

State of Texas  
County of Parker

Whereas, Charles E. Wells II and Rebecca Dawn Wells, being the owners of a 5,000 acres tract of land out of the L. GORE SURVEY, ABSTRACT No. 517, Parker County; being a portion of that certain tract conveyed to Wells in Clerk's File No. 202237499, 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 set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the east line of that certain tract conveyed to Esslinger in Doc.#20219756 (described in V. 1513, P. 84), Real Property Records, Parker County, Texas, being the northwest corner of that certain tract conveyed to Patterson in Doc.#202016519, R.P.R.C.T. and the southwest corner of a 30' Ingress and Egress Easement conveyed to Patterson in said Doc.#202016519, for the southwest and beginning corner of this tract. WHENCE the southwest corner of said L. GORE SURVEY is calculated to bear S 00°02'07" E 1005.16 feet.

THENCE N 00°33'42" W 429.06 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the east line of that certain tract conveyed to Carey in Doc.#202009915, R.P.R.W.C.T., for the northwest corner of this tract.

THENCE N 89°26'18" E 513.48 feet, over and across said V. 2760, P. 580, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract.

THENCE S 00°20'20" E 420.63 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of said V. 2760, P. 580, and this tract. WHENCE a found 1/2" iron rod bears S 00°20'20" E 31.49 feet.

THENCE S 88°29'42" W 511.92 feet, with the north line of said Doc.#202016519 and V. 2760, P. 580, to the POINT OF BEGINNING.

Surveyor's 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. 5865  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: August 2, 2022 - W2207027-P



Surveyor's 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 29, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
2) All corners are 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) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
5) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

Parker County Notes:

- 1) 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.)
2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
3) 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.
4) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

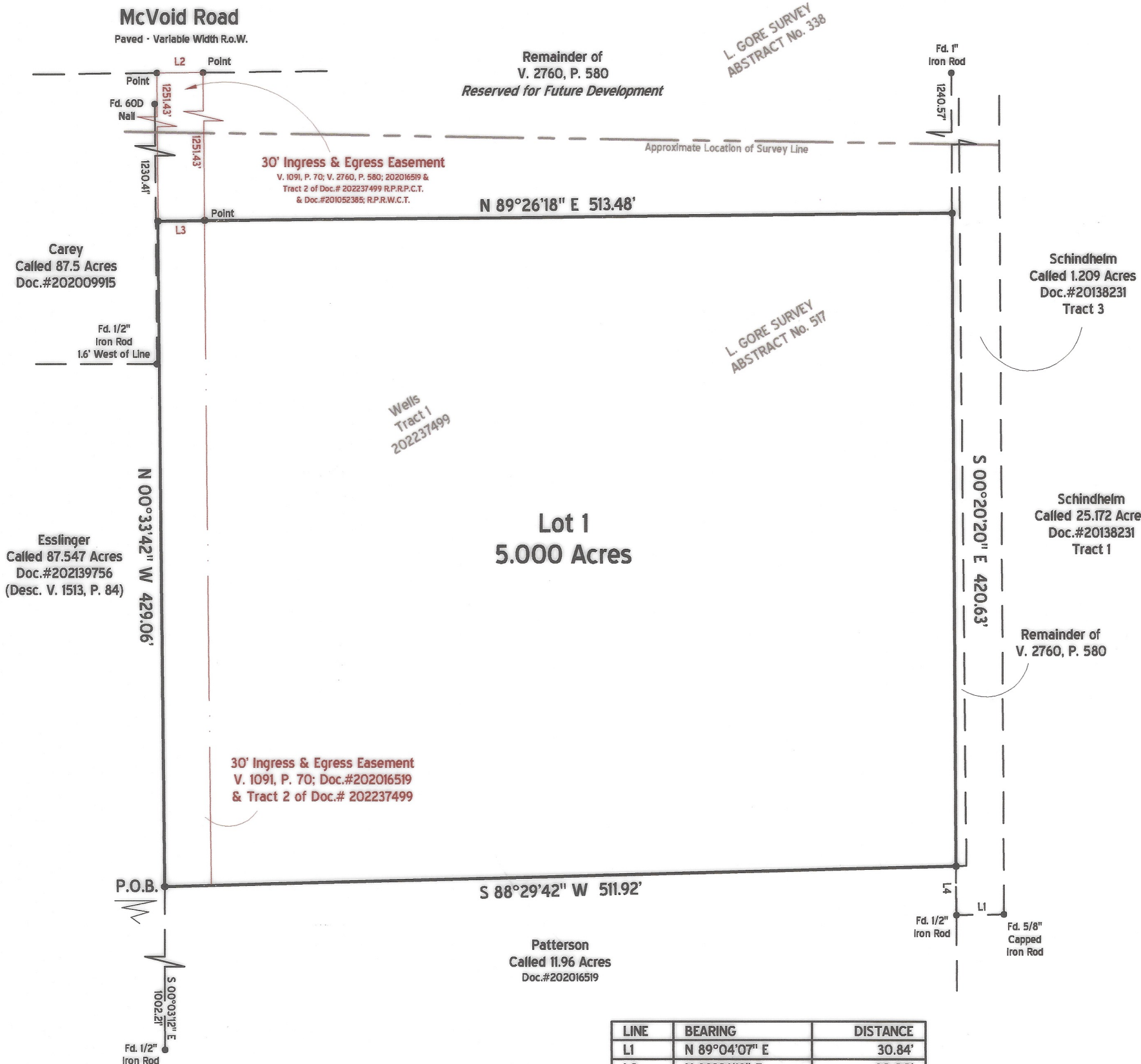


Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L4.

20517.001.005.00

19058  
SP  
L-4

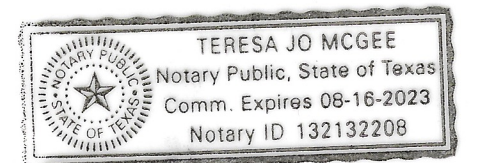
Now, Therefore, Know All Men By These Presents:
That Charles Wells and Rebecca Wells, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Wells Homestead, an addition in Parker County, Texas; and do(es) hereby 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 7th day of November, 2022

By: Charles E. Wells II and Rebecca Dawn Wells

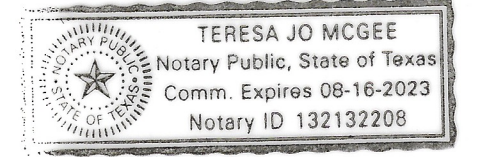
State of Texas, County of Parker. Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Charles Wells, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed 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 7th day of November, 2022.

Jessica McSee, Notary Public in and for the State of Texas



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 Rebecca Wells, 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 7th day of November, 2022.

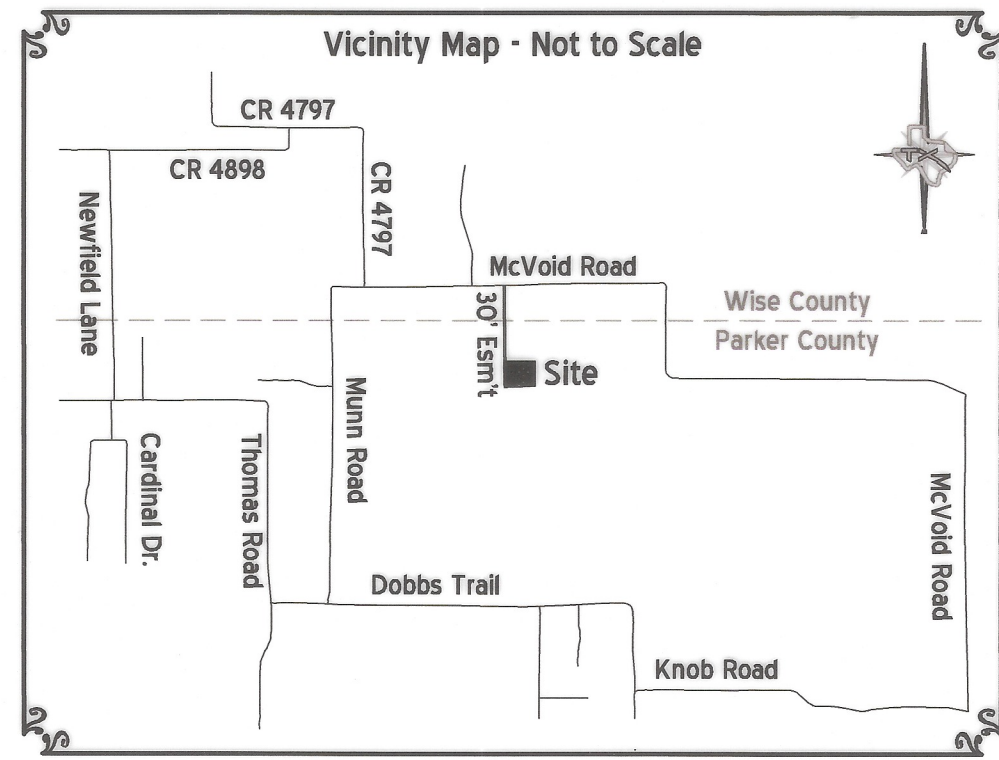
Jessica McSee, Notary Public in and for the State of Texas



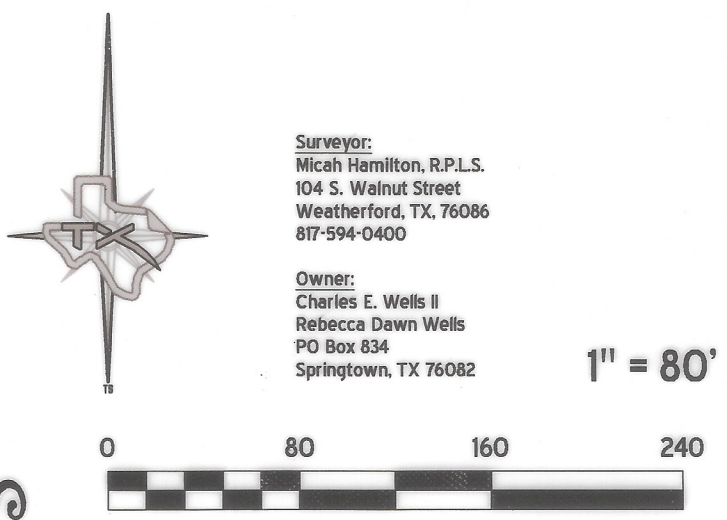
State of Texas, County of Parker. Approved by the Commissioners' Court of Parker County, Texas, this the 14th day of November, 2022.

Signatures of Commissioners Precinct 1, 2, 3, and 4.

FILED AND RECORDED OFFICIAL PUBLIC RECORDS. Lila Deakle, County Clerk. 202240493, 11/15/2022 09:27 AM. Fee: 76.00. Parker County, Texas PLAT



Final Plat Lot 1 Wells Homestead an addition in Parker County, Texas. Being a 5,000 acres tract of land out of the L. GORE SURVEY, ABSTRACT No. 517, Parker County. November 2022. WEATHERFORD BRANCH - 817-594-0400. TEXAS SURVEYING INC. FIRM No. 1010000 - WWW.TXSURVEYING.COM



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