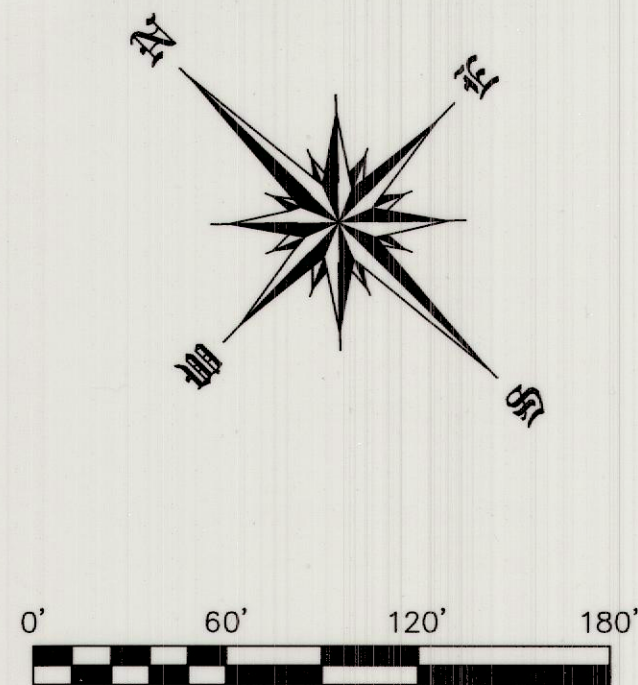
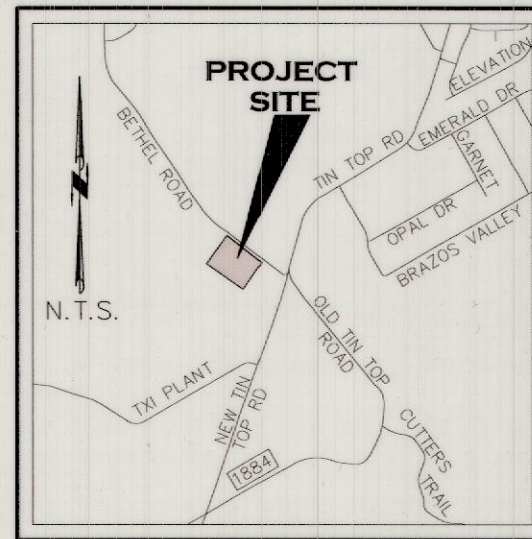




LEGEND

IRS 5/8" IRON ROD SET WITH A RED PLASTIC CAP
STAMPED "TRANS TEXAS SURVEYING"
UNLESS OTHERWISE NOTED
IRON ROD FOUND
CAPPED IRON ROD FOUND
CONTROLLING MONUMENT
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS
P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY TEXAS



VICINITY MAP
(NOT TO SCALE)

202533792 PLAT Total Pages: 1

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE B. B. & C. RR. CO. SURVEY, ABSTRACT NO. 130, PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 1.595 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201706833, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND (N:6901369.63, E:2179583.48) IN THE SOUTHWESTERLY LINE OF BETHEL ROAD, FOR THE NORTHERLY CORNER OF SAID 1.595 ACRE TRACT AND BEING THE EASTERNMOST CORNER OF A CALLED 20.00 ACRE "TRACT ONE" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2023012757, O.P.R.P.C.T.;

THENCE, S 53°57'17" E, WITH THE SOUTHWESTERLY LINE OF SAID BETHEL ROAD, A DISTANCE OF 347.82 FEET TO A 1/2" IRON ROD FOUND FOR THE EASTERLY CORNER OF SAID 1.595 ACRE TRACT AND BEING THE NORTHERMOST CORNER OF LOT 2, DURANT'S TIN TOP SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 306, PLAT RECORDS, PARKER COUNTY TEXAS (P.R.P.C.T.);

THENCE, S 36°17'02" W, A DISTANCE OF 221.89 FEET TO A 1/2" IRON ROD FOUND (N:6900986.10, E:2179733.40) IN THE NORTHEASTERLY LINE OF LOT 3, SAID DURANT'S TIN TOP SUBDIVISION, FOR THE SOUTHERLY CORNER OF SAID 1.595 ACRE TRACT AND BEING A WESTERLY ANGLE CORNER OF SAID LOT 2, DURANT'S TIN TOP SUBDIVISION;

THENCE, N 44°54'49" W, A DISTANCE OF 375.05 FEET TO A 1/2" IRON ROD FOUND FOR THE WESTERLY CORNER OF SAID 1.595 ACRE TRACT AND BEING AN INTERIOR ELL CORNER OF SAID 20.00 ACRE "TRACT ONE";

THENCE, N 44°15'02" E, WITH THE COMMON LINE BETWEEN SAID 1.595 ACRE TRACT AND SAID 20.00 ACRE "TRACT ONE" A DISTANCE OF 164.64 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.595 ACRES OF LAND.

EXTRA-TERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS
COUNTY OF PARKER

I MICHAEL GRIER, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE 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 Michael Grier KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY 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 5 DAY OF December, 2025

NOTARY PUBLIC, Parker COUNTY, TEXAS
MY COMMISSION EXPIRES ON: 11/07/27
NOTARY ID 1034774-2

COMMISSIONERS COUNTY BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 5 DAY OF December, 2025

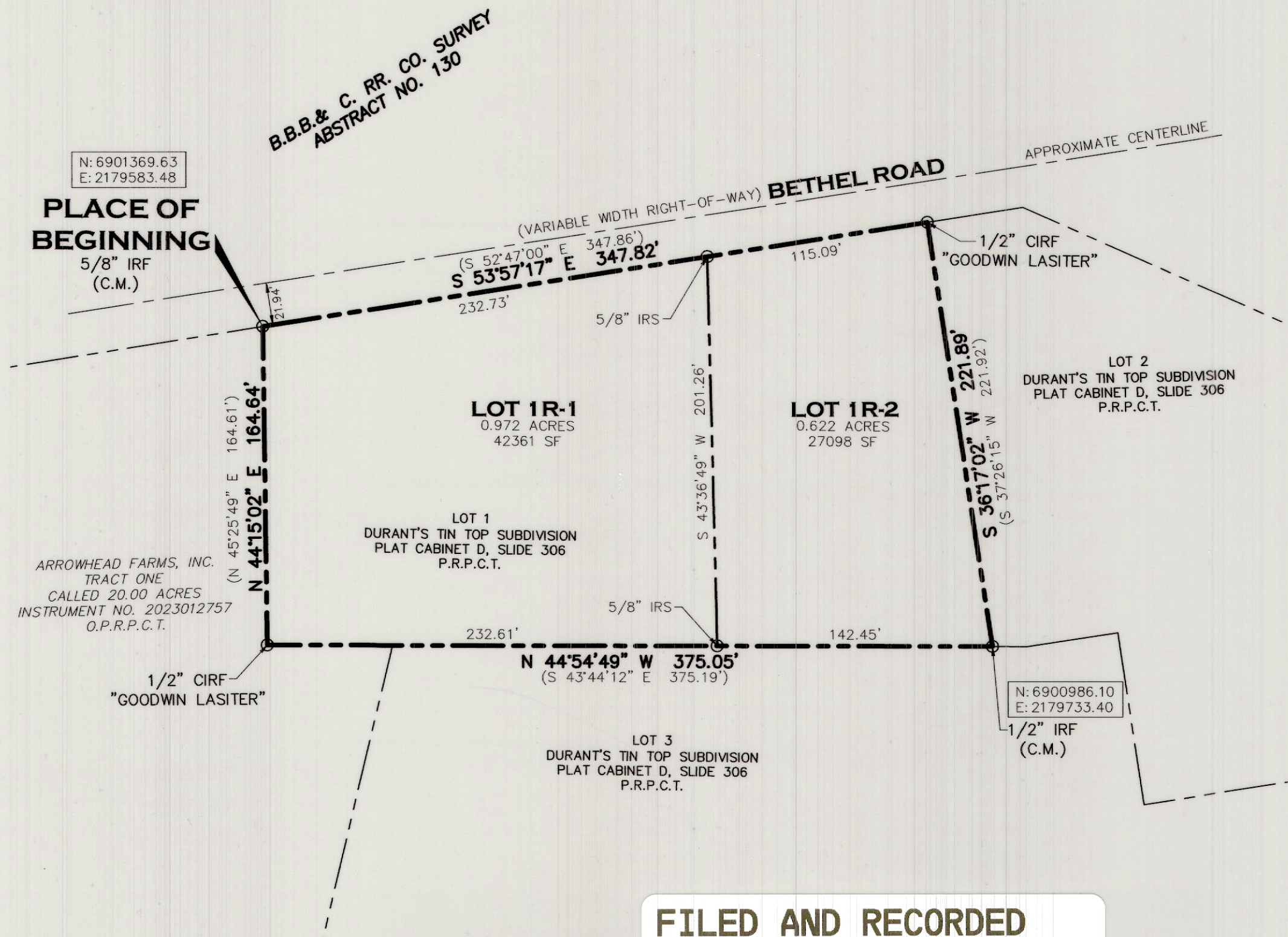
COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

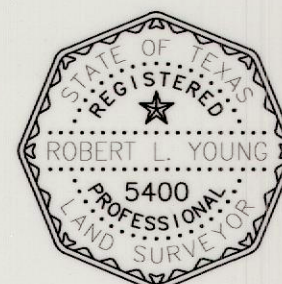


SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 11, 2023 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF PARKER COUNTY.

Robert L. Young

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202533792
12/12/2025 02:06 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT

LOT 1-R1 AND LOT 1-R2,
DURANT'S TIN TOP SUBDIVISION
AN ADDITION TO
PARKER COUNTY, TEXAS,

BEING A REPLAT OF LOT 1, DURANT'S TIN TOP SUBDIVISION,
ACCORDING TO THE PLAT RECORDED IN
VOLUME D, PAGE 306, PLAT RECORDS,
PARKER COUNTY TEXAS.

11858.001.001.00

11858
WE

G-22

OWNER:
MICHAEL GRIER
7974 BETHEL ROAD
WEATHERFORD, TEXAS 76087
PHONE: 817-357-7346

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY PANEL NO. 48367C0525 F, REVISED DATE - APRIL 05, 2019, BY USING ROAD INTERSECTIONS AND OTHER NATURAL FEATURES, THIS PROPERTY IS LOCATED WITHIN FEMA SPECIAL FLOOD HAZARD AREAS ZONE "X" (1% ANNUAL CHANCE ANNUAL FLOOD). THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.
- THE PURPOSE OF THIS REPLAT IS TO PLAT 2 LOTS FOR COMMERCIAL USE.
- SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- WATER PROVIDED BY: SOUTHWEST WATER COMPANY- 817-403-2376
- SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM.
- () DENOTES RECORD DATA

KNOW ALL MEN BY THESE PRESENTS:

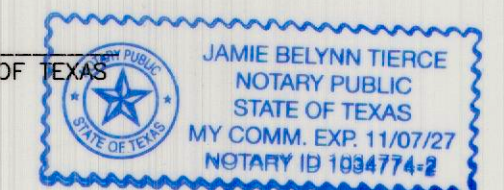
THAT MICHAEL GRIER THE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS LOT 1R-1 AND LOT 1R-2, DURANT'S TIN TOP SUBDIVISION OF BEING A REPLAT OF LOT 1, DURANT'S TIN TOP SUBDIVISION AS RECORDED IN VOLUME D, PAGE 306, PLAT RECORDS, PARKER COUNTY, TEXAS. BY RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

BY: Michael Grier
MICHAEL GRIER, OWNER

STATE OF TEXAS
COUNTY OF Parker

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF December, 2025, BY MICHAEL GRIER, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5 DAY OF December, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CABINET G, SLIDE 214, DATE 12/12/25

TRANS TEXAS
SURVEYING & MAPPING
401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transtexasurveying.com

Scale: 1"=60' Date: 12/04/2025 DWG: 20230142-REPLAT
Drawn: MLH Checked: LGB Job: 20230142