

State of Texas
County of Parker

Whereas, Corey Tompkins, being the sole owner of a certain 9.990 acres tract of land out of the J. S. AMOS SURVEY, ABSTRACT No. 2, Parker County, Texas; being all of that certain tract as recorded in Volume 1813, Page 1250, Real 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 rod, in the west line of F.M. 51, at the southeast corner of that certain tract as recorded in Doc. No. 201410751 for the northeast and beginning corner of this tract. WHENCE the northeast corner of said J.S. Amos Survey bears N 41°40'10" E 1632.61 feet.

THENCE S 31°00'03" W 202.55 feet, along the west line of said F.M. 51, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." the beginning of a curve to the left, for a corner of this tract.

THENCE along the west line of said F.M. 51 and along the arc of said curve to the left having a radius of 5789.58 feet, an arc length of 146.14 feet, and whose chord bears S 30°07'08" W 146.14 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for the southeast corner of this tract

THENCE S 89°41'23" W 767.78 feet to a found 3/8" iron rod at the northwest corner of said V. 1731, P. 1123, and the northeast corner of that certain tract as recorded in V. 1169, P. 741, for a corner of this tract.

THENCE S 89°23'25" W 612.09 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." at the northwest corner of said V. 1169, P. 741, for the southwest corner of this tract.

THENCE N 00°19'24" W 295.70 feet to a found 100D nail at the southwest corner of that certain Tract 1, as recorded in V. 1860, P. 158, for the northwest corner of this tract.

THENCE N 89°26'55" E at 377.29 feet passing a found RR spike at the common southerly corner of Tracts 1 and 2, V. 1860, 158, and passing at 1120.42 feet a found 100D nail at the common southerly corner of Tracts 1 & 2, as recorded in V. 1902, P. 140, and passing at 1493.08 feet a found 100D nail at the southeast corner of said Tract 1, V. 1902, P. 140, and the southwest corner of said Doc. No. 201410751, for a total distance of 1559.21 feet to the POINT OF BEGINNING, Describing 9.988 grid acres for a total of 9.990 surface acres using the Texas Department of Transportation Surface Adjustment Factor of 1.00012.

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.

[Signature]
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: November 2, 2021 - W2108024-P



Notes:

1) 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. 48367C0175E dated September 26, 2008, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) 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).

4) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

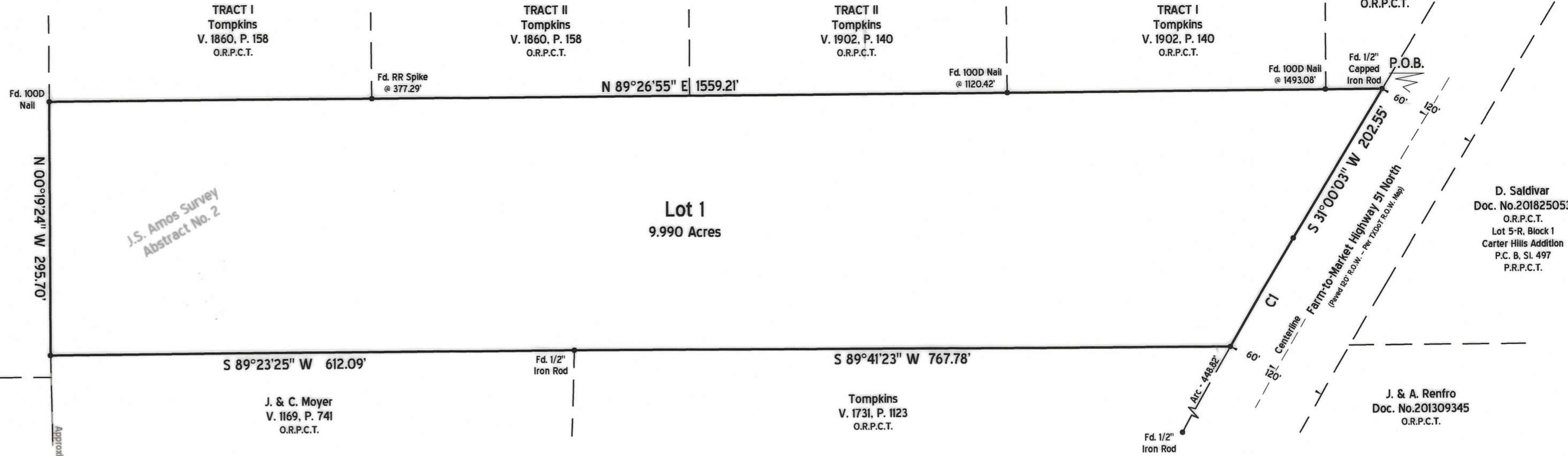
6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

7) 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.

8) 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.

9) 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.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.



| CURVE | RADIUS | ARC | CHORD | CHORD |
|-------|----------|---------|---------------|---------|
| CI | 5789.58' | 146.14' | S 30°07'08" W | 146.14' |

Now, Therefore, Know All Men By These Presents:

That Corey Tompkins 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, Tompkins Acres, 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 platted ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 3rd day of January, 2022.

By:

[Signature]
Corey Tompkins

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 Angelica Beltran, 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 3rd day of January, 2022.

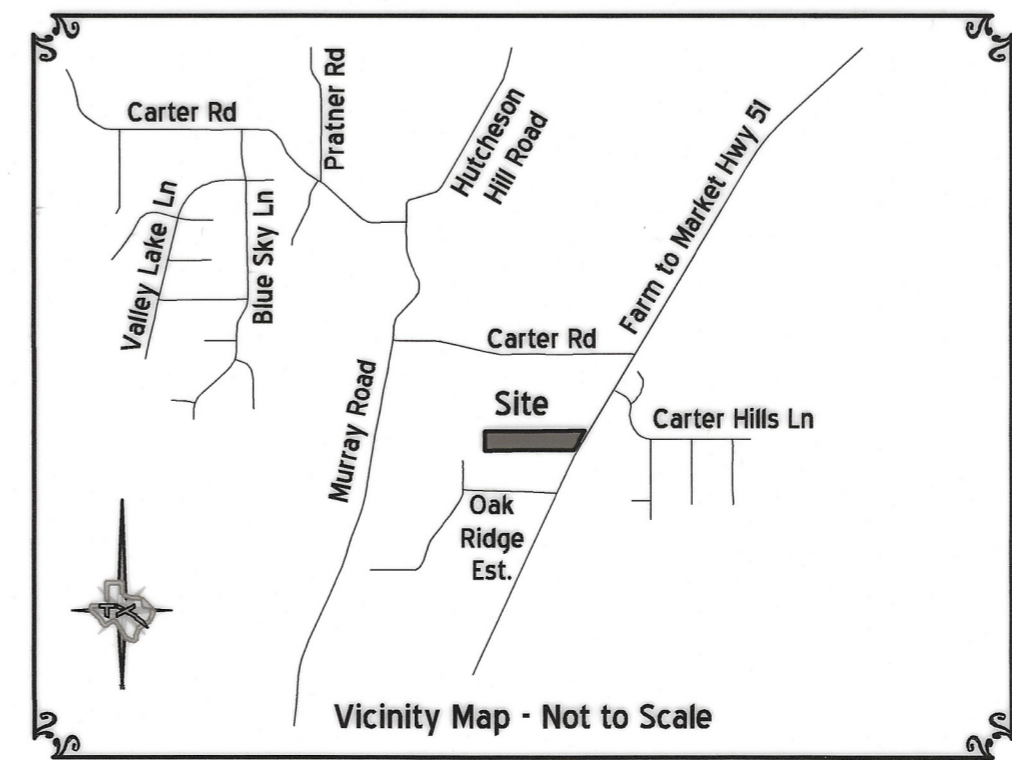
[Signature]
Notary Public in and for the State of Texas



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WE
J-9

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202201184
01/10/2022 04:12 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Minor Plat
Lot 1
Tompkins Acres
an Addition in Parker County, Texas
Being a 9.990 acres tract of land out of the
J. S. AMOS SURVEY, ABSTRACT No. 2,
Parker County, Texas

January 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
817-594-0400

Owner:
Corey Tompkins
1020 Oak Ridge Est
Weatherford, TX 76085

1" = 120'

Plat Cabinet F Slide 133