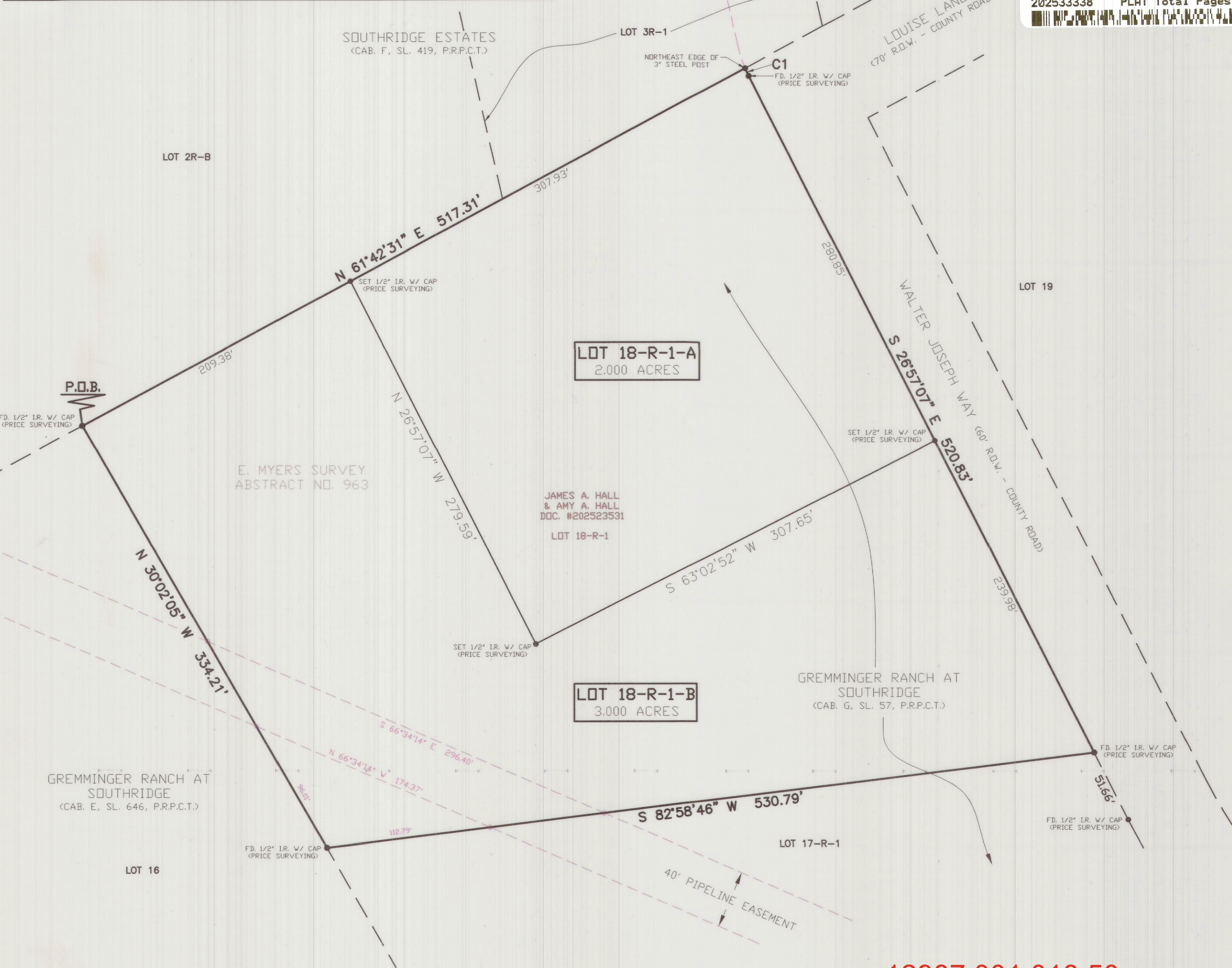


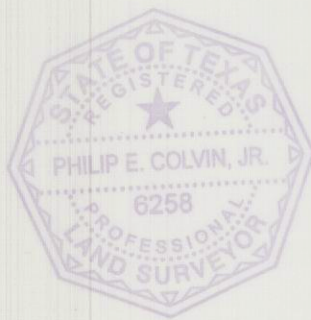
CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	63°45'13"	89.87'	3°47'01"	S 25°03'37" E	5.93'	5.93'



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 OCTOBER 13, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251036 20623.crd FN251036



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0400F,
DATED APRIL 5, 2019

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED
AND SHALL BE PLACED SO THAT THEY ARE
VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC
ROADS

NOTE: NEW CULVERT SIZING SUBJECT TO
APPROVAL BY PARKER COUNTY OFFICIALS

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND
STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

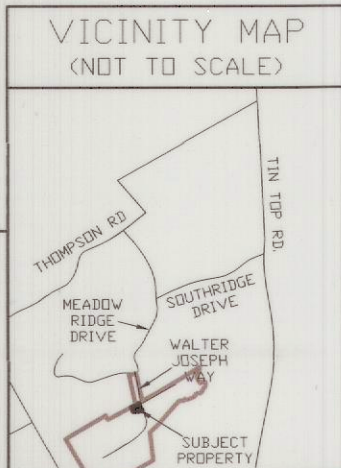
NOTE: WAIVER FOR GROUNDWATER STUDY WAS APPROVED BY
COMMISSIONERS COURT ON _____

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202533338
12/09/2025 09:46 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G SLIDE 213
DATE 12/9/25



LEGAL DESCRIPTION

Of a 5.000 acres tract of land, being all of Lot 18-R-1 of Gremminger Ranch at Southridge, according to plat recorded in Cabinet G, Slide 57 of the Plat Records of Parker County, Texas; and being the same tract described in Document No. 202523531 of 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 northeast corner of Lot 16 of said Gremminger Ranch at Southridge, according to plat recorded in Cabinet E, Slide 646 of said Plat Records, 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.

Thence along the west 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. 520.83 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 82 deg. 58 min. 46 sec. W. 530.79 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Lot 16 for the southwest corner of this tract.

Thence N. 30 deg. 02 min. 05 sec. W. 334.21 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, JAMES A. HALL and AMY A. HALL, the owners 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 lot to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS 19th DAY OF November, 2025

BY: *James A. Hall*
JAMES A. HALL

BY: *Amy A. Hall*
AMY A. HALL

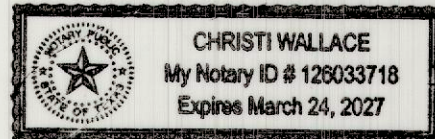
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES A. HALL and AMY A. HALL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 19 day of November, 2025

Christi Wallace
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 8 DAY OF December, 2025.

COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Justin Holt
COMR. PRECINCT #2

Sam Wald
COMR. PRECINCT #3

Justin Holt
COMR. PRECINCT #4

12987
WE

H-21

REPLAT

GREMMINGER RANCH AT
SOUTHRIDGE
LOT 18-R-1-A & LOT 18-R-1-B

BEING A REPLAT OF ALL OF LOT
18-R-1 OF GREMMINGER RANCH AT
SOUTHRIDGE, ACCORDING TO PLAT
RECORDED IN CABINET G, SLIDE
57 OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 23, 2025

SURVEYOR

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

OWNER

JAMES HALL & AMY HALL
2008 WALTER JOSEPH WAY
WEATHERFORD, TX 76087
817-367-8201