

State of Texas  
County of Parker

Whereas, Jessica Toombs, being the sole owner of a 3.040 acres tract of land out of the W. PENNINGTON SURVEY, ABSTRACT No. 1065, Parker County, Texas; being a all of those certain tracts conveyed to Jessica Toombs in Document Nos. 20200805, 202149925 and Correction Instrument No. 202149958, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); 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" iron rod at the northwest corner of said Toombs tract (202149925) and in the south line of that certain tract conveyed to Gomez in Doc. No. 201700438, R.P.R.P.C.T., for the northwest and beginning corner of this tract. WHENCE a 3" steel post at the northeast corner of Lot 25 of WHISPERING OAKS, as recorded in Volume 362, Page 97, Plat Records, Parker County, Texas bears S 18°10'19" E 1022.74 feet.

THENCE N 89°31'45" E at 11.58 feet pass the common south corner of said Gomez tract and that certain tract conveyed to Gibbs in Volume 2861, Page 286 R.P.R.P.C.T., at 359.93 feet pass a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", in the south line of said Gibbs tract, and continuing in all 480.77 feet, to a point on the west top bank of a creek, for the northeast corner of said Toombs tract and this tract. WHENCE a found 1/2" capped iron rod at the northeast corner of that certain tract conveyed to Diffie in Volume 2867, Page 1561 R.P.R.P.C.T., bears N 89°31'45" E 286.79 feet.

THENCE along the east line of said Toombs tract and the west top bank of a creek as follows:

- S 06°31'40" W 50.99 feet to a point, for a corner of this tract.
- S 35°46'26" E 57.92 feet to a point, for a corner of this tract.
- S 66°12'12" E 62.44 feet to a point, for a corner of this tract.
- S 14°51'07" W 53.83 feet to a point, for a corner of this tract.
- S 82°10'29" W 44.27 feet to a point, for a corner of this tract.
- N 48°49'33" W 60.77 feet to a point, for a corner of this tract.
- N 76°10'48" W 71.21 feet to a point, for a corner of this tract.
- S 85°07'11" W 106.98 feet to a point, for a corner of this tract.
- S 72°12'39" W 124.81 feet to a point, for a corner of this tract.
- S 51°55'38" W 87.68 feet to a point, for a corner of this tract.
- S 17°16'04" W 96.14 feet to a point, for a corner of this tract.
- S 11°08'15" E 172.84 feet to a point, for a corner of this tract.
- S 22°54'33" E 125.79 feet to a point, for a corner of this tract.
- S 76°43'37" E 57.57 feet to a point, for a corner of this tract.
- S 32°25'39" E 38.67 feet to a found 1/2" capped iron rod at the northeast corner of that certain tract of land conveyed to Whitworth in CC# 201810543, R.P.R.P.C.T., for the southeast corner of this tract.

THENCE S 89°35'30" W 230.35 feet along the north line of said Whitworth tract to a found 1/2" capped iron rod in the east line of that certain tract conveyed to Doyle in CC# 201831005, R.P.R.P.C.T., for the southwest corner of this tract.

THENCE N 00°04'21" E 621.99 feet along the east line of said Doyle tract to a found 60D nail for a corner of this tract.

THENCE W 89°31'45" W 23.00 feet to a found 60D nail for an ell corner of this tract.

THENCE N 00°02'55" E 24.00 feet to the POINT OF BEGINNING.

**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.

*Kyle Rucker*

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: December 19, 2019 - JN16130-R4-P



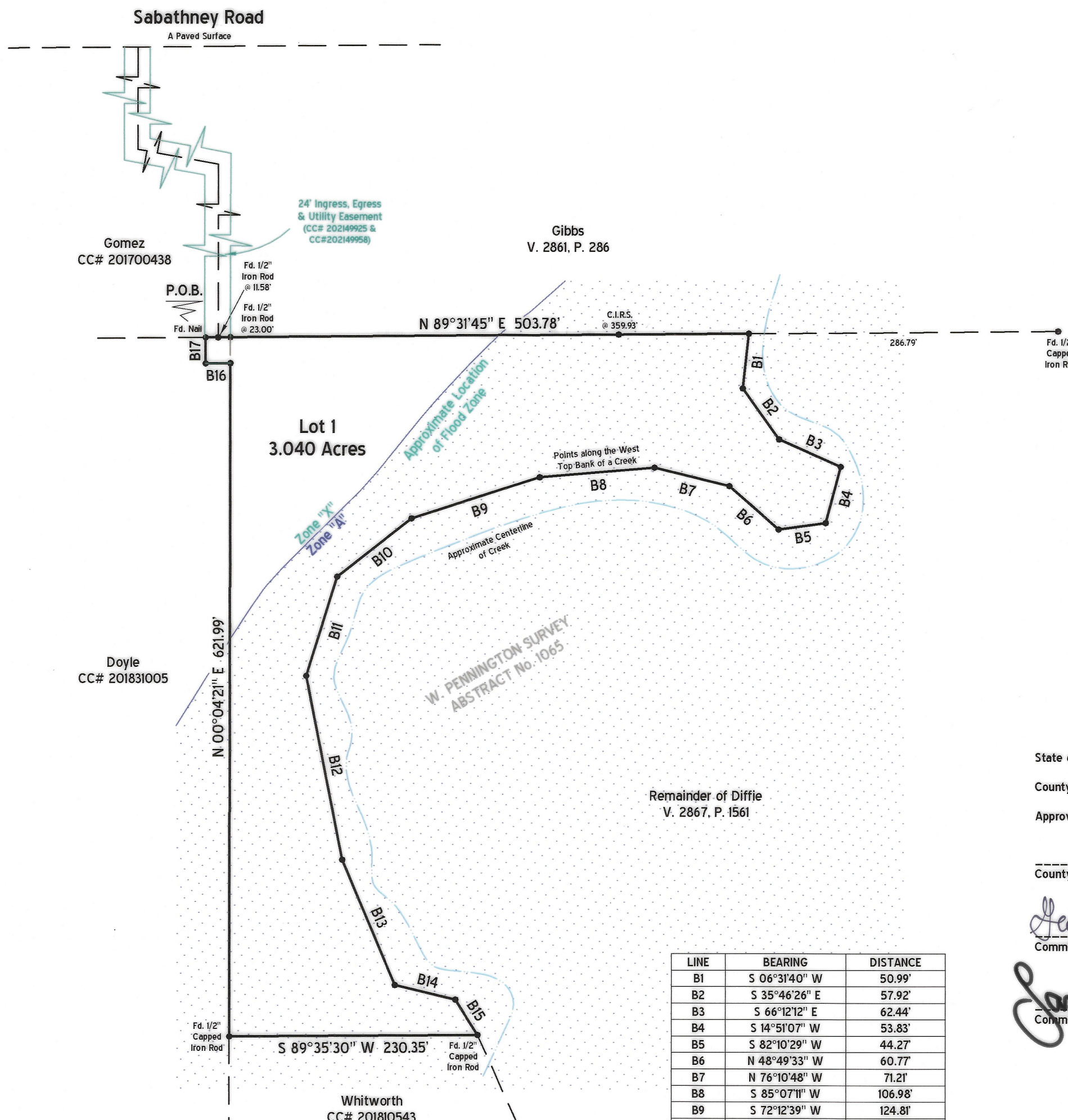
**Notes:**

- 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  
Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.
- 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.
- 11) At the time of this plat, Lot 1 appears to have recorded access to Sabathney Road via 24' Ingress, Egress, and Utility Easement in Document No. 202149925 and Correction Instrument in Document No. 202149958, Real Property Records, Parker County, Texas.

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

Owner:  
Jessica Toombs  
6947 Veal Station Rd.  
Weatherford, TX 76085  
817-713-0790

1" = 100'



LINE	BEARING	DISTANCE
B1	S 06°31'40" W	50.99'
B2	S 35°46'26" E	57.92'
B3	S 66°12'12" E	62.44'
B4	S 14°51'07" W	53.83'
B5	S 82°10'29" W	44.27'
B6	N 48°49'33" W	60.77'
B7	N 76°10'48" W	71.21'
B8	S 85°07'11" W	106.98'
B9	S 72°12'39" W	124.81'
B10	S 51°55'38" W	87.68'
B11	S 17°16'04" W	96.14'
B12	S 11°08'15" E	172.84'
B13	S 22°54'33" E	125.79'
B14	S 76°43'37" E	57.57'
B15	S 32°25'39" E	38.67'
B16	S 89°31'45" W	23.00'
B17	N 00°02'55" E	24.00'

Now, Therefore, Know All Men By These Presents:

That Jessica Toombs 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, Toombs Homestead, 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 platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 20 day of December 2021.

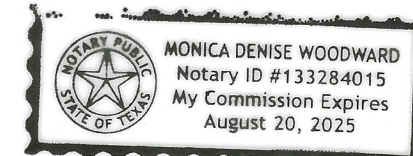
By: *Jessica Toombs*  
Jessica Toombs

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 Jessica Toombs, 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 20 day of December, 2021.

*Monica Denise Woodward*  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 21 day of December, 2021.

*George A. Conley*  
County Judge

*George A. Conley*  
Commissioner Precinct 1

*George A. Conley*  
Commissioner Precinct 2

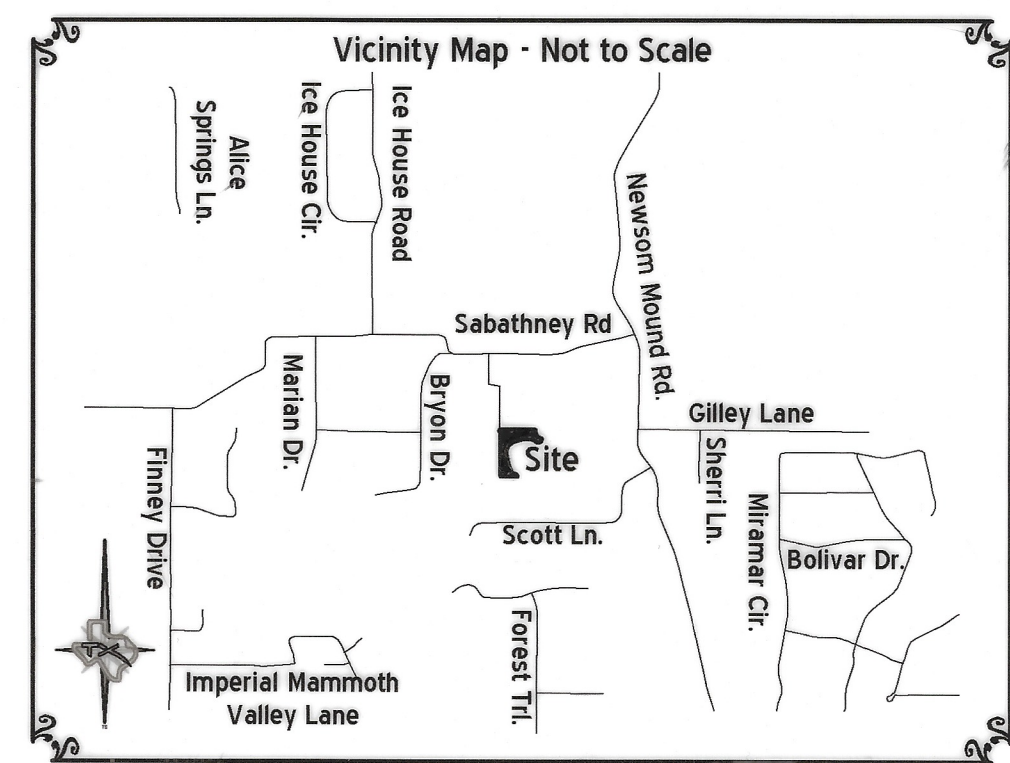
*George A. Conley*  
Commissioner Precinct 3

*George A. Conley*  
Commissioner Precinct 4

18453  
AZ  
M-8

21065.005.006.00

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202150500  
12/28/2021 03:03 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



Minor Plat  
Lot 1  
**Toombs Homestead**  
an Addition in Parker County, Texas  
Being a 3.040 acres tract of land out of the W. PENNINGTON SURVEY, ABSTRACT No. 1065, Parker County, Texas;

December 2021

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

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