

State of Texas  
County of Parker

Whereas Thunder Punch Properties, LLC, being the sole owner of a certain 18.022 acre tract of land out of the T & P RR COMPANY SURVEY, SECTION 177, ABSTRACT No. 1472, Parker County, Texas; being a portion of that certain tract conveyed to Thunder Punch Properties, LLC in Document No. 202130432, 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found mag nail at the intersection of the approximate centerline of Zion Hill Road (a paved surface) and Leatherwood Lane (a paved surface), being the northeast corner of that certain tract of land conveyed to Richardson in Doc. No. 201423030, R.P.P.C.T., the southeast corner of said Thunder Punch Properties, LLC tract, for the southeast and beginning corner of this tract. WHENCE the called southwest corner of the J.R. ERWIN SURVEY, ABSTRACT No. 423, is calculated to bear N 26°30'58" W 3719.35 feet.

THENCE S 89°10'48" W 342.07 feet along the approximate centerline of said Leatherwood Lane to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the common line of said Thunder Punch Properties, LLC tract and said Richardson tract, for the southwest corner of this tract.

THENCE over & across said Thunder Punch Properties, LLC tract the following:

N 05°34'38" W 1134.10 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 00°11'14" W 893.96 feet to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for the northwest corner of this tract.

S 89°53'46" E 462.90 feet to a point in the approximate centerline of said Zion Hill Road, in the east line of said Thunder Punch Properties, LLC tract, for the northeast corner of this tract. WHENCE a found mag nail for the northeast corner of said Thunder Punch Properties, LLC tract bears N 00°04'40" W 334.79 feet.

THENCE with the east line of said Thunder Punch Properties, LLC tract and the approximate centerline of said Zion Hill Road the following:

S 00°04'40" E 115.42 feet to a point for a corner of this tract.

Southwesterly along the arc of a curve to the right, having a radius of 2717.00 feet, an arc length of 398.12 feet, and whose chord bears S 04°09'51" W 397.76 feet to a point for a corner of this tract.

S 08°21'43" W 253.21 feet to a point for a corner of this tract.

Southwesterly along the arc of a curve to the left, having a radius of 1709.80 feet, an arc length of 388.17 feet, and whose chord bears S 01°51'29" W 387.34 feet to a point for a corner of this tract.

S 04°38'25" E 870.02 feet to the POINT OF BEGINNING

Surveyors Certificate

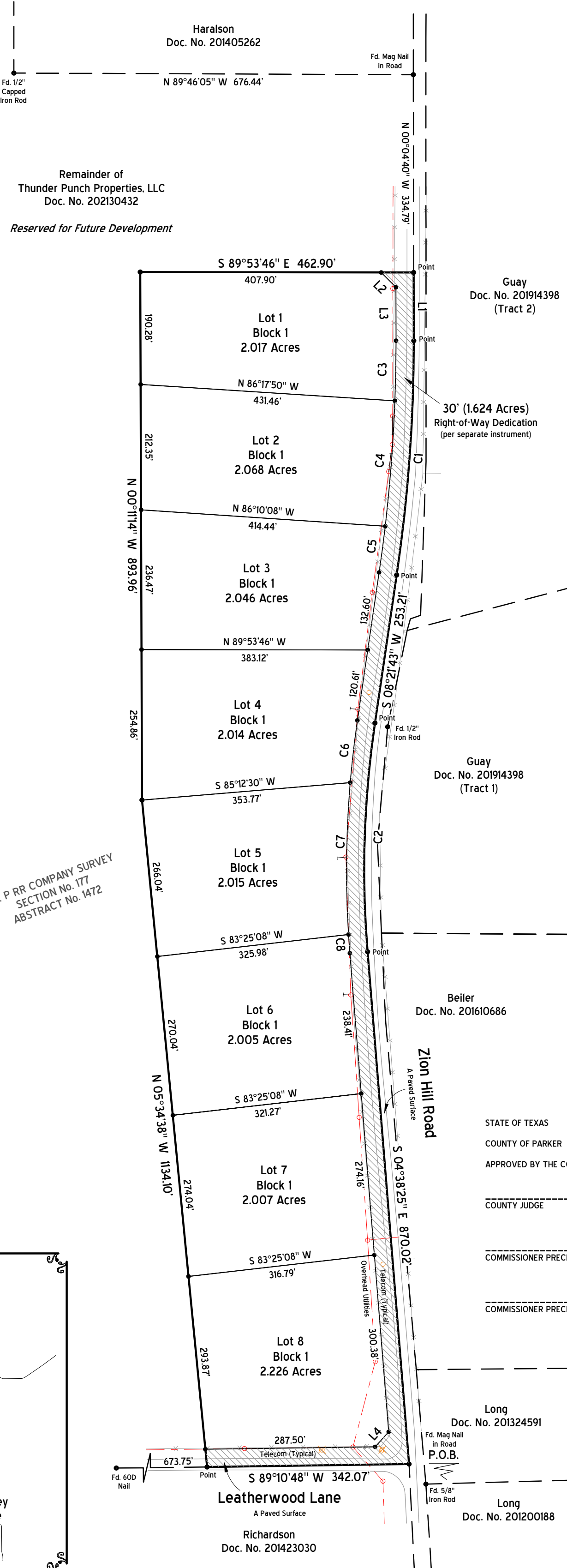
Know All Men By These Presents:

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Field Date: January 3, 2022 - W211059-PI

T & P RR COMPANY SURVEY  
SECTION No. 177  
ABSTRACT No. 1472



CURVE	RADIUS	ARC	CHORD	CHORD
C1	2717.00'	398.12'	S 04°09'51" W	397.76'
C2	1709.80'	388.17'	S 01°51'29" W	387.34'
C3	2686.84'	101.87'	S 01°03'10" W	101.86'
C4	2686.84'	212.86'	S 04°24'31" W	212.81'
C5	2686.84'	78.97'	S 07°31'12" W	78.96'
C6	1739.80'	106.00'	S 06°36'59" W	105.99'
C7	1739.80'	257.22'	S 00°38'08" W	256.99'
C8	1739.80'	31.76'	S 04°07'22" E	31.76'

LINE	BEARING	DISTANCE
L1	S 00°04'40" E	115.42'
L2	S 44°59'13" E	35.41'
L3	S 00°04'40" E	90.52'
L4	S 42°16'12" W	34.16'

Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:  
**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard  
According to the F.I.R.M. Community Panel Map No. 48367C050E, dated September 26, 2008. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 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)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- 6) 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.
- 7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 9) 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.
- 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

Now, Therefore, Know All Men By These Presents:

That \_\_\_\_\_ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-8, Block 1, Zion Hill Residential, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

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

Witness, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By:

Thunder Punch Properties, LLC

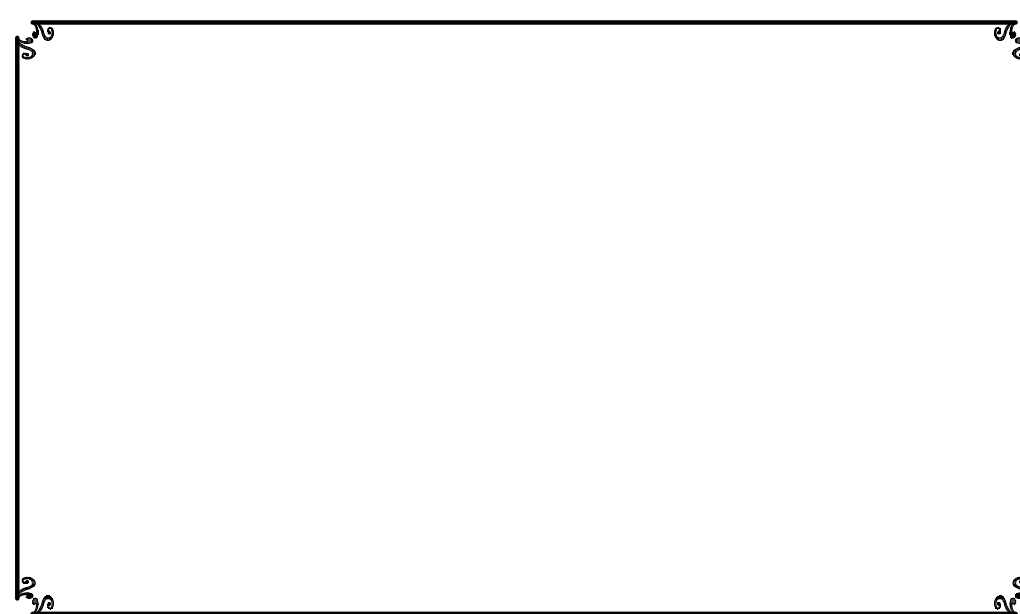
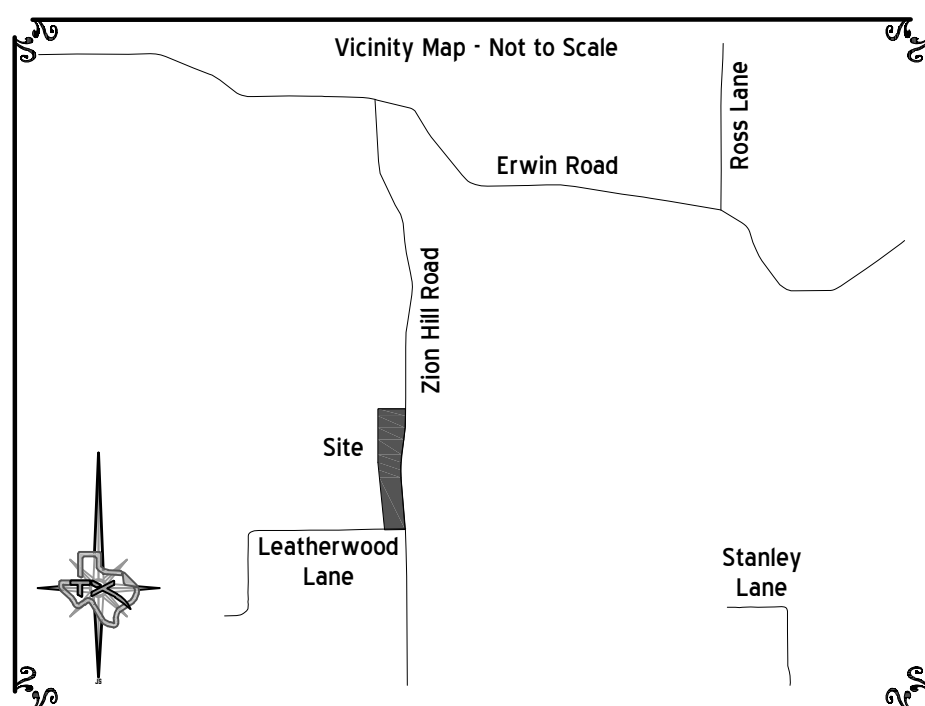
State of Texas  
County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
\_\_\_\_\_  
COUNTY JUDGE  
\_\_\_\_\_  
COMMISSIONER PRECINCT #1  
\_\_\_\_\_  
COMMISSIONER PRECINCT #2  
\_\_\_\_\_  
COMMISSIONER PRECINCT #3  
\_\_\_\_\_  
COMMISSIONER PRECINCT #4



Preliminary Plat  
Lots 1-8, Block 1  
**Zion Hill Residential**  
an Addition in Parker County, Texas  
Being a 18.022 acre tract out of the  
T & P RR COMPANY SURVEY, SECTION No. 177,  
ABSTRACT No. 1472, Parker County, Texas.

January 2022

WEATHERFORD BRANCH - 817-594-0400

**TEXAS SURVEYING** INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 South Walnut Street  
Weatherford, TX. 76086  
817-594-0400

Owner:  
Thunder Punch Properties, LLC  
5848 Boat Club Road, Suite 456  
Fort Worth, TX 76179

Developer:  
DB Constructors Inc.  
2400 Great Southwest Parkway  
Fort Worth, TX 76106

