

LEGEND

POSE PUBLIC OPEN SPACE EASEMENT
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
MARKED "A-WARD"
CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN "()" ARE
PLAT OR DEED CALL



202526037 PLAT Total Pages: 1



$\Delta=7^{\circ}51'22''$
 $R=500.00'$
 $L=68.56'$
 $CB=N83^{\circ}39'38''E$
 $C=68.50'$

KILKENNY ROAD
60' RIGHT OF WAY
PLAT CABINET F, SLIDE 276

N79°43'57"E 428.04'

10' DRAINAGE AND UTILITY
EASEMENT PLAT CABINET
F, SLIDE 276

CIRF "PRICE"

CIRF "PRICE"

GALWAY ROAD
60' RIGHT OF WAY
PLAT CABINET F, SLIDE 276

N0°37'13"W 316.64'

10' DRAINAGE AND UTILITY
EASEMENT PLAT CABINET
F, SLIDE 276

LOT 29
SARRA RANCH
PLAT CABINET F, SLIDE 276

LOT 28-R
4.0000 ACRES
174,240 SQ. FT.

LOT 28
SARRA RANCH
PLAT CABINET F, SLIDE 276

LOT 28 AND 29
SARRA RANCH
BRIAN MICHAEL GOURGUES AND
JULENNE SABATHIER RUSHING
DOCUMENT NO. 202516853

CIRF "PRICE"

LOT 27
SARRA RANCH
PLAT CABINET F, SLIDE 276

S0°21'58"W 295.69'

S0°28'58"E 99.55'

S89°22'47"W 484.82'

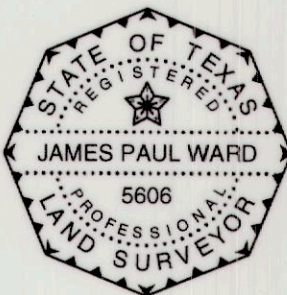
CIRF "PRICE"

LOT 30
SARRA RANCH
PLAT CABINET F, SLIDE 276

17268.001.028.00
17268.001.029.00

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 August 13, 2025.

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

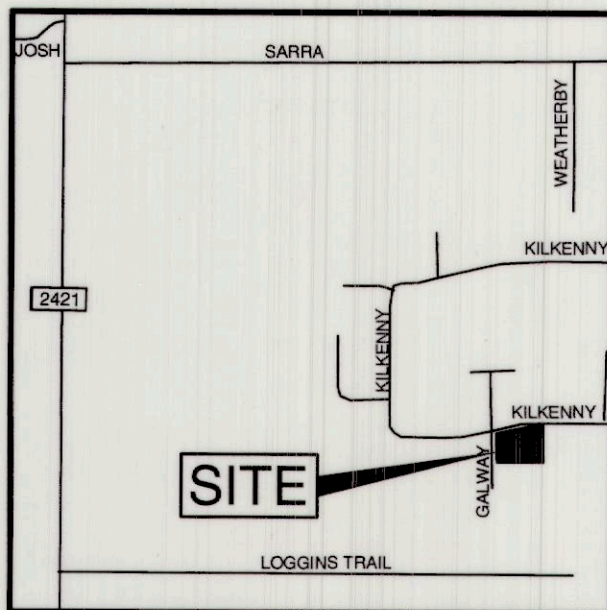


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Reagle
202526037
08/27/2025 01:11 PM
Fee: 100.00
Lila Deakley, County Clerk
Parker County, TX
PLAT

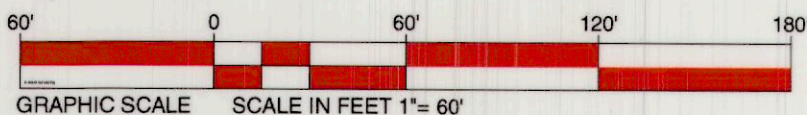
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE
DAY OF _____, 2022.
COUNTY JUDGE
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

BEARINGS AND COORDINATES 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.

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 DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY. ONLY ABOVE GROUND, READILY VISIBLE IMPROVEMENT ARE SHOWN HEREON. THERE MAYBE UNDERGROUND UTILITIES, INCLUDING GAS PIPELINES THAT CROSS THIS PROPERTY THAT ARE NOT SHOWN HEREON.



LOCATION MAP
SCALE 1"=2000'



A-WARD PROJECT NO: 2029-1966 GALAWAY PLAT SARRA RANCH

According to Map No. 48367C0150E 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 not located within the Extraterritorial Jurisdiction of any City.

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.

Sewer will be provided by on-site sewer facilities.

Linear feet of Public road 813.24'

Purpose of this plat is to plat 2 platted lots into 1 platted lots.

Minimum culvert size: 18"

Speed limit is 35 mph.

Waiver for the groundwater study was approved in the Commissioners Court on September 8, 2025.

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Brian Michael Gourgues and Julenne Sabathier Rushing are the owner of Lots 28 and 29 of SARRA RANCH, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 276 of the Plat Records of Parker County, Texas situated about 10.8 miles North 3° West of the courthouse in Weatherford, the county seat for 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 Areas are surface.

BEGINNING at a capped iron rod found marked "PRICE SURVEYING" (whose Northing is 7017023.85 and whose Easting is 2180552.28) at the northwest corner of said Lot 29 at the intersection of the east right-of-way line of Galway Road, having a 60 foot right-of-way as dedicated in said SARRA RANCH, and the south right-of-way line of Kilkenny Road, having a 60 foot right-of-way as dedicated in said SARRA RANCH;

THENCE North 79°43'57" East, the common line of said Lot 29 and Kilkenny Road, to and along the north line of said Lot 28, a distance of 428.04 feet to a capped iron rod found marked "PRICE SURVEYING" at the beginning of a curve to the right;

THENCE continuing along last mention common line and along a curve to the right, having a radius of 500.00 feet, an arc length of 68.56 feet, a delta angle of 07° 51' 22", and long chord bearing and distance of North 83°39'38" East, a distance of 68.50 feet to a capped iron rod found marked "PRICE SURVEYING" for the common north corner of said Lot 28 and 27 in said SARRA RANCH;

THENCE southerly along the common line of said Lots 28 and 7 the following:

South 0°21'58" West, a distance of 295.69 feet to a capped iron rod

found marked "PRICE SURVEYING"; South 0°28'58" East, a distance of 99.55 feet to a capped iron rod found marked "PRICE SURVEYING" for the common east corner of said Lot 28 and Lot 30 in said SARRA RANCH;

THENCE South 89°22'47" West, along the common line of said Lots 28 and 30, to and along the south line of said Lot 29, a distance of 484.82 feet to a capped iron rod found marked "PRICE SURVEYING" for the common east corner of said Lots 29 and 30 and being in said east right-of-way line of Galway Road;

THENCE North 0°37'13" West, along the common line of said Lot 29 and Galway Road, a distance of 316.64 feet to the POINT OF BEGINNING and containing 4.0000 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Brian Michael Gourgues and Julenne Sabathier Rushing, owners does hereby adopt this plat designating the herein above described real property as

Lot 28-R

SARRA RANCH

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 18 day of September, 2025

Brian Michael Gourgues

Julenne Sabathier Rushing

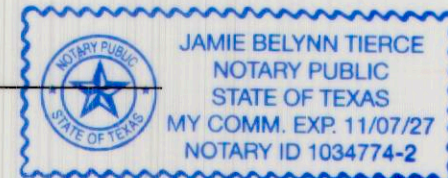
STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Michael Gourgues, 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 18 day of September, 2025.

Notary Public State of Texas



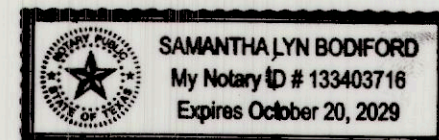
STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Julenne Sabathier Rushing, 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 17 day of September, 2025.

Notary Public State of Texas



17268
PO

H-7

FINAL PLAT
Lots 28-R
SARRA RANCH

an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 276 of the Plat Records of Parker County, Texas situated about 10.8 miles North 3° West of the courthouse in Weatherford, the county seat for Parker County, Texas

4.0000 ACRES
September, 2025

OWNER/DEVELOPER:
BRIAN MICHAEL GOURGUES
JULENNE SABATHIER RUSHING
2505 WEST UNIVERSITY 1010-132
DENTON TEXAS 76201

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@awardsurveying.com
TBPCLS Firm No. 10194435