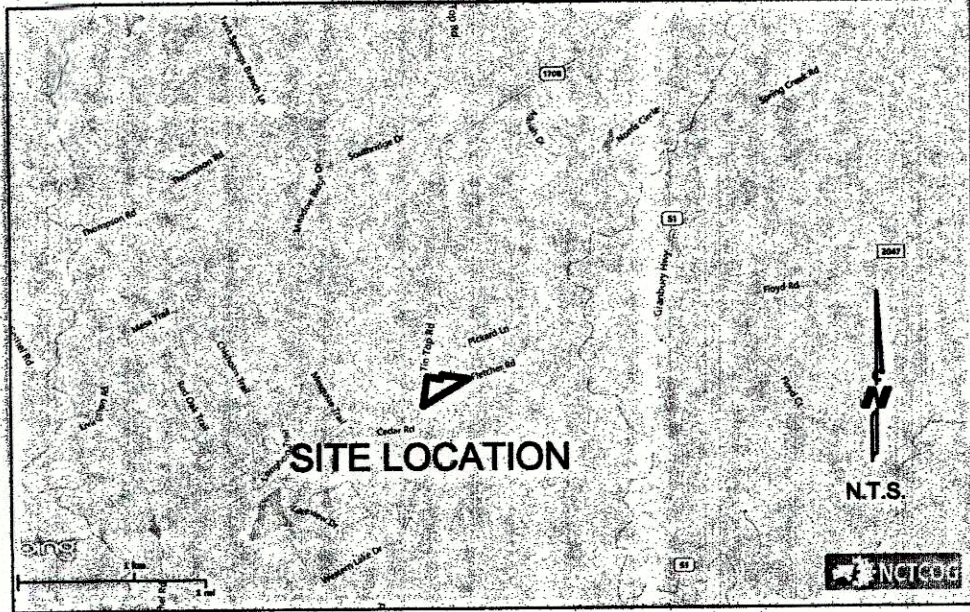


201934532 PLAT Total Pages: 1



VICINITY MAP

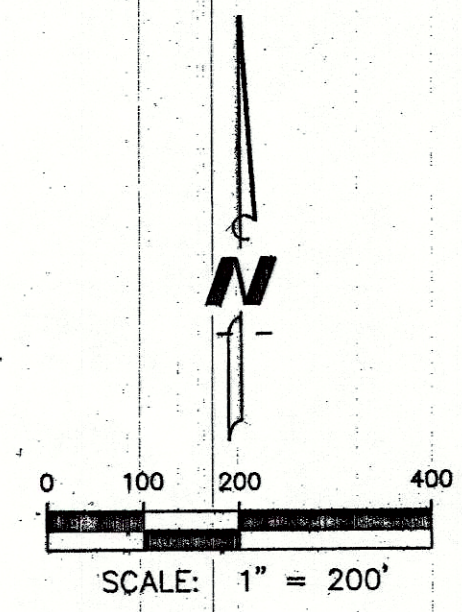
E.E. TAYLOR SURVEY Abstract No. 2473

NWC M.S. Mann Survey A-858

SURVEYOR: McIlroy Engineering 504 W. Baylor St. Weatherford, TX 76086 (817) 594-6464 c_mcilroy@att.net

OWNER: Charles Lawrence Hixson & Kelly Elizabeth Hixson 301 Fletcher Rd Weatherford, TX 76087 (520) 343-0000 chixson8sec@yahoo.com

TOTAL NUMBER OF LOTS: 3



LIENHOLDER:

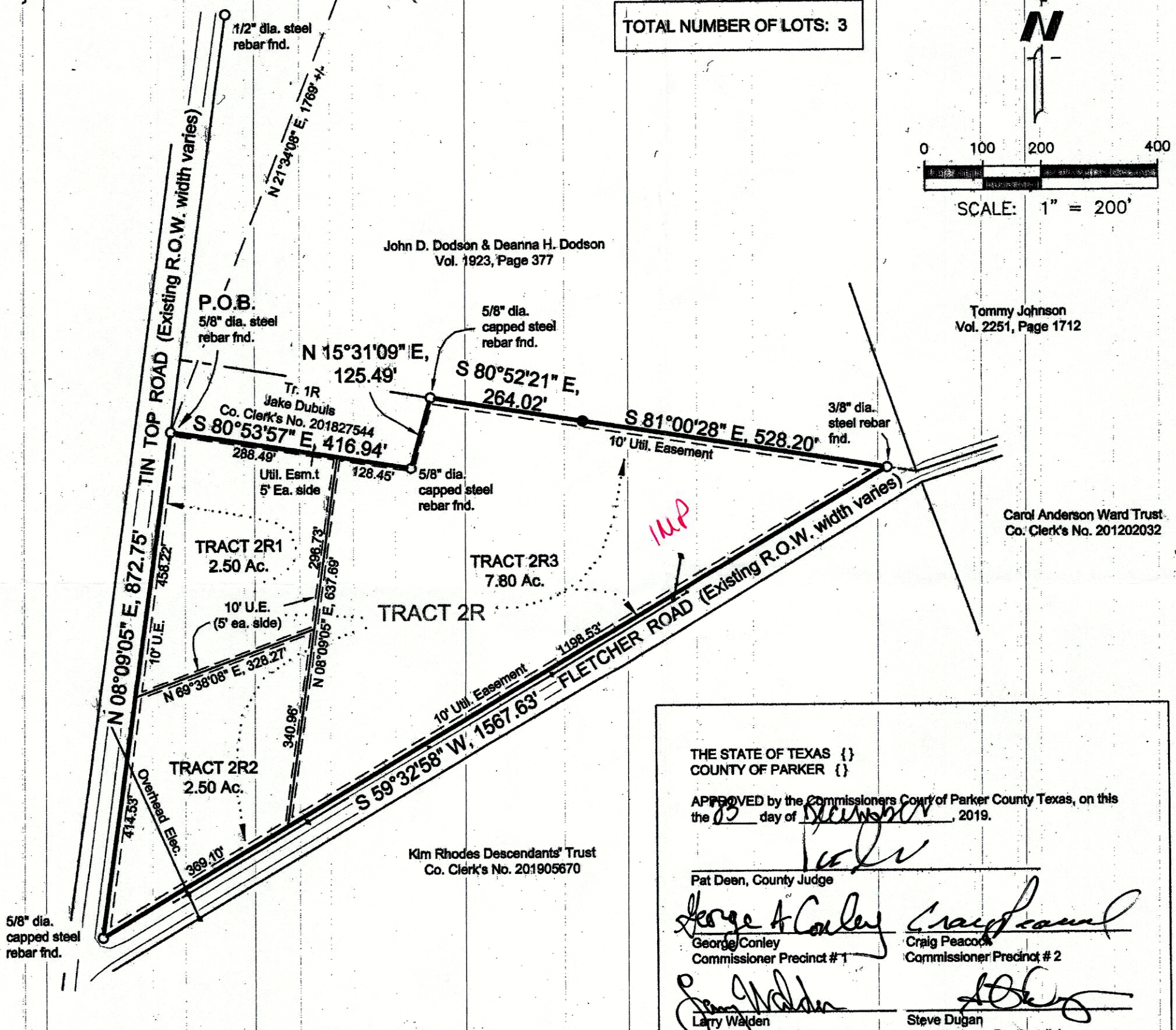
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and to the dedication of the streets and easements.

James McTigue 12/06/2019
Signature of Lienholder (Wells Fargo Bank) N.A. Date
Vice President Loan Documentation
TITLE
Maryland
STATE OF TEXAS ()
COUNTY OF PARKER () Frederick

BEFORE ME, the undersigned authority, on this day personally appeared James McTigue, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of December, 2019.

Betty Early
Notary Public in and for the State of Texas - Maryland
Commission expires 12/17/2020



This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

LEGEND

△ Survey control point	⊗ Power pole, Tele. pole
⊞ Water meter	⊙ Light pole
⊕ Water valve	⊖ Guy wire anchor
⊗ Sprinkler head	⊙ Manhole, Sanitary sewer
⊞ Telephone cable riser	⊕ Manhole, Telephone
⊕ Gas valve	○ Clean out
⊞ Gas meter	○ steel rebar found (labeled as to size) or other type of property corner (as labeled)
⊞ Electric meter	● 5/8" dia. capped steel rebar set
⊕ Fire hydrant	□ Concrete monument found
	■ Concrete monument set

NOTES:

- According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0400F, Effective Date April 5, 2019, this property does not lie in the 100 Year Flood Hazard Area.
- No title commitment or title report was provided to the Surveyor. Easements other than any shown on this plat likely exist. Underground utilities were not mapped and are not depicted on this map or plat. Call TX811 prior to performing any excavation.
- 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. The owner of each individual lot or tract will be responsible for their own water supply via drilling private wells.
- Sewer is to be provided by private on-site sewer facilities subject to approval by Parker County.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. Distances shown are measured, and where G.P.S. was used, have been converted to surface.
- 5/8" diameter steel reinforcing bar with cap stamped "McIlroy 5136" set at each lot corner, and also where indicated by the symbol "●", unless otherwise labeled.
- Per Plat of Wetzel Addition (Cab. C, Slide 323), there is a 10' utility easement along all road frontage and the exterior lot lines. There is a 10' utility easement centered on all adjacent lot lines (5 feet on each lot).

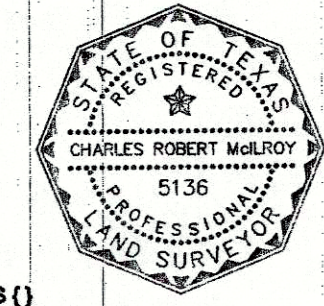
COUNTY CLERK
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201934532
12/23/2019 01:37 PM
Fees: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County Texas, on this the 13 day of December, 2019.

Pat Deen, County Judge

George Conley Commissioner Precinct # 1
Craig Peacock Commissioner Precinct # 2
Larry Walden Commissioner Precinct # 3
Steve Dugan Commissioner Precinct # 4



THE STATE OF TEXAS ()
COUNTY OF PARKER ()

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

CR McIlroy
Charles Robert McIlroy, Registered Professional Land Surveyor
Registration Number 5136

OWNERS DEDICATION

Being Tract 2R of Wetzel Addition, an addition in Parker County, Texas, according to the replat thereof recorded in Plat Cabinet D, Slide 137, of the Plat Records of Parker County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" diameter steel reinforcing bar found in the east right-of-way line of Tin Top Road, said point being the southwest corner of Tract 1R and the northwest of Tract 2R of said Wetzel Addition;

THENCE South 80°53'57" East, leaving said right-of-way line, and with the line common to said Tracts 1R and 2R, 416.94 feet to a 5/8" diameter capped steel reinforcing bar found for the southeast corner of said Tract 1R;

THENCE North 15°31'09" East, with the east line of said Tract 1R, 125.49 feet to a 5/8" diameter capped steel reinforcing bar found for the northeast corner of said Tract 1R, said point also being the most easterly northwest corner of said Tract 2R;

THENCE South 80°52'21" East, with the north line of said Tract 2R, 264.02 feet to a 5/8" diameter steel reinforcing bar with aluminum cap stamped "McIlroy 5136" set at an angle point in said line;

THENCE South 81°00'28" East, continuing with the north line of said Tract 2R, 528.20 feet to a 3/8" diameter steel reinforcing bar found for the easterly corner of said Tract 2R (said point being in the north right-of-way line of Fletcher Road);

THENCE South 59°32'58" West, with the north right-of-way line of Fletcher Road, 1567.63 feet to a 5/8" diameter capped steel reinforcing bar found for the southwest corner of said Tract 2R, said point being at the intersection of the north right-of-way line of Fletcher Road with the east right-of-way line of Tin Top Road;

THENCE North 08°09'05" East, with the east right-of-way line of Tin Top Road (also being the west line of said Tract 2R) .872.75 feet to the POINT OF BEGINNING and containing 12.80 acres of land, more or less.

NOW THEREFORE WE, CHARLES LAWRENCE HIXSON AND KELLY ELIZABETH HIXSON, owners of the land shown on this plat and whose names are subscribed hereto, and in person or through a duly authorized agent, dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed, and designate the same as TRACTS 2R1, 2R2, & 2R3, WETZEL ADDITION.

We, Charles Lawrence Hixson and Kelly Elizabeth Hixson, being the dedicatory and owner(s) of the attached plat of said subdivision, do hereby certify that it is not with the Extra-Territorial Jurisdiction of any incorporated city or town.

BY: *Charles Lawrence Hixson* DATE: 12/16, 2019
Charles Lawrence Hixson

BY: *Kelly Elizabeth Hixson* DATE: 12/16, 2019
Kelly Elizabeth Hixson

STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, the undersigned authority, on this day personally appeared Charles Lawrence Hixson, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of December, 2019.

Jamie Tierce
Notary Public in and for the State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, the undersigned authority, on this day personally appeared Kelly Elizabeth Hixson, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of December, 2019.

Jamie Tierce
Notary Public in and for the State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

- REPLAT -
TRACTS 2R1, 2R2, & 2R3
WETZEL ADDITION

an addition in Parker County, Texas.
Being a replat of Tract 2R, WETZEL ADDITION, according to the plat thereof recorded in Plat Cabinet D, Slide 137, of the Plat Records of Parker County, Texas
October, 2019

19355 001-002-010 19355.001.002-52

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM #10104800 TX. ENGINEERING FIRM # F-7877
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