

I, DAN R. AUVENSHINE, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Dan R. Auvenshine*  
DAN R. AUVENSHINE

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700300-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY PRIVATE WATER WELL.

SEWER PROVIDED BY PRIVATE SEPTIC TANK.

ALL PROPERTY CORNERS ARE CAPPED IRONS SET UNLESS OTHERWISE NOTED.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Dan R. Auvenshine and Gloria L. Auvenshine, being the owners of that certain tract of land more particularly described as follows:

Description for a 9.96 acre tract of land situated in the V.J.J.T. & G.C. SURVEY, Abstract No. 2670, Parker County, Texas and being all of Tract 5, Tucker's Place, recorded in Volume 362-A, Page 70, know in Cabinet A, Slide 552, Plat Records, Parker County, Texas:

BEGINNING at a 5/8" iron found at the Southwest corner of said Tract 5 and at the Northwest corner of Tract 4 of said Tucker's Place and being in the East line of that certain tract of land described in deed to Connors Revocable Trust, recorded in Clerks File No. 201507424, Real Records, Parker County, Texas;

THENCE N 00°12'48" W, with the common line of said Tract 5 and said Clerks File No. 201507424, 271.18 feet to a cross tie fence post at the most Northerly Northwest corner of said Tract 5 and being for the Southwest corner of that certain tract of land described in deed to Willis Henry Power, recorded in Clerks File No. 201822872, Real Records, Parker County, Texas;

THENCE S 88°00'51" E, with the common line of said Tract 5 and said Clerks File No. 201822872, 476.09 feet to a 5/8" iron found at the Northeast corner of said Tract 5 and the Northwest corner of Tract 6 of said Tucker's Place;

THENCE S 49°56'23" E, with the common line of said Tract 5 and said Tract 6, 1241.51 feet to a capped iron set in the North line of Mary Drive and being for the Southeast corner of said Tract 5 and the Southwest corner of said Tract 6;

THENCE S 88°15'33" W, with the North line of said Mary Drive, 185.48 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 128.36 feet;

THENCE with the North line of said Mary Drive and with said curve to the left whose chord bears S 83°28'13" W, 17.65 feet and being an arc length of 17.66 feet to a 1/2" iron found at the Southwest corner of said Tract 5 and the Southeast corner of said Tract 4;

THENCE N 65°52'14" W, with the common line of said Tract 4 and said Tract 5, 1339.04 feet to the POINT OF BEGINNING and containing 9.96 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Dan R. Auvenshine and Gloria L. Auvenshine, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Tract 5R-1 & 5R-2,  
Tucker's Place  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 28 day of June, 2021.

*Dan R. Auvenshine*  
Dan R. Auvenshine

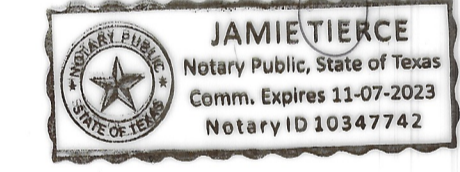
*Gloria L. Auvenshine*  
Gloria L. Auvenshine

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Dan R. Auvenshine, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of June, 2021.

*Jamie Tierce*  
Notary Public State of Texas

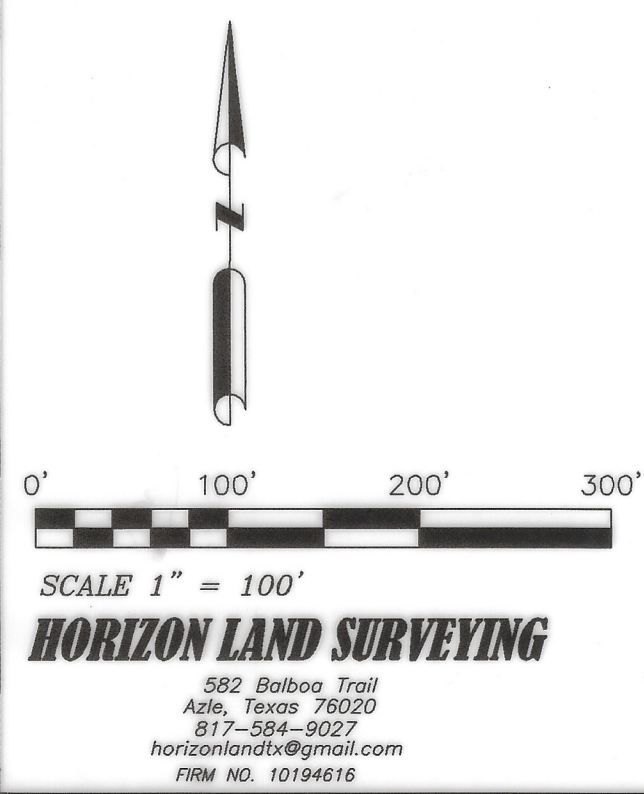
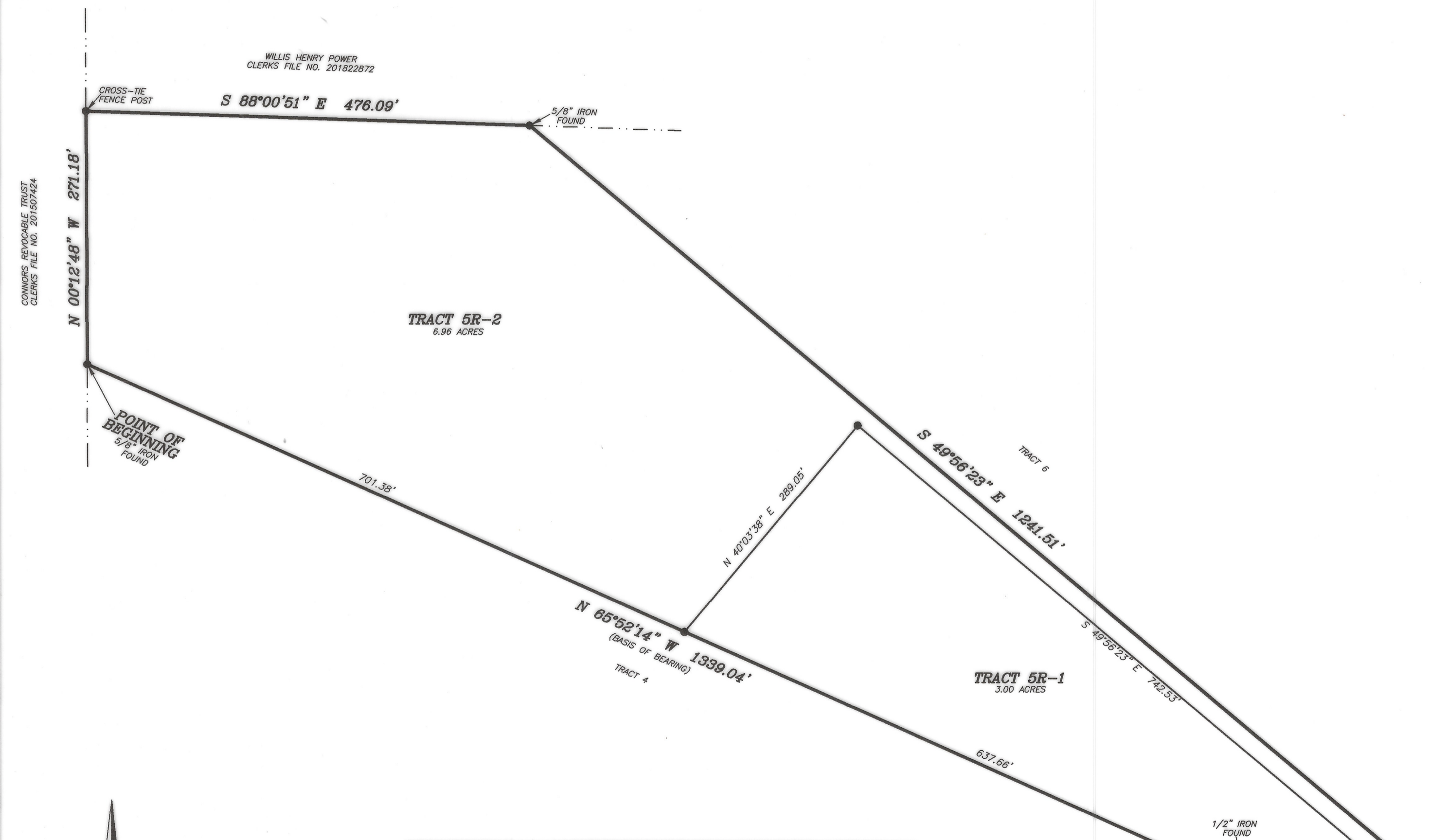


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Gloria L. Auvenshine, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of June, 2021.

*Jamie Tierce*  
Notary Public State of Texas



THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28 DAY OF June, 2021.

*James H. Corley*  
COMMISSIONER PRECINCT #1

*Sonny Walden*  
COMMISSIONER PRECINCT #3

*Chris Paul*  
COMMISSIONER PRECINCT #2

*Doug Burt*  
COMMISSIONER PRECINCT #4



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
MAY 10, 2021

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202125497  
06/28/2021 04:24 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER  
DAN R. AUVENSHINE  
GLORIA L. AUVENSHINE  
1450 MARY DRIVE  
WEATHERFORD, TX 76085

Plat Revision  
Lot 5R-1 & 5R-2,  
TUCKER'S PLACE,  
Being a revision of tract 5, Tucker's Place, recorded in Cabinet A, Slide 552, Plat Records, Parker County, Texas, and being 9.96 acres of land situated in the V.J.J.T. AND G.C. TUCKER SURVEY, Abstract No. 2670, Parker County, Texas.

**E 799**