

State of Texas
County of Parker

Whereas The John Wheeler and Susan Hostetter Family Revocable Trust, being the sole owner of a 4.361 acre tract of land, out of the T. & P. R.R. Co. SURVEY, SECTION No. 229, ABSTRACT No. 1404, Parker County, Texas, being a portion of that certain tract conveyed to Hostetter and Wheeler, as described in Clerk's File No. 202231539, 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

BEGINNING at a found 2" steel fence post in the south line of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and in the north line of a certain tract of land conveyed to The John Wheeler and Susan Hostetter Family Revocable Trust in Clerk's File No. 201808806, R.P.R.P.C.T., at the southeast corner of a certain 4.582 acre tract of even date, for the southwest and beginning corner of this tract: WHENCE a found 1/2" iron rod at a common corner of said The John Wheeler and Susan Hostetter Family Revocable Trust tracts and at a corner of said 4.582 acre tract bears S 89°34'21" W, 220.88 feet.

THENCE N 02°42'25" E, 182.13 feet, severing said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and with the east line of said 4.582 acre tract, to a found 2" steel fence post at a corner of said 4.582 acre tract, for a corner of this tract:

THENCE N 04°27'44" E, 152.78 feet over and across said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the common line of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of a certain tract conveyed to Parsons in Clerk's File No. 202304975, R.P.R.P.C.T., at the northeast corner of said 4.582 acre tract, for the northwest corner of this tract: WHENCE a 1/2" iron rod found for the northwest corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract bears N 89°10'41" W, 627.81 feet.

THENCE S 89°10'41" E, 628.92 feet, to a found 1/2" capped iron rod at a corner of said Parsons tract for the most northerly northeast corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of this tract:

THENCE S 42°09'52" E, 50.96 feet, to a found 1/2" capped iron rod in the west right-of-way of Cold Springs Road, at the most southerly southeast corner of said PARSONS tract for the most easterly northeast corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of this tract:

THENCE S 00°02'28" E, 104.17 feet, with the west right-of-way of said road to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" at the northeast corner of a certain tract of land conveyed to Underwood in Clerk's File No. 202003128, R.P.R.P.C.T., for the most easterly southeast corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of this tract: WHENCE a found 5/8" iron rod at the southeast corner of said Underwood tract bears S 00°02'28" E, 268.89 feet:

THENCE N 89°21'38" W, 163.25 feet, to a found 3" steel fence post at the northwest corner of said Underwood tract for an ell corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of this tract:

THENCE S 02°14'11" W, 181.42 feet, with the west line of said Underwood tract to a found 1/2" iron pipe at the most northerly northeast corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (201808806) tract, for the most southerly southeast corner of said The John Wheeler and Susan Hostetter Family Revocable Trust (202231539) tract and of this tract:

THENCE S 89°34'21" W, 513.32 feet, to the POINT OF BEGINNING, and containing 4.361 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2502044-P
Field Date: September 30, 2025
Revised Date: October 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. 48367C0250F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

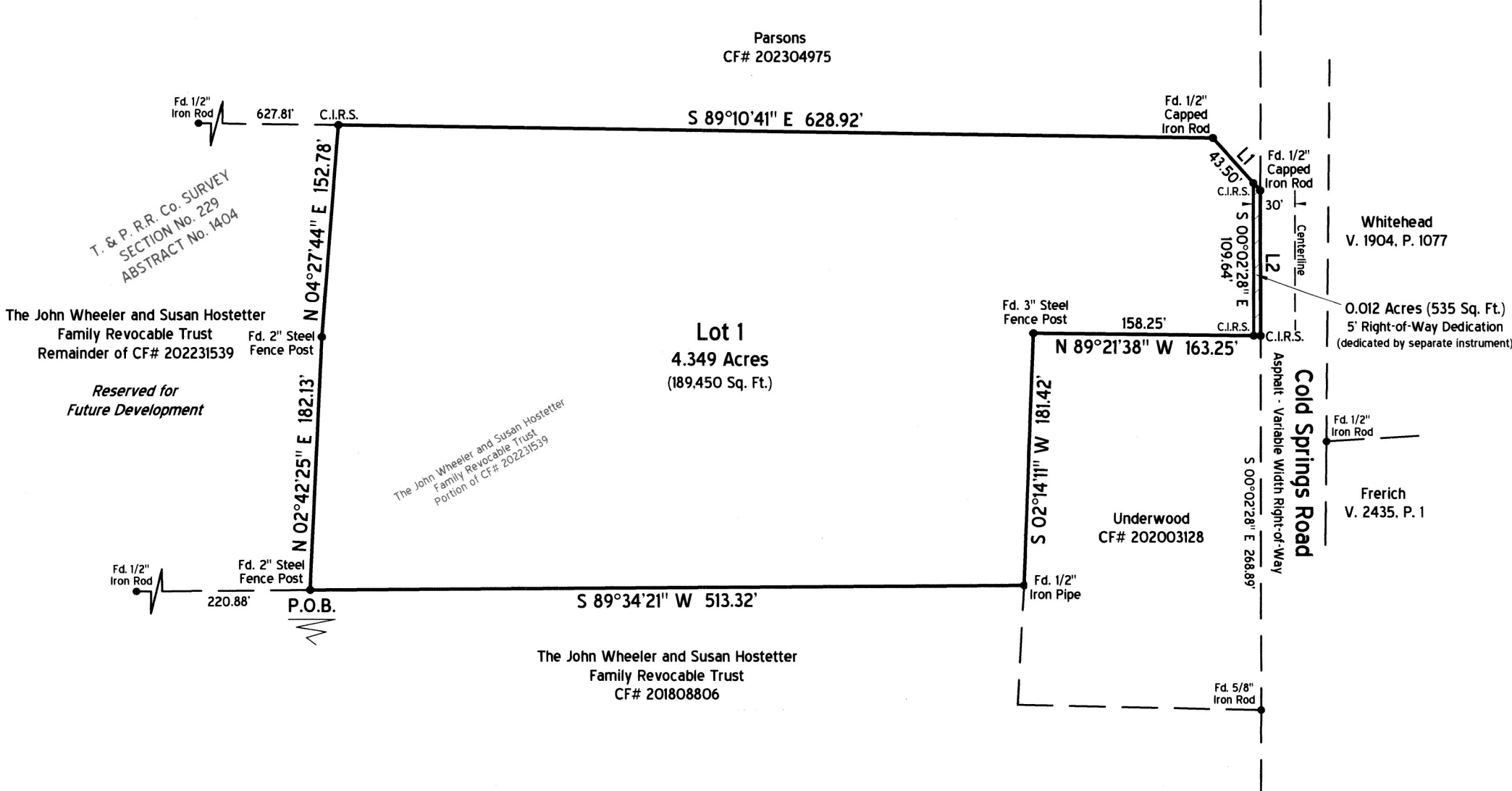
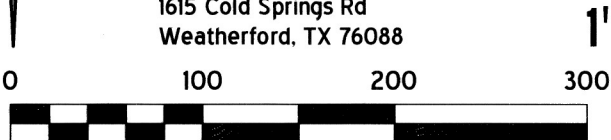
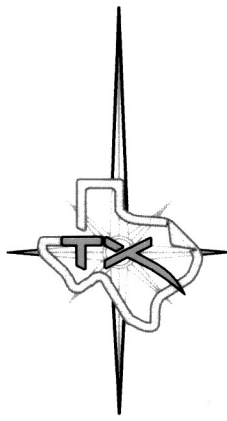
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

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"

LINE	BEARING	DISTANCE
L1	S 42°09'52" E	50.96'
L2	S 00°02'28" E	104.17'



21404.011.000.50 SP

18551
GA

E-12

Now, Therefore, Know All Men By These Presents:

That The John Wheeler and Susan Hostetter Family Revocable Trust, do(es) hereby adopt this plat designating the herein above described property as Lot 1, Twin Ponds, 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. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 2nd day of October, 2025.

By:

The John Wheeler and Susan Hostetter Family Revocable Trust (Owner)

Susan Hostetter
Susan Hostetter (Co-Trustee)

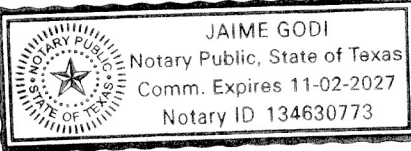
John Wheeler
John Wheeler (Co-Trustee)

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 Susan Hostetter 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 2nd day of October, 2025.

Jaime Godi
Notary Public in and for the State of Texas

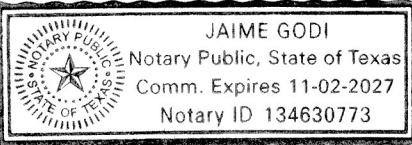


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Wheeler 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 2nd day of October, 2025.

Jaime Godi
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 13 day of October, 2025.

County Judge

George A. Conley
Commissioner Precinct #1

Paul Wald
Commissioner Precinct #3

David Holt
Commissioner Precinct #2

Dan Hual
Commissioner Precinct #4

Parker County Notes:

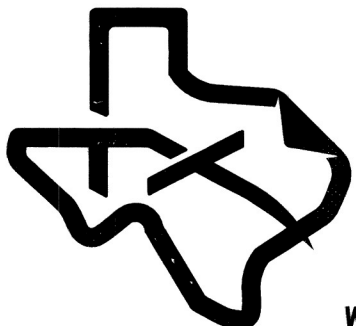
- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.
- C) Sanitary sewer is to be provided by on-site septic 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, Cold Springs Road does not have a posted speed limit.
- G) At time of plat, a 18" corrugated metal culvert is installed at the driveway entrance on Cold Springs Road.
- H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- I) The Parker County Commissioners' Court approved the waiver for a groundwater study on October 13, 2025.

Entrance	Culvert
Cold Springs Rd	18" C.M.P.

Final Plat
Lot 1
Twin Ponds
an addition to Parker County, Texas

Being a 4.361 acre tract of land out of the
T. & P. R.R. Co. Survey, Section No. 229,
Abstract No. 1404, Parker County, Texas

October 2025



TEXAS
SURVEYING &
ENGINEERING

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lula Deakle

202528067
10/15/2025 02:35 PM
Fee: 100.00
Lula Deakle, County Clerk
Parker County, TX
PLAT

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Owner(s):
The John Wheeler and Susan Hostetter
Family Revocable Trust
1615 Cold Springs Rd
Weatherford, TX 76088

Plat Cabinet A Slide 181

Vicinity Map (1" = 5,000')

