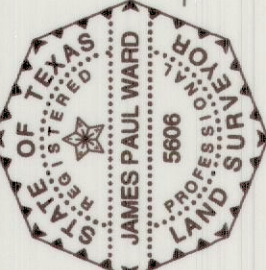


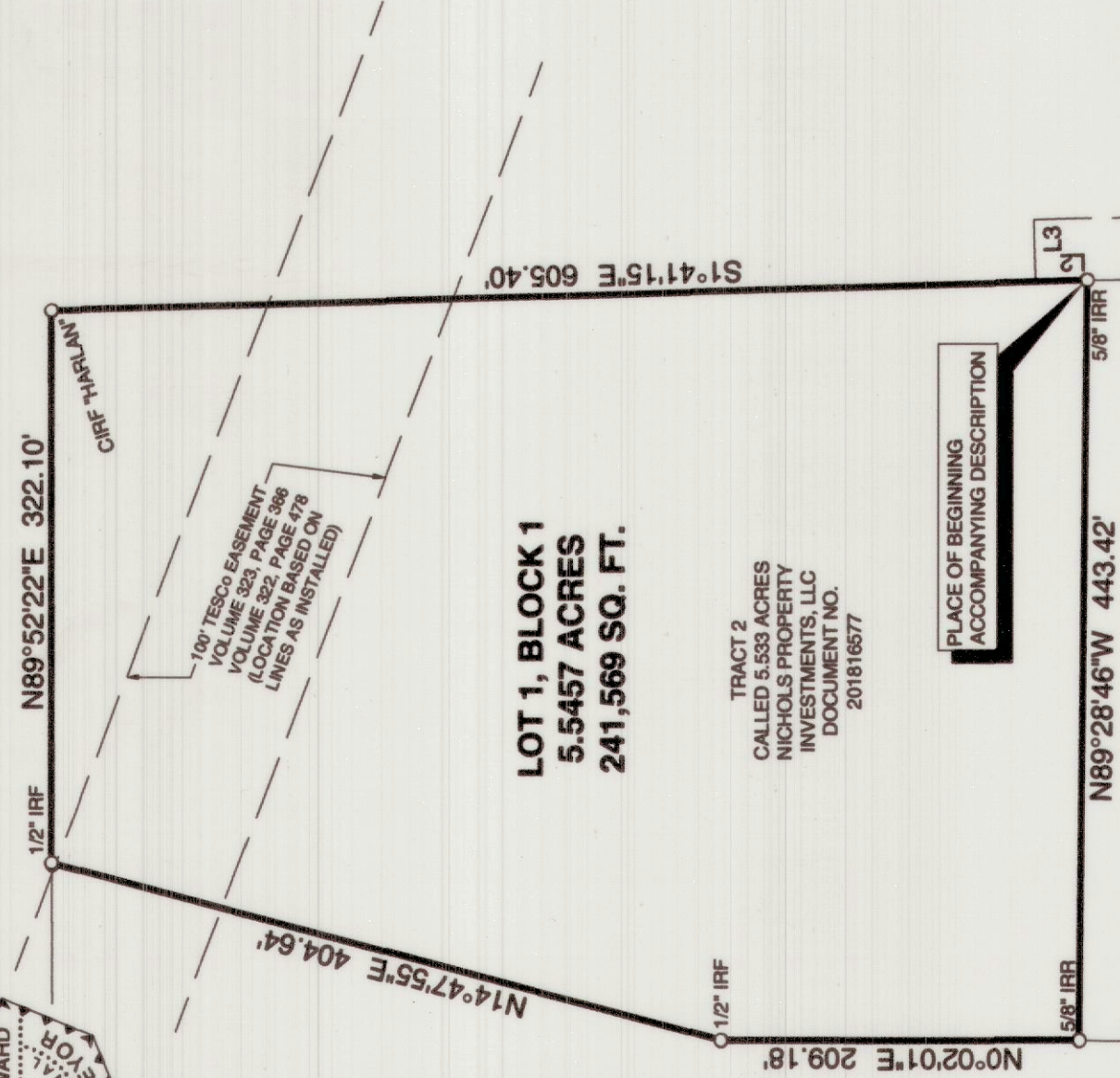
The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground September, 2024.



James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606

202522998 PLAT Total Pages: 1

CALLLED 99.294 ACRES
WILLIAMS CREEK LUNCH
ESTATES, LP
DOCUMENT NO. 202005716



TRACT 2
CALLED 7.20 ACRES
TIMOTHY LEE BAKER
AND SHARON G. BAKER
DOCUMENT NO. 202235414

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

By: James Paul Ward
Name: James Paul Ward
Title: Registered Professional Land Surveyor
STATE OF Texas
COUNTY OF Parker
STATES OF Texas
COUNTY OF Parker

BEFORE ME, the undersigned authority, on this day personally appeared James Paul Ward, 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 considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of August, 2025.

Sadie Gutierrez
Notary Public State of Texas
Louisiana

SADIE GUTIERREZ
Notary Public
Notary ID No. 156735
Terrebonne Parish, Louisiana

LINE TABLE			
NO.	BEARING		LENGTH
L1	N01°29'48"W		498.40'
L2	N01°41'15"W		30.12'
L3	N88°18'45"E		36.10'
L4	S01°29'48"E		529.01'
L5	S89°05'14"W		36.00'

CALLLED 6.5679 ACRES
KAGE NICHOLS
INVESTMENTS, LLC
DOCUMENT NO. 202404227

36' WIDTH INGRESS/EGRESS
EASEMENT BY SEPARATE BY
THIS PLAT

TRACT 1
CALLED 3.49 ACRES
KAGE NICHOLS
INVESTMENTS, LLC
DOCUMENT NO. 201816577

P.A. MANSELL SURVEY,
ABSTRACT NO. 1861

60' ACCESS EASEMENT
DOCUMENT NO. 202404227

CALLLED 8.5679 ACRES
KAGE NICHOLS
INVESTMENTS, LLC
DOCUMENT NO. 202404227

CALLLED 1.83 ACRES
TIMOTHY LEE BAKER
AND SHARON G. BAKER
DOCUMENT NO. 202235414

FOURTH TRACT
CALLED 3.49 ACRES
KAGE NICHOLS
INVESTMENTS, LLC
DOCUMENT NO. 202404227

CALLLED 3.49 ACRES
KAGE NICHOLS
INVESTMENTS, LLC
DOCUMENT NO. 201816577

CALLLED 10.091 ACRES
SANDY FIELDS PAVING &
EXCAVATION
DOCUMENT NO. 201820553



LOCATION MAP
SCALE 1\"=2000'

GRAPHIC SCALE SCALE IN FEET 1\"= 100'
A-WARD PROJECT NO: 2025-1472 1599 BELLENGER PLAT_1_21869_00848C32.SV\$

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deable

202522998
08/26/2025 08:50 AM
Fee: 100.00
Lila Deable, County Clerk
Parker County, TX
PLAT

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE
DAY OF August, 2025
COUNTY JUDGE
George T. Carley
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

Timothy Mansell
Notary Public State of Texas

TIFFANY MANSELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-28-28
Notary ID # 12636956-0

FINAL PLAT
Lot 1, Block 1
NICHOLS HILLS,
being a part of the A. MANSELL SURVEY,
Abstract No. 1851 situated about situated
about 7.6 miles North 29° West of the
courthouse in Weatherford, the county seat
for Parker County, Texas
August 2025
5.5468 acres

G159

OWNER/DEVELOPER:
NICHOLS PROPERTY INVESTMENTS, LLC
KEVIN NICHOLS
327 NORTH DENTON HIGHWAY
WEATHERFORD, TX 76086

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-334-WARD (532-9273)
survey@a-wardsurveying.com TBP.LS Firm No. 10194435

According to Map No. 48367C0275E dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, a no part of this property is located in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is located within the Extraterritorial Jurisdiction of the City of Peaster, Parker County, Texas, deferred to Parker County on July 21, 2025.

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

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"
Water will be provided by individual water wells. Waiver for groundwater study was approved in the Commissioners Court on July 28, 2025

Sewer will be provided by on-site sewer facilities.

Linear feet of Public road'

Purpose of this plat is to plat 1 un-platted parcel into 1 platted lots.

Minimum culvert size: 18"

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Nichols Property Investments, LLC acting by and through Kevin Nichols, manager, authorized to so act the owner of a part of the A. MANSELL SURVEY, Abstract No. 1851 situated about situated about 7.6 miles North 29° West of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of Tract 2, being a called 5.533 acre tract of land described in the deed to Nichols Property Investments, LLC as recorded in Document No. 201816577 of the of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" (whose Northing is 6995034.60 and whose Easting is 2165559.12) for the southeast corner of said Tract 2, the northeast corner of a called 6.5679 acre tract of land described in the deed to Kage Nichols as recorded in Document No. 202404227 of said Official Public Records and being in a west line of a Tract 1, being a called 31.696 acre tract as described in said Document No. 201816557;

THENCE North 89°40'4" West, along the common line of said Tract 2 and said 6.5679 acre tract, a distance of 443.42 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common west corner of said Tract 1 and 6.5679 acre tract and being in the east line of Tract 2, bing a called 7.20 acre tract of land described in the deed to Timothy Lee Baker and Sharon G. Baker as recorded in Document No. 202325414 of said Official Public Records;

THENCE along the common line of said 5.533 acre tract and said 7.20 acre tract the following:

North 0°2'28" East, a distance of 210.02 feet to a 1/2" iron rod found;

North 14°47'55" East, a distance of 404.64 feet to a 1/2" iron rod found for the common north corner of said 5.533 acre tract and said 7.20 acre tract and being in the south line of a called 99.294 acre tract of land described in the deed to Willow Creek Ranch Estates, LP as recorded in Document No. 202005716 of said Official Public Records;

THENCE North 89°52'22" East, along the common line of said 5.533 acre tract and said 99.294 acre tract, a distance of 322.10 feet to a capped iron rod found marked "HARLAN" for the common north corner of said 5.533 acre tract and said Tract 1;

THENCE South 1°41'15" East, along the common line of said 5.533 acre tract and said 99.294 acre tract, a distance of 604.79 feet to the POINT OF BEGINNING and containing 5.5468 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Nichols Property Investments, LLC acting by and through Kevin Nichols, manager, owner does hereby adopt this plat designating the herein above described real property as

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

Executed this the 15 day of Aug, 2025

BY: Nichols Property, LLC

Kevin Nichols
STATES OF TEXAS §
COUNTY OF PARKER §

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BEFORE ME, the undersigned authority, on this day personally appeared Kevin Nichols 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 considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of Aug, 2025.