

LEGAL DESCRIPTION

Of a 10.009 acres tract of land, being all of Lot 17-R and Lot 18-R of Gremminger Ranch at Southridge, according to plat recorded in Cabinet F, Slide 728 of the Plat Records of Parker County, Texas; and being all of those certain tracts described in Document No. 202237735 and in Document No. 202240301, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 18-R for the northwest and beginning corner of this tract.

Thence N. 61 deg. 42 min. 31 sec. E. 517.31 feet to the northeast edge of a 3" steel post in the west right of way line of Walter Joseph Way (paved county road) for the northeast corner of this tract and said Lot 18-R.

Thence along the west and north right of way line of said Walter Joseph Way the following courses and distances:

- Southeasterly along the arc of a 63 deg. 45 min. 13 sec. curve to the left with a radius of 89.87 feet, a central angle of 03 deg. 47 min. 01 sec., a chord of S. 25 deg. 03 min. 37 sec. E. 5.93 feet and an arc length of 5.93 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 26 deg. 57 min. 07 sec. E. 572.50 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - Southeasterly along the arc of a 14 deg. 36 min. 30 sec. curve to the left with a radius of 392.21 feet, a central angle of 18 deg. 48 min. 40 sec., a chord of S. 36 deg. 21 min. 27 sec. E. 128.19 feet and an arc length of 128.77 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 45 deg. 45 min. 47 sec. E. 68.25 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - Southerly along the arc of a 127 deg. 44 min. 33 sec. curve to the right with a radius of 44.85 feet, a central angle of 94 deg. 09 min. 10 sec., a chord of S. 01 deg. 18 min. 48 sec. W. 65.69 feet and an arc length of 73.71 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 48 deg. 23 min. 23 sec. W. 247.86 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - Southwesterly along the arc of a 14 deg. 44 min. 46 sec. curve to the right with a radius of 388.55 feet, a central angle of 33 deg. 23 min. 24 sec., a chord of S. 65 deg. 05 min. 05 sec. W. 223.24 feet and an arc length of 226.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 - S. 81 deg. 46 min. 47 sec. W. 20.52 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract and said Lot 17-R
- Thence N. 30 deg. 02 min. 05 sec. W. 864.72 feet to the place of beginning.

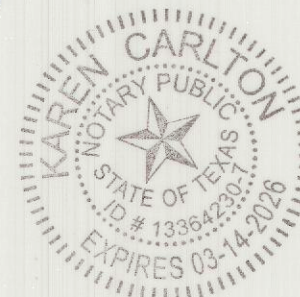
OWNER'S CERTIFICATE

That I, CHRISTOPHER JETER, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and do hereby replat the property shown hereon, said lots to be 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.

EXECUTED THIS THE 21 DAY OF January, 2025

BY: CHRISTOPHER JETER



STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRISTOPHER JETER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 21 day of January, 2025

Signature: Karen Carlton

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 10 DAY OF February, 2025.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 28, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN241281 20623.crd FN241261



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202503402
02/10/2025 12:27 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEVELOPER

CHRISTOPHER JETER
2008 WALTER JOSEPH WAY
WEATHERFORD, TX 76087
817-247-7013

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

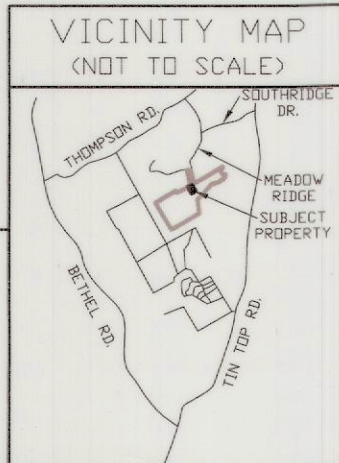
GREMMINGER RANCH
AT SOUTHRIDGE
LOT 17-R-1 & LOT 18-R-1

BEING A REPLAT OF ALL OF LOT
17-R AND LOT 18-R OF
GREMMINGER RANCH AT
SOUTHRIDGE, ACCORDING TO PLAT
RECORDED IN CABINET F, SLIDE
728 OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: JANUARY 15, 2025

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 057
DATE 2/10/25



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	63°45'13"	89.87'	3°47'01"	S 25°03'37" E	5.93'	5.93'
C2	14°36'30"	392.21'	18°48'40"	S 36°21'27" E	128.19'	128.77'
C3	127°44'33"	44.85'	94°09'10"	S 01°18'48" W	65.69'	73.71'
C4	14°44'46"	388.55'	33°23'24"	S 65°05'05" W	223.24'	226.43'

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WE
H-21

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