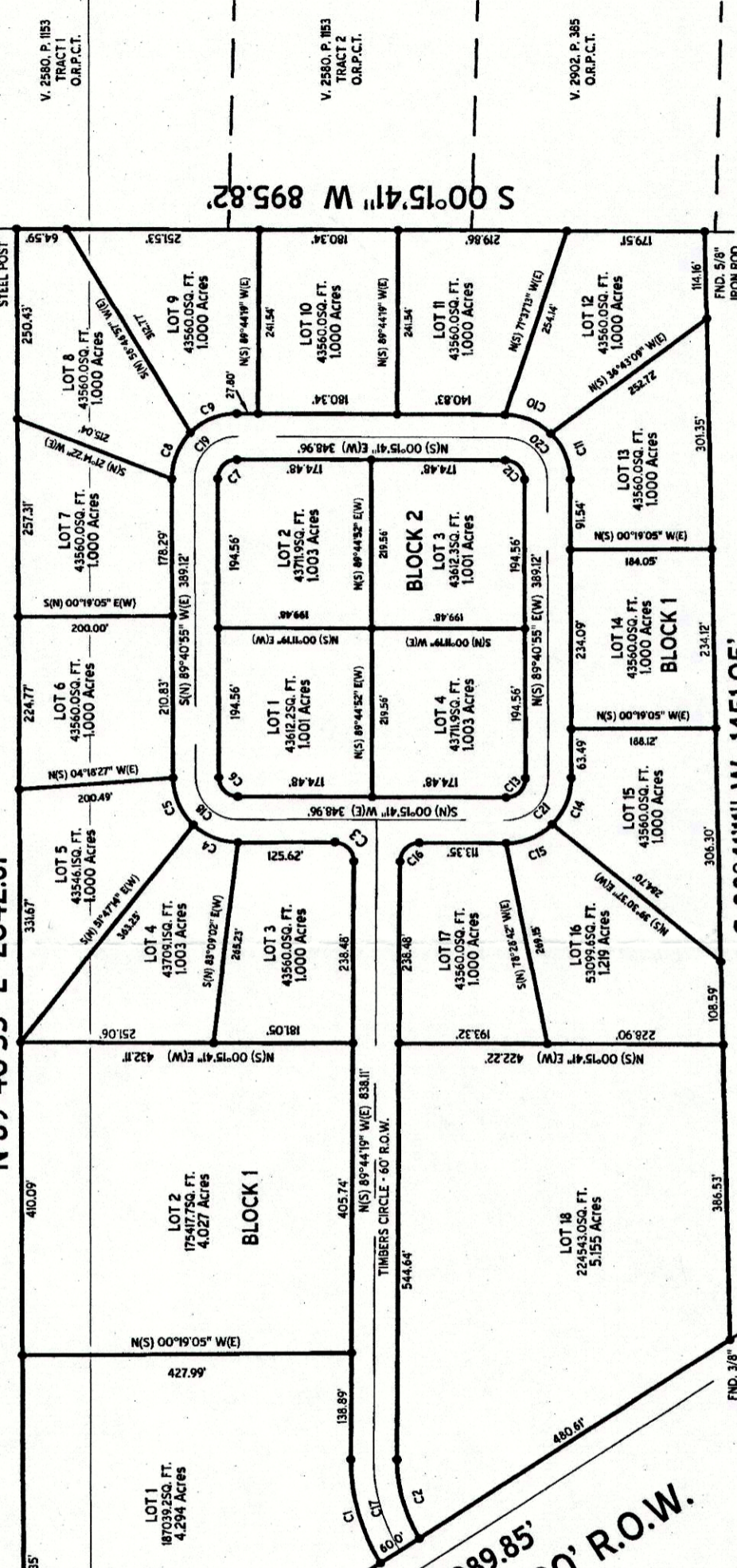
IND. 1/2" IRON ROD

V. 1554, P. 749 O.R.P.C.T.

N 89°40'55" E 2042.61'

FARM TO MARKET 920 - 100' R.O.W.
N 32°38'25" W 1089.85'
S 88°41'11" W 1451.05'

S 00°15'41" W 895.82'



V. 1453, P. 333 O.R.P.C.T.

V. 2247, P. 1554 O.R.P.C.T. ALL ROADS

STATE OF TEXAS

COUNTY OF PARKER

BEING A 36.508 ACRES TRACT OF LAND OUT OF THE A.E. WINFREY SURVEY, ABSTRACT NO. 1591, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC# 201623669, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2247, P. 1554, O.R.P.C.T., IN THE CALLED EAST LINE OF FARM TO MARKET 920, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE THE SOUTHEAST CORNER OF THE JAMES WILLIAMS SURVEY, ABSTRACT NO. 1336, JACK COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE JAMES WILLIAMS SURVEY, ABSTRACT NO. 1105, WISE COUNTY, TEXAS IS CALLED TO BEAR N 78°00'03" W 16,776.58 FEET.

THENCE N 32°38'25" W 1089.85 FEET ALONG SAID FARM TO MARKET 920 TO A FOUND 2" IRON PIPE, FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE N 89°40'55" E 2042.61 FEET TO A POINT 1.5 FEET EAST OF A 2" STEEL POST, IN THE WEST LINE OF THAT CERTAIN TRACT 1 AS DESCRIBED IN V. 2560, P. 1153, O.R.P.C.T., AT THE NORTHEAST CORNER OF SAID V. 159, P. 573, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°15'41" W 895.82 FEET TO A FOUND 5/8" IRON ROD, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2902, P. 385, O.R.P.C.T., AT THE NORTHEAST CORNER OF SAID V. 2247, P. 1554 AND AT THE SOUTHEAST CORNER OF SAID V. 159, P. 579, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°41'11" W 1451.05 FEET ALONG SAID V. 2247, P. 1554 TO THE POINT OF BEGINNING.

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TODD PHILLIPS, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-18, BLOCK 1 & LOTS 1-4, BLOCK 2, THE TIMBERS, 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 22nd DAY OF August, 2017.

TODD PHILLIPS

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 TODD PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22nd DAY OF August, 2017.

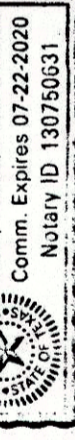
RASHONDA DAWN TAYLOR

Notary Public, State of Texas

Comm. Expires 07-22-2020

Notary ID 130750031

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- 1) AT THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "M". AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.E.M. COMMUNITY PANEL, 4337 COPPER, DATED SEPTEMBER 24, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL TEXAS WEBSITE AT WWW.FEMA.GOV.
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 800-DIG-TEES AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
- 4) NO PORTION OF THIS TRACT LIES WITHIN THE OFFICIAL EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 5) WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
- 6) SANITARY SEWER IS TO BE PROVIDED BY APPROVED 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: BEING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A SUBDIVISION OF LAND AS DESCRIBED IN DOC# 201623669, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS.
- 9) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES (CITY, COUNTY, MUNICIPAL DEPARTMENT, HOA, HOMEOWNERS ASSOC., ETC.)
- 10) THERE SHALL EXIST A 20' BUILDING LINE ALONG THE ROAD FRONTS OF ALL LOTS (AS SHOWN) AND A 10' BUILDING LINE ALONG THE REAR OF ALL LOTS, AND A 10' BUILDING LINE ALONG THE REAR OF ALL LOTS.
- 11) THERE SHALL EXIST A 10' UTILITY EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
- 12) THIS PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS AS RECORDED IN: V. 216, P. 87; V. 219, P. 122; V. 278, P. 166; V. 578, P. 63; O.R.P.C.T.

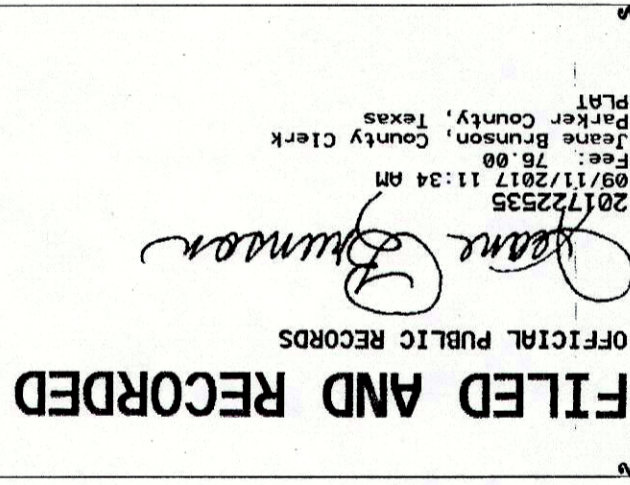
SURVEYOR:
MICAH HAMILTON, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-534-0400

OWNER/DEVELOPER:
TODD PHILLIPS

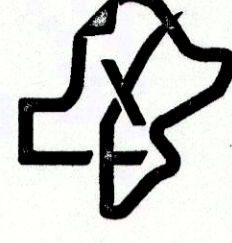
FILED AND RECORDED
20172535
09/11/2017 11:34 AM
Tee: 76.00
Pati Reun, County Clerk
Pati Reun, County Clerk

OFFICIAL PUBLIC RECORDS

20172535
09/11/2017 11:34 AM
Tee: 76.00
Pati Reun, County Clerk
Pati Reun, County Clerk

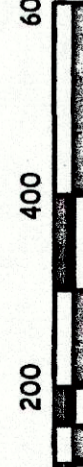


FINAL PLAT
OF LOTS 1-18, BLOCK 1 &
LOTS 1-4, BLOCK 2
THE TIMBERS
36.508 ACRES OF LAND OUT OF THE
A.E. WINFREY SURVEY, ABSTRACT NO. 1591,
PARKER COUNTY, TEXAS.
JULY 2017



TEXAS
SURVEYING
INC.
Firm No. 1000000 - WWW.TXSURVEYING.COM

JN16012P



21591.061.001.00

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|----------------|-------------|
| C1 | 255.00' | 142.76' | 140.90' | N51°74'32" E/W | 32°04'33" |
| C2 | 195.00' | 103.29' | 106.97' | N51°74'20" E/W | 37°49'03" |
| C3 | 25.00' | 39.27' | 35.36' | S1°45'55" E/W | 90°00'00" |
| C4 | 85.00' | 63.96' | 62.47' | N51°21'49" E/W | 43°08'58" |
| C5 | 85.00' | 66.89' | 66.84' | N51°16'31" E/W | 46°18'17" |
| C6 | 25.00' | 39.02' | 35.18' | S1°44'58" E/W | 89°25'17" |
| C7 | 25.00' | 39.52' | 35.53' | N51°45'01" E/W | 90°34'48" |
| C8 | 85.00' | 67.79' | 63.45' | S1°07'40" E/W | 45°17'23" |
| C9 | 85.00' | 67.79' | 63.45' | S1°22'23" E/W | 45°17'23" |
| C10 | 85.00' | 66.33' | 64.86' | S1°22'23" E/W | 44°42'37" |
| C11 | 85.00' | 66.33' | 64.86' | S1°07'19" E/W | 44°42'37" |
| C12 | 25.00' | 39.02' | 35.18' | N51°44'58" E/W | 89°25'17" |
| C13 | 25.00' | 39.52' | 35.53' | S1°45'01" E/W | 90°34'48" |
| C14 | 85.00' | 67.79' | 63.45' | N51°07'40" E/W | 45°17'23" |
| C15 | 85.00' | 67.79' | 63.45' | N51°22'23" E/W | 45°17'23" |
| C16 | 85.00' | 66.33' | 64.86' | S1°22'23" E/W | 44°42'37" |
| C17 | 85.00' | 66.33' | 64.86' | S1°07'19" E/W | 44°42'37" |
| C18 | 25.00' | 39.02' | 35.18' | N51°44'58" E/W | 89°25'17" |
| C19 | 25.00' | 39.52' | 35.53' | S1°45'01" E/W | 90°34'48" |
| C20 | 85.00' | 67.79' | 63.45' | N51°07'40" E/W | 45°17'23" |
| C21 | 85.00' | 67.79' | 63.45' | N51°22'23" E/W | 45°17'23" |
| C22 | 85.00' | 66.33' | 64.86' | S1°22'23" E/W | 44°42'37" |
| C23 | 85.00' | 66.33' | 64.86' | S1°07'19" E/W | 44°42'37" |

LEN HOLDER

THE UNDERSIGNED AS LEN HOLDER ON THE PROPERTY SUBMITTED

ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION

FERRY MAZUR

DATE: 8/31/2017

FERRY MAZUR

DATE: 8/31/2017

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 FERRY MAZUR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 31 DAY OF August, 2017.

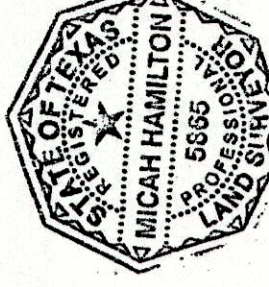
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICAH HAMILTON, 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.

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5665,
TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX. 76086
JULY 2017 - ANGIOZIER.



STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11 DAY OF Sept 2017.

COUNTY JUDGE

George A. Conley

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

ACCT. NO.: 18249

SCH. DIST.: 10

CITY: F4

MAP NO.:

Commissioner Precinct #2

Commissioner Precinct #4