

OWNER'S CERTIFICATE 202133289 PLAT Total Pages: 1
STATE OF TEXAS: [Barcode]

COUNTY OF PARKER:
WHEREAS, Matthew Carroll and James Carroll, are the owners of all that tract of land being a portion of Lot 2, Dove Meadows, an Addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 577, Plat Records, Parker County, Texas (P.R.P.C.T.) and being all of Lot 2-A, Dove Meadows Addition, an Addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 279 (P.R.P.C.T.) and being the same land described in deed to Matthew Carroll and James Carroll, recorded in Instrument No. 201929031, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the Southwest line of Cleburne Highway, at the Northeast corner of Lot 1-B, of said Dove Meadows Addition (Cabinet A, Slide 279), and at Southeast corner of said Haygood tract;

THENCE South 89 degrees 04 minutes 43 seconds West, a distance of 855.63 feet to a 5/8 inch iron rod found at the Northwest corner of said Lot 1-B;

THENCE South 28 degrees 12 minutes 33 seconds East, a distance of 23.20 feet to a 1/2 inch iron rod found for corner in the West line of said Lot 1-B, at the Northeast corner of a tract of land described in deed to Nabors Well Services, Ltd., recorded in Book 2691, Page 1812 (D.R.P.C.T.);

THENCE South 89 degrees 08 minutes 31 minutes West, a distance of 249.07 feet to a 1/2 inch iron rod found for corner in the North line of said Nabors Well Services tract;

THENCE South 89 degrees 04 minutes 20 seconds West, passing a 5/8 inch iron rod found for reference, a distance of 416.22 feet and continuing a total distance of 446.95 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 40 minutes 03 seconds West, a distance of 282.39 feet to a "PK" nail found at the Southwest corner of a tract of land described in deed to Benjamin Vitolas and Carmen Vitolas, recorded in Instrument No. 201422680 (D.R.P.C.T.);

THENCE North 89 degrees 04 minutes 11 seconds East, a distance of 921.36 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 01 degrees 28 minutes 57 seconds West, a distance of 152.51 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 88 degrees 32 minutes 29 seconds East, a distance of 350.91 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 23 minutes 05 minutes 01 seconds West, a distance of 161.17 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 89 degrees 04 minutes seconds East, a distance of 202.95 feet to a 5/8 inch iron rod found for corner in the said Southwest line of Cleburne Highway, at the Southeast corner of said Vitolas tract;

THENCE South 26 degrees 12 minutes 23 seconds East, along the said Southwest line of Cleburne Highway, a distance of 290.00 feet to the PLACE OF BEGINNING and containing 353,077 square feet or 8.106 acres of land.

DEVELOPER: MATTHEW CARROLL
ADDRESS: 9463 HWY. 377, BENBROOK, TX 76126
PHONE: (209) 990-9974

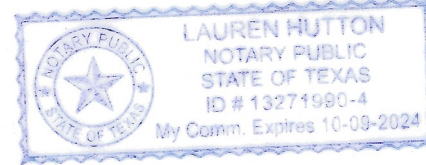
WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lula Deakle



202133289
08/24/2021 12:49 PM
Fee: 76.00
Lula Deakle, County Clerk
Parker County, Texas
PLAT

BENJAMIN VITOLAS AND
CARMEN VITOLAS,
HUSBAND AND WIFE,
INST. NO. 201422680

20' TEXPORT GATHERING, L.L.C. EASEMENT
VOLUME 2476, PAGE 859

20' TEXPORT GATHERING, L.L.C. EASEMENT
VOLUME 2476, PAGE 859

LOT 2R-4
87,132 S.F.
2.000 ACRES

LOT 2R-3
87,154 S.F.
2.001 ACRES

LOT 2R-2
87,124 S.F.
2.000 ACRES

LOT 2R-1
91,666 S.F.
2.104 ACRES

GERALD A. WYATT JR.
AND SPOUSE,
CHRISTIAN T. WYATT
INST. NO. 201913660

NABORS WELL
SERVICES, LTD.
BOOK 2691, PAGE 1812

LOT 1-B
DOVE MEADOWS ADDITION
CABINET A, SLIDE 579

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202)

FLOOD PLAIN STATEMENT: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48367C0550F ZONE X DATED 04/05/2019.

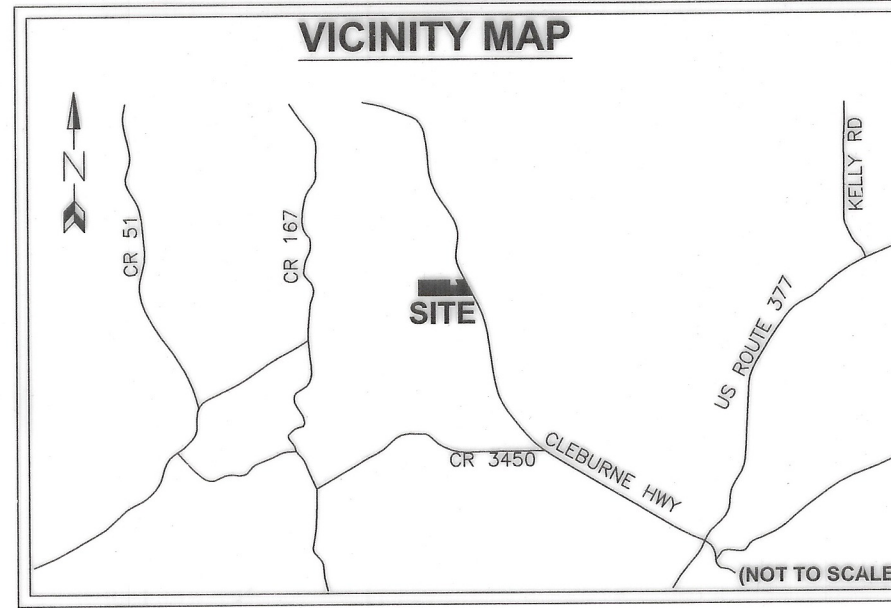
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in this subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

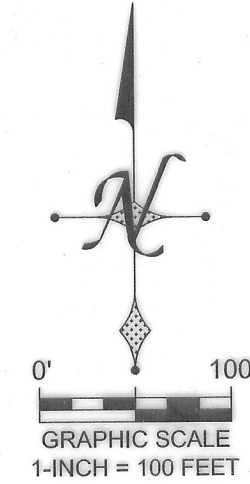
"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Line #	Direction	Length
L-1	N 89°05'13" E	419.46'
L-2	S 55°53'57" E	86.49'
L-3	N 88°29'54" E	478.72'
L-4	N 24°18'36" E	62.39'
L-5	N 65°19'27" E	58.03'
L-6	S 65°19'27" W	58.83'
L-7	S 24°18'36" W	59.85'
L-8	N 55°53'57" W	84.36'
L-9	S 89°08'31" W	281.70'
L-10	S 89°04'20" W	138.03'

Curve #	Length	Radius	Delta	CHORD
C-1	25.67'	42.00'	035°00'50"	S 73°24'22" E 25.27'
C-2	11.18'	18.00'	035°36'09"	S 73°42'02" E 11.01'
C-3	44.81'	40.00'	064°11'18"	N 56°24'15" E 42.51'
C-4	50.11'	70.00'	041°00'51"	N 44°49'01" E 49.05'
C-5	28.63'	40.00'	041°00'51"	S 44°49'01" W 28.03'
C-6	79.13'	70.00'	064°45'54"	S 56°41'32" W 74.98'
C-7	25.68'	42.00'	035°01'33"	N 73°24'44" W 25.28'
C-8	10.98'	18.00'	034°57'31"	N 73°22'43" W 10.81'



LIENHOLDER
Wellington State Bank
[Signature]
Signature of Lien Holder
This the 21 day of July, 2021.
Lauren Hutton
Notary Public, State of Texas



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Matthew Carroll and James Carroll, owners do hereby adopt this plat designating the hereinbefore described property as LOTS 2R-1, 2R-2, 2R-3, & 2R-4, DOVE MEADOWS ADDITION, an addition to Parker County, Texas, and do hereby dedicate to the public's use forever all rights-of-way and easements shown hereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat subject to all platting ordinances, rules and resolution of Parker County, Texas

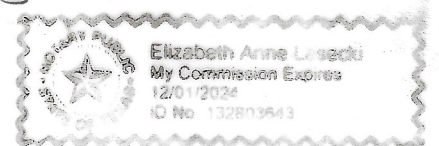
Matthew Carroll 7-21-21
Matthew Carroll Date
James Carroll 7-21-21
James Carroll Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Matthew Carroll, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 21 day of July, 2021.

Notary Public in and for the State of TEXAS
My commission expires 12/01/2024



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James Carroll, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 21 day of July, 2021.

Notary Public in and for the State of TEXAS
My commission expires 12/01/2024

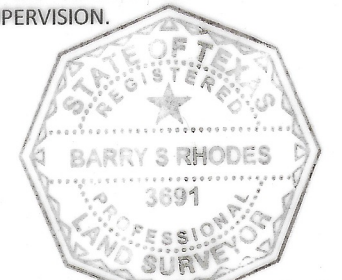


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor No. 3691



STATE OF TEXAS
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 20 day of July, 2021.

Notary Public in and for the State of Texas
My commission expires 12/01/2024



THE STATE OF TEXAS:
COUNTY OF PARKER:

I, *Matthew Carroll*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, Parker County, Texas.

Matthew Carroll
Signature of Owner

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, this the 9 day of August, 2021.

Pat Deen
Pat Deen, County Judge
George Conley
George Conley
Commissioner Precinct #1
Larry Walden
Larry Walden
Commissioner Precinct #3
Craig Peacock
Craig Peacock
Commissioners Precinct #2
Steve Dugan
Steve Dugan
Commissioners Precinct #4



**REPLAT
DOVE MEADOWS**

BEING A 8.106 ACRE REPLAT OF LOT 2 & 2-A, DOVE MEADOWS ADDITION AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 577 & THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 279 PLAT RECORDS OF PARKER COUNTY, TEXAS

OWNER: MATTHEW CARROLL AND JAMES CARROLL
9463 HWY. 377, BENBROOK, TX 76126

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043 PHONE: (214) 326-1090
EMAIL: PLATTING@BURNSURVEY.COM