

State of Texas
County of Parker

Whereas, Maria Guadalupe Cobos, Being the sole owner of a certain 1.015 acre tract situated in the J.E. ROBERTS SURVEY, ABSTRACT No. 2850, and the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, Parker County, Texas, being all of that certain 1.015 acre tract described in instrument to Maria Guadalupe Cobos, recorded under Clerk's File Number 202205511, O.P.R.P.C.T., said 1.015 acre tract being more particularly described as follows:

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.

COMMENCING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of that certain tract described in instrument to Joyce C. Mead, recorded under Clerk's File Number 201628173, O.P.R.P.C.T., in the west line of Manderley Lane, (paved surface), and the southeast corner of a 10.02 acre tract described in instrument to Modesta Hernandez, recorded in Volume 2841, Page 648, O.P.R.P.C.T.,

THENCE N 05°17'29" W, 283.31 feet, with the west line of said Manderley Lane, the east line of said Hernandez tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for the POINT OF BEGINNING, and being the southeast corner of the herein described tract;

THENCE S 87°23'56" W, 371.08 feet, with the south line of said 1.015 acre tract, with a fence, to a found fence corner;

THENCE S 88°48'22" W, 180.56 feet, with the south line of said 1.015 acre tract, with said fence, to a found fence corner;

THENCE S 89°06'00" W, 142.30 feet, with the south line of said 1.015 acre tract, with said fence, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for an interior corner of the herein described tract;

THENCE S 54°34'11" W, 97.88 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, being in the east line of a called 10.00 acre tract described in instrument to Cardona, recorded under Clerk's File Number 202007859, O.P.R.P.C.T., for the southwest corner of the herein described tract. WHENCE a found fence corner for the southwest corner of said Hernandez tract bears S 00°03'28" W 211.35 feet.

THENCE with the west line of said 1.015 acre tract, the east line of said Cordona tract, the following four (4) courses and distances:

- 1) N 00°03'28" E, 38.05 feet, to a fence corner;
- 2) N 62°55'59" W, 10.11 feet, to a fence corner;
- 3) N 38°43'58" W, 24.52 feet, to a fence corner;
- 4) N 37°37'06" E, 44.67 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of the herein described tract. WHENCE a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for the northwest corner of said Hernandez tract bears N 37°37'06" E 369.82 feet;

THENCE N 68°52'48" E, 264.74 feet, with the north line of said 1.015 acre tract, to a rail road spike set, for an interior corner of the herein described tract;

THENCE N 89°11'31" E, 79.70 feet, with the north line of said 1.015 acre tract, to a rail road spike set for an ell corner of the herein described tract;

THENCE S 01°09'38" E, 113.33 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for an ell corner of the herein described tract;

THENCE N 87°33'23" E, 439.93 feet, with the north line of said 1.015 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, in the west line of said Manderley Lane, for the northeast corner of the herein described tract;

THENCE S 05°17'29" E, 19.64 feet, with the west line of said Manderley Lane, to the POINT OF BEGINNING, and containing 1.015 acres.

THENCE S 05°17'29" E, 19.64 feet, with the west line of said Manderley Lane, to the POINT OF BEGINNING, and containing 1.015 acres.

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, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263
Field Date: December 7, 2021 - AN04895-RP-RP



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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 one or more of the following areas:

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48367C0175E, dated 09/26/2008 & Panel 48497C0550D, dated 12/16/2011. For up to date flood hazard information always visit the official F.E.M.A. website at (www.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)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may effect construction on this property.

6) All corners are set 1/2" iron rods with orange plastic caps stamped "Texas Surveying, Inc.", unless otherwise noted.

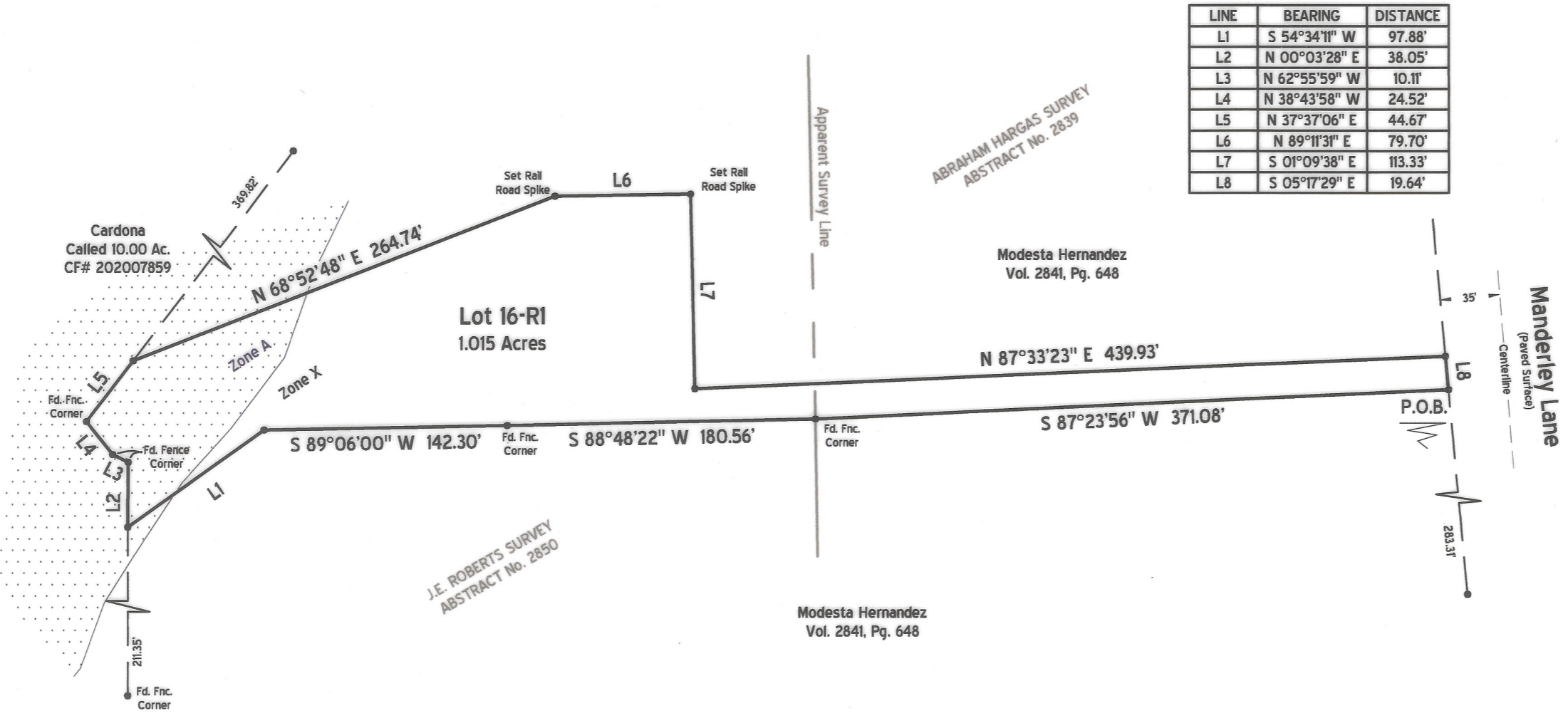
Parker County Notes:

1) Water is to be provided by Walnut Creek SUD. Sanitary sewer is to be provided by an on-site septic facility.

2) 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.

3) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



LINE	BEARING	DISTANCE
L1	S 54°34'11" W	97.88'
L2	N 00°03'28" E	38.05'
L3	N 62°55'59" W	10.11'
L4	N 38°43'58" W	24.52'
L5	N 37°37'06" E	44.67'
L6	N 89°11'31" E	79.70'
L7	S 01°09'38" E	113.33'
L8	S 05°17'29" E	19.64'

Now, Therefore, Know All Men By These Presents:

That Maria Cobos, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 16-RI, Green Meadows II, 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 the 3rd day of January, 2023.

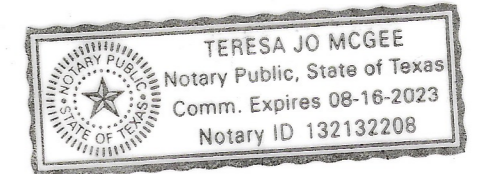
By: Maria S. Cobos
Maria Cobos

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 Maria Cobos, 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 3rd day of January, 2023.

Teresa Jo McGee
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 23rd day of January, 2023.

George A. Conley
Commissioner Precinct 1

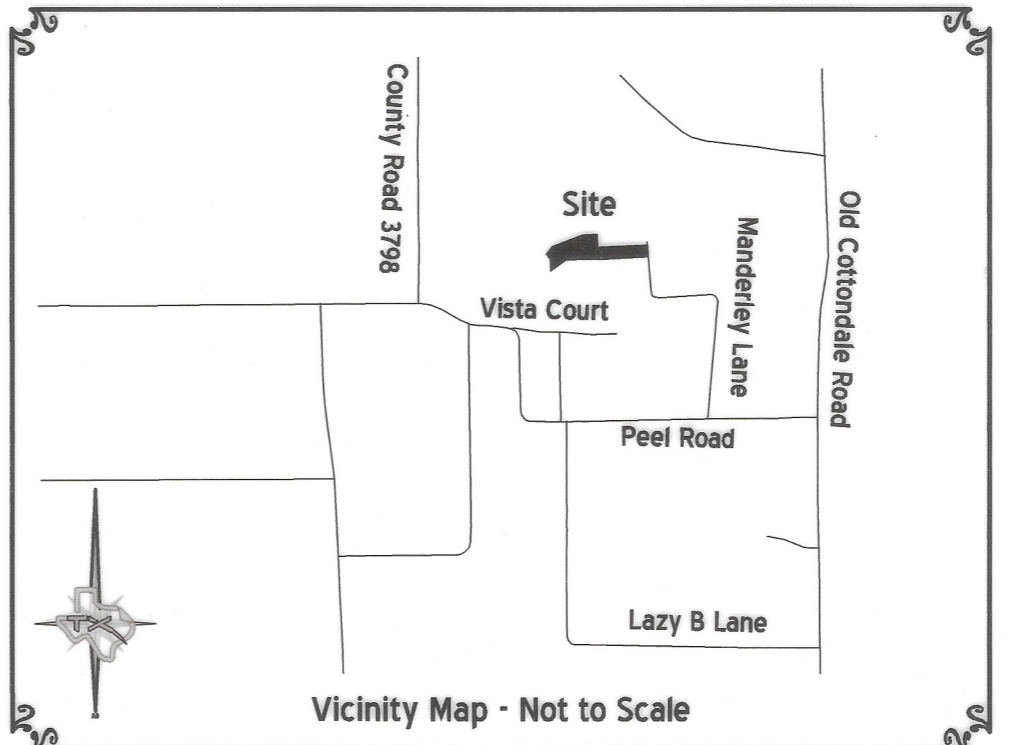
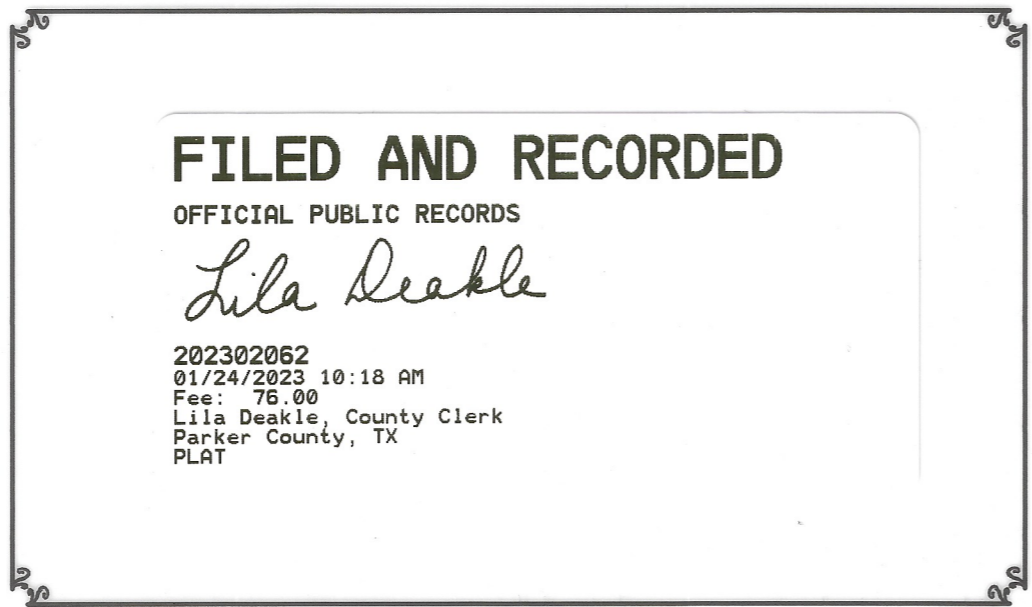
Shirley
Commissioner Precinct 2

Connie Walden
Commissioner Precinct 3

Shirley
Commissioner Precinct 4

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12881.001.016.50

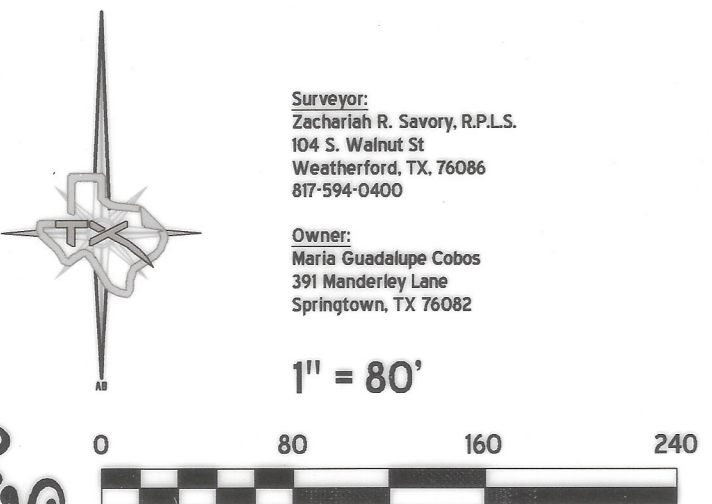
12881
SP
K-4



Plat Revision
Lot 16-RI
Green Meadows II
an addition in Parker County, Texas

Being a 1.015 acres tract of land out of the J.E. ROBERTS SURVEY, ABSTRACT No. 2850, and the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, Parker County, Texas

January 2023



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