

State of Texas
County of Parker

Whereas Richard Kyle Nichols, being the sole owner of a 4.492 acre tract of land, being a replat of Lots 30 and 31, Sarra Ranch, according to the plat recorded in Cabinet F, Slide 276, Plat Records, Parker County, Texas (P.R.P.C.T.), being all of that certain tract conveyed to Nichols, as described in Clerk's File No. 202316559, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID: US Survey Feet).

BEGINNING at a found 1/2" iron rod in the east line of Galway Road (asphalt), at the westerly common corner of Lot 29 and said Lot 30, Sarra Ranch, for the northwest and beginning corner of this tract.

THENCE N 89°22'47" E 484.82 feet, along the north line of said Lot 30, to a found 1/2" capped iron rod in the west line of that certain Repete Farm and Ranch, LLC tract, as described in Clerk's File No. 202318330, R.P.R.P.C.T., same being the easterly common corner of Lot 28 and said Lot 30, Sarra Ranch, for the northeast corner of this tract.

THENCE S 00°28'58" E 548.87 feet, along the west line of said Repete Farm and Ranch, LLC tract, to a found 3/8" iron rod at the northeast corner of that certain Bloch tract, as described in Clerk's File No. 20231042, R.P.R.P.C.T., being the easterly common corner of Lot 32 and said Lot 31, Sarra Ranch, for the southeast corner of this tract.

THENCE N 60°19'49" W 534.69 feet, along the common line of said Lots 31 and 32, Sarra Ranch, to a found 1/2" capped iron rod in the east line of said Galway Road, being the westerly common corner of said Lots 31 and 32, Sarra Ranch, for the southwest corner of this tract.

THENCE along the east line of said Galway Road and the arc of a curve to the left 94.56 feet, said curve having a radius of 60.00 feet, and whose chord bears N 15°28'25" W 85.07 feet, to a found 1/2" capped iron rod at the westerly common corner of said Lots 30 and 31, Sarra Ranch, for a corner of this tract.

THENCE N 00°37'13" W 196.96 feet, along the common line of said Galway Road and said Lot 30, Sarra Ranch, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.


Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2407014-RP
Field Date: June 3, 2025
Revised Date: July 1, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

C) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

D) 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 availability.

E) Water is to be provided by private water well.

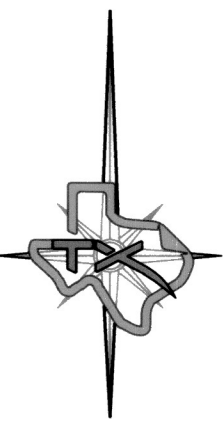
F) At time of plat, Galway Road has a posted speed limit of 25 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) The Parker County Commissioner's Court approved the waiver for a groundwater study on June 9, 2025.

I) The Parker County Commissioner's Court approved the variance for driveway distances on June 9, 2025.

Lot #	Culvert Size & Type
30R	18" C.M.P.



Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
Richard Nichols
5924 Thurmond Sail Ct
Fort Worth, TX 76179

1" = 80'



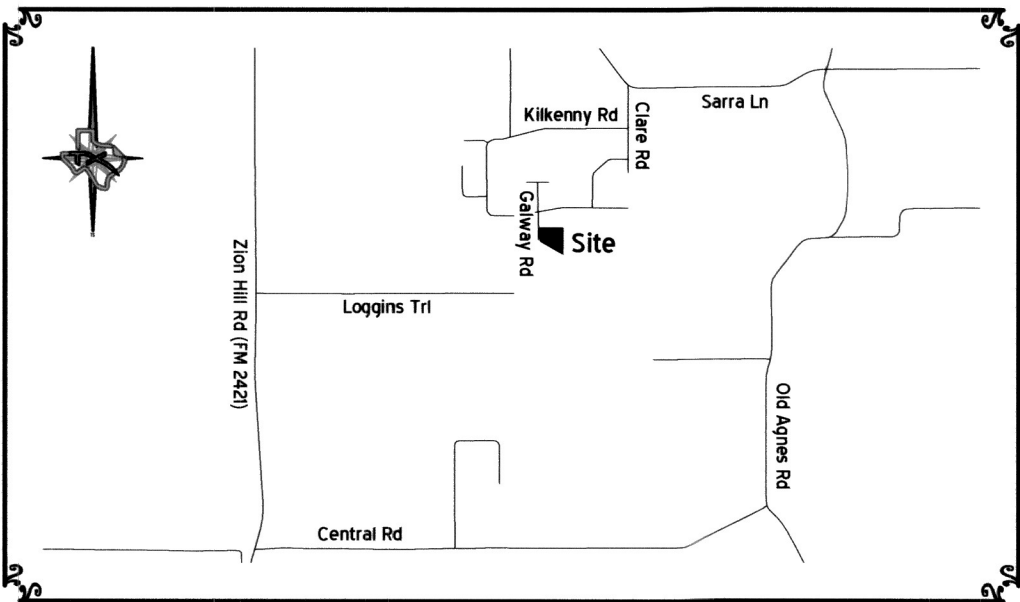
17268.001.030.00
17268.001.031.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

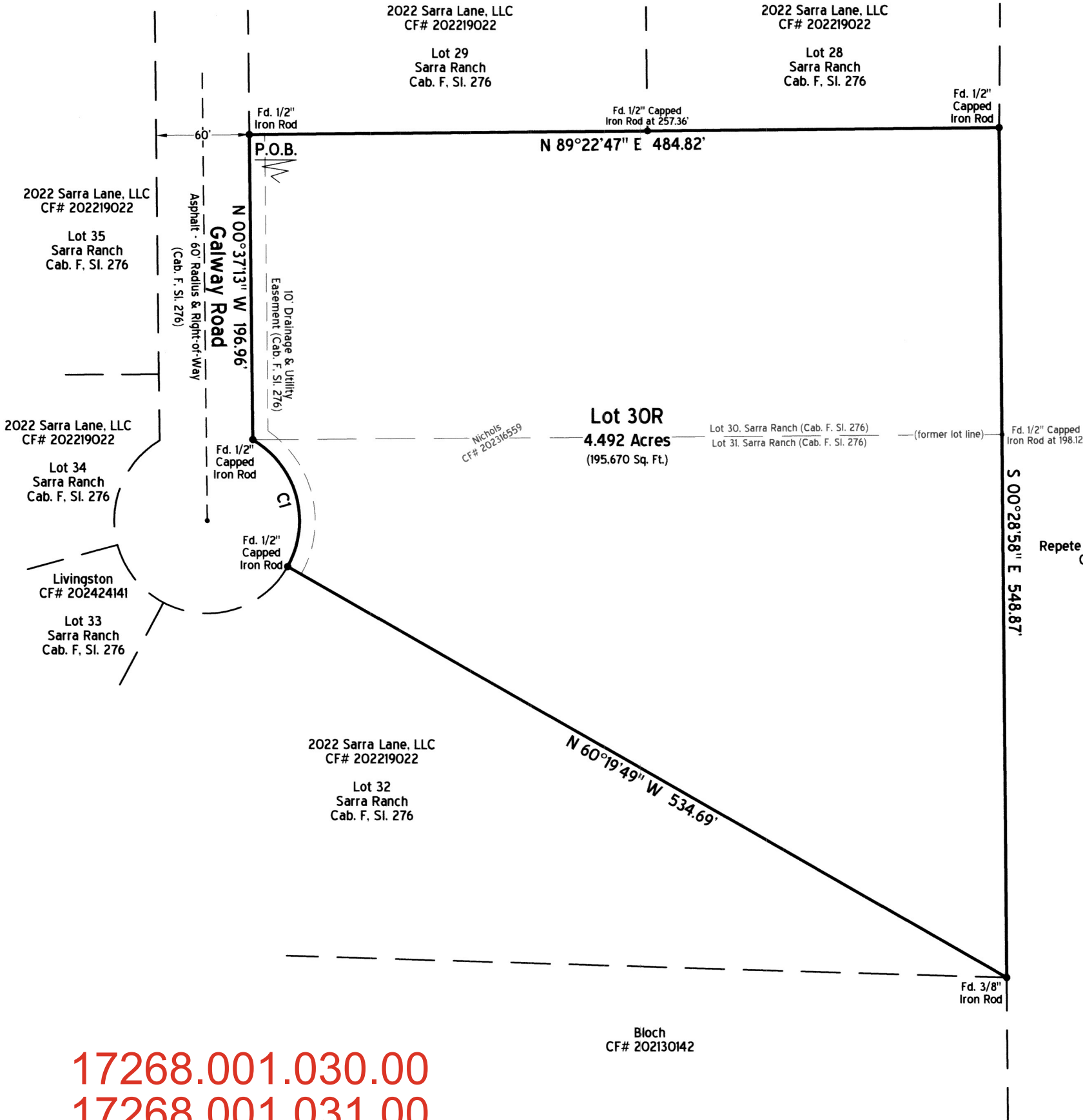

202518750
07/15/2025 11:05 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 138



Vicinity Map (1" = 4,000')

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	60.00'	94.56'	N 15°28'25" W	85.07'



17268
PO

H-7

Now, Therefore, Know All Men By These Presents:

That Richard Kyle Nichols, do(es) hereby adopt this plat designating the herein above described property as Lot 30R, Sarra Ranch, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 1 day of July, 2025.

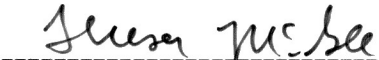
By:

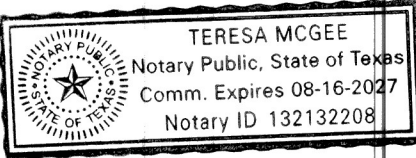

Richard Kyle Nichols (Owner)

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 Richard Kyle Nichols, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of July, 2025.


Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the replat of Lot 30R, Sarra Ranch, as shown hereon.

By: Lienholder


Name of Authorized Representative

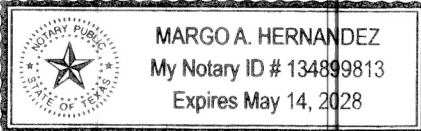

Title of Authorized Representative

State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Marcus Morris and Reasonal, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of July, 2025.

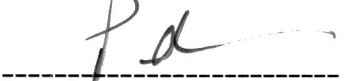

Notary Public in and for the State of Texas.

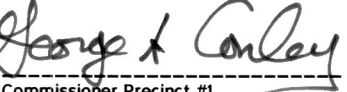


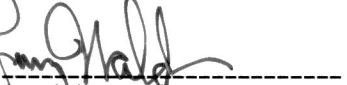
State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 14 day of July, 2025.


County Judge


Commissioner Precinct #1


Commissioner Precinct #3

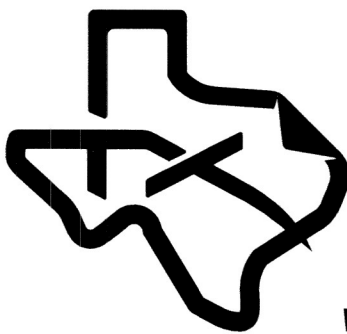

Commissioner Precinct #2


Commissioner Precinct #4

Replat
Lot 30R
Sarra Ranch
an addition to Parker County, Texas

Being a 4.492 acre replat of Lots 30 and 31, Sarra Ranch,
according to the plat recorded in Cabinet F, Slide 276,
Plat Records, Parker County, Texas

July 2025


**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586