

**PLAT NOTES:**  
 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.  
 SANITARY SEWER TO BE ONSITE SEPTIC SYSTEMS.  
 NO NEW ROADS  
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2 INTO LOTS 2R1 AND 2R2  
 THERE IS NO LIENHOLDER ON SUBJECT PROPERTY.

**SURVEY NOTES:**  
 BEARINGS CORRELATED TO PLAT CALL N 89°43'39" E ALONG NORTH LINE OF SITE.  
 BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0375E DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA (BY SCALE ONLY).  
 100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON OR NEAR THIS PROPERTY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON ACCORDING TO THE FEMA MAP.  
 TEXAS GEOSPATIAL AND THE SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE DETERMINATION OF ANY FLOOD HAZARD AREAS DETERMINED TO BE ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
 UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

STATE OF TEXAS }  
 COUNTY OF PARKER }  
 KNOW ALL MEN BY THESE PRESENTS, That Nora Katherine Mack is the owner of the following described real property to wit:  
**FIELD NOTES:**  
 11.403 acres, being Lot 2, ANGRY BIRD ACRES, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet D, Slide 371, Plat Records, Parker County, Texas, and being more particularly described, as follows:  
 Beginning at fence post found, the westernmost corner of said Lot 2, in the easterly line of DANIEL ROAD (a 60' Right-of-Way per P.C. D., S. 371);  
 THENCE N 30°18'17" E, along the northwesterly line of said Lot 2, 4007.85 feet to a 1/2" iron rod capped Harlan 2074 found, the westernmost corner of Lot 1, said ANGRY BIRD ACRES;  
 THENCE S 65°27'20" E, along the common line of said Lot 1 and Lot 2, 453.03 feet to a 1/2" iron rod capped Harlan 2074 found;  
 THENCE S 60°53'44" E, along the common line of said Lot 1 and Lot 2, 160.65 feet to a 1/2" iron rod capped Harlan 2074 found, the southernmost corner of said Lot 1, an ell corner of said Lot 2;  
 THENCE N 27°51'08" E, along the common line of said Lot 1 and Lot 2, 225.93 feet to a 1/2" iron rod found, the easternmost corner of said Lot 1, an ell corner of said Lot 2;  
 THENCE S 58°13'50" E, along the northeasterly line of said Lot 2, 340.73 feet to a fence post found, the easternmost corner of said Lot 2;  
 THENCE S 30°53'11" W, along the southeasterly line of said Lot 2, 667.44 feet to a fence post found, the southernmost corner of said Lot 2;  
 THENCE N 58°51'21" W, along the southwesterly line of said Lot 2, 935.43 feet to the Point of Beginning and containing 11.403 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Nora Katherine Mack, acting by and through the undersigned, her duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 2R1 and 2R2  
 ANGRY BIRD ACRES

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the Public all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

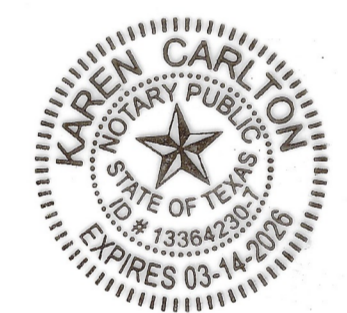
It is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

EXECUTED this the 20<sup>th</sup> day of December, 2022

Esther Wattenbarger  
 Esther Wattenbarger, Executor for Nora Katherine Mack

STATE OF TEXAS }  
 COUNTY OF PARKER }  
 BEFORE ME, the undersigned authority on this day personally appeared Esther Wattenbarger, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.  
 GIVEN UNDER MY HAND AND SEAL OF THIS 20<sup>th</sup> day of December, 2022

Karen Carlton  
 Notary Public, PARKER County, Texas  
 My Commission Expires 3/14/26

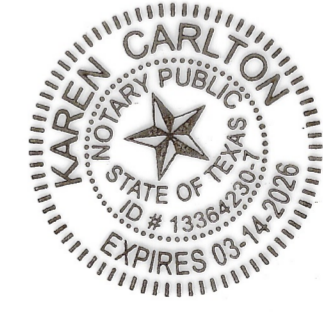


THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 ESTHER WATTENBARGER, EXECUTOR FOR NORA KATHERINE MACK, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DOES HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Esther Wattenbarger  
 Esther Wattenbarger, Executor for Nora Katherine Mack

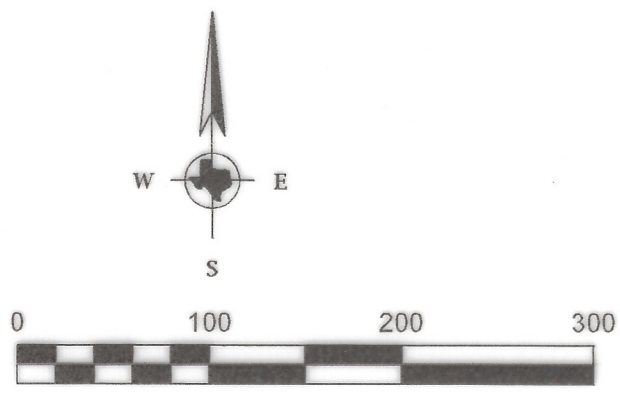
THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 Before me, the undersigned authority on this day personally appeared Esther Wattenbarger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose an consideration therein expressed and in the capacity therein stated.  
 Given under my hand and seal on this the 20<sup>th</sup> day of December, 2022

Karen Carlton  
 Notary Public in and for the State of Texas



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 10132.001.002.50

10132  
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 E-20



TEXAS GEOSPATIAL  
 LAND SURVEYING, LLC  
 STEPHEN@TXGEO.COM  
 P.O. BOX 2598  
 GLEN ROSE, TX 76043  
 817-819-7987  
 TBPELS FIRM NO. 10083300

OWNER/DEVELOPER  
 ESTHER WATTENBARGER,  
 EXECUTOR FOR  
 NORA KATHERINE MACK  
 1101 GREENTREE DRIVE  
 WEATHERFORD, TX 76087  
 817-243-8132

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
Lila Deakle  
 202244216  
 12/29/2022 10:58 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT



**F407**  
 THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
 ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
 PROPERTY SHOWN HEREON.  
Stephen Mizell  
 STEPHEN MIZELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6165  
 SURVEYED ON THE GROUND XXXXXX XX, 2022

THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 APPROVED by the Commissioner's Court of Parker County, Texas, on  
 this the 27<sup>th</sup> day of December, 2022  
Pat Deen  
 Pat Deen, County Judge  
George A Conley  
 George Conley,  
 Commissioner, Precinct #1  
Larry Walden  
 Larry Walden,  
 Commissioner Precinct #3  
Craig Peacock  
 Craig Peacock,  
 Commissioner Precinct #2  
Steve Dugan  
 Steve Dugan,  
 Commissioner Precinct #4

Final Plat  
 Lots 2R1 and 2R2,  
 ANGRY BIRD ACRES,  
 being a Replat of  
 Lot 2,  
 ANGRY BIRD ACRES,  
 an Addition to Parker County, Texas,  
 according to the Plat thereof recorded  
 in Cabinet D, Slide 371, Plat Records,  
 Parker County, Texas.