

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle, County Clerk  
Parker County, TX

JOSEPH D. SORRELS  
AND KAREN SORRELS  
VOL. 1726, PG. 880  
DRPCT

LOT 9  
GREEN MEADOWS III  
UNRECORDED

LOT 8AR-1  
1.115 ACRES

LOT 8AR-2  
1.001 ACRES

LOT 8B  
GREEN MEADOWS III  
CC# 201801408  
PRPCT

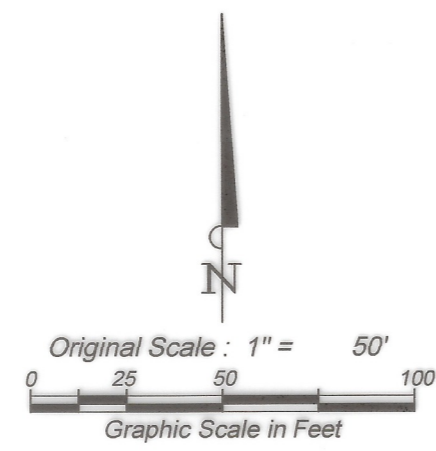
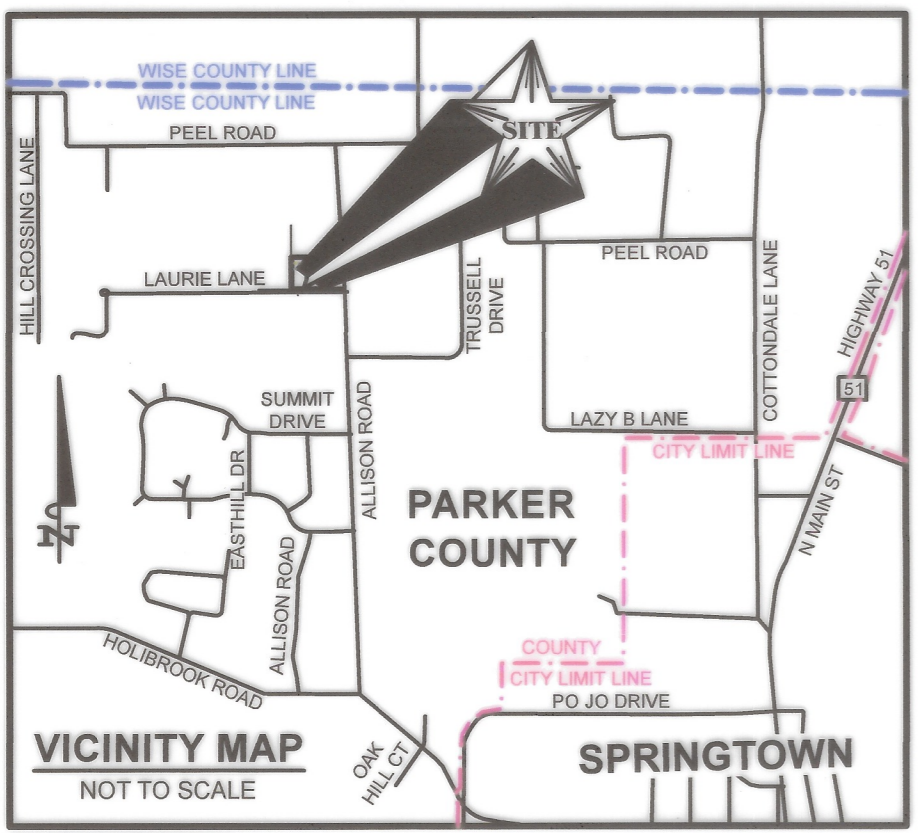
LOT 8AR-3  
1.066 ACRES

LOT 7  
GREEN MEADOWS III  
UNRECORDED

LOT 31  
GREEN MEADOWS III  
UNRECORDED

LOT 32  
GREEN MEADOWS III  
UNRECORDED

LOT 33  
GREEN MEADOWS III  
UNRECORDED



**- LEGEND -**

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- IPF IRON PIPE FOUND
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- CC# COUNTY CLERK'S FILE NO.
- PRPCT PLAT RECORDS, PARKER COUNTY, TEXAS
- DRPCT DEED RECORDS, PARKER COUNTY, TEXAS
- ( ) ACCORDING TO RECORD INSTRUMENT

STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County, Texas, on this the 24th day of July, 2023.

Pat Deen, County Judge

*George A. Coakley*  
George Coakley  
Commissioner Precinct #1

*Jacob Holt*  
Jacob Holt  
Commissioner Precinct #2

*Larry Walden*  
Larry Walden  
Commissioner Precinct #3

*Mike Hale*  
Mike Hale  
Commissioner Precinct #4

**PLAT NOTES:**

- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION §232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.
- WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
- SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

202319290 PLAT Total Pages: 1

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS CUNNINGHAM REAL ESTATE, LLC., IS THE SOLE OWNER OF ALL OF LOT 8A, BLOCK 1, GREEN MEADOWS III, A SUBDIVISION OF THE WILLIAM P. GILLILAND SURVEY, ABSTRACT NO. 550, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201801408, PLAT RECORDS, PARKER COUNTY, TEXAS (PRPCT), AS CONVEYED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NO. 202300791, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), SAID LOT 8A BEING A REPLAT OF LOT 8, GREEN MEADOWS III, AN UNRECORDED PLAT, SAID LOT 8A BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "RPLS 2023" FOR THE NORTHEAST CORNER OF SAID LOT 8A, SAID IRON BEING IN THE WESTERLY RIGHT OF WAY (ROW) LINE OF ALLISON ROAD, A VARIABLE WIDTH ROW AND IN THE SOUTHERLY LINE OF LOT 7 OF SAID UNRECORDED GREEN MEADOWS III PLAT AS CONVEYED TO NORMAN WILLIAM WARMAN AND JAIME TAYLOR WARMAN IN THE DEED RECORDED IN CC# 202239201, DRPCT;

THENCE SOUTH 06°16'17" EAST, DEPARTING SAID LOT 7 AND WITH SAID ROW LINE A DISTANCE OF 126.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "RPLS 2023" FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 8A, SAID IRON ALSO BEING THE NORTHEASTERLY CORNER OF LOT 8B OF SAID REPLAT OF GREEN MEADOWS III;

THENCE SOUTH 89°40'24" WEST, LEAVING SAID ROW LINE AND WITH SAID LOT 8B, A DISTANCE OF 207.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE RE-ENTRANT CORNER OF SAID LOT 8A AND THE NORTHWEST CORNER OF SAID LOT 8B;

THENCE SOUTH 04°09'19" EAST, CONTINUING WITH SAID LOT 8B, A DISTANCE OF 209.23 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "RPLS 2023" FOR THE COMMON SOUTHERLY CORNER BETWEEN SAID LOTS 8A AND 8B, SAID IRON ALSO BEING IN THE NORTHERLY ROW LINE OF LAURIE LANE, A 60 FEET WIDE ROW;

THENCE SOUTH 89°40'24" WEST, DEPARTING SAID LOT 8B AND WITH SAID ROW LINE, A DISTANCE OF 348.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8A AND THE SOUTHEAST CORNER OF LOT 9 OF SAID UNRECORDED GREEN MEADOWS III PLAT AS CONVEYED TO JOSEPH D. SORRELS AND KAREN SORRELS IN THE DEED RECORDED IN VOLUME 1726, PAGE 880, DRPCT;

THENCE NORTH 00°24'59" WEST, DEPARTING SAID ROW LINE AND WITH SAID LOT 9, A DISTANCE OF 334.30 FEET TO A 3 INCH FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8A AND THE SOUTHWEST CORNER OF THE FOREMENTIONED LOT 7;

THENCE NORTH 89°37'41" EAST DEPARTING SAID EASTERLY LINE OF LOT 9 AND WITH THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 529.44 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.182 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF PARKER §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, CUNNINGHAM REAL ESTATE, LLC., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 8AR-1, LOT 8AR-2 AND LOT 8AR-3, GREEN MEADOWS III, A SUBDIVISION OF THE WILLIAM P. GILLILAND SURVEY, ABSTRACT NO. 550, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON.

OWNER: CUNNINGHAM REAL ESTATE, LLC.  
*Nicholas Cunningham*  
BY: NICHOLAS CUNNINGHAM, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICHOLAS CUNNINGHAM ON BEHALF OF CUNNINGHAM REAL ESTATE, LLC., KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 10th DAY OF July, 2023.

*Jamie Tierce*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 11/7/2023

*Jamie Tierce*  
NOTARY NAME (PRINTED) JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

STATE OF TEXAS §  
COUNTY OF PARKER §

I, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN ANY INCORPORATED CITY OR TOWN.

*Nicholas Cunningham*  
BY: NICHOLAS CUNNINGHAM, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICHOLAS CUNNINGHAM ON BEHALF OF CUNNINGHAM REAL ESTATE, LLC., KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 10th DAY OF July, 2023.

*Jamie Tierce*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 11/7/2023

*Jamie Tierce*  
NOTARY NAME (PRINTED) JAMIE TIERCE  
Notary Public, State of Texas  
Comm. Expires 11-07-2023  
Notary ID 10347742

JOHN KILPATRICK AND SAVANNAH KELLY ARMSTRONG  
CC# 201510784  
DRPCT

LOT 21  
GREEN MEADOWS III  
UNRECORDED

KIRK R. GOETZ AND CHRISTINE L. GOETZ  
CC# 202139452  
DRPCT

LOT 28

ANTHONY TAYLOR AND DEBRA NELSON  
VOL. 1506, PG. 949  
DRPCT

LOT 28  
GREEN MEADOWS III  
UNRECORDED

12882.001.008.00

CERTIFICATION: PREPARED UNDER MY DIRECTION.



*Wayne Barton*  
WAYNE BARTON, RPLS No. 6138  
DATE 7/10/2023

**FLOOD NOTE:**  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48367C0175E COMMUNITY PANEL No. 480520 0175 E, AS REVISED SEPTEMBER 26, 2008.

OWNER:  
CUNNINGHAM REAL ESTATE, LLC.  
700 Dogwood Street  
Springtown, TX 76082

A FINAL PLAT OF  
**LOTS 8AR-1, 8AR-2 AND 8AR-3  
GREEN MEADOWS III**

AN ADDITION TO PARKER COUNTY, TEXAS  
BEING ALL OF LOT 8A, GREEN MEADOWS III, A SUBDIVISION IN THE WILLIAM P. GILLILAND SURVEY, ABSTRACT NO. 550, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201801408, PRPCT, AS CONVEYED TO CUNNINGHAM REAL ESTATE, LLC. IN THE DEED RECORDED IN CC# 202300791, DRPCT.  
JUNE 26, 2023

SHEET No. 1 of 1

Parker County, Texas

PROJECT No.: 230315-FP

DATE: 05/31/2023

SCALE: 1" = 50'

DWN: WB CHKD: WB

LOTS 8AR-1, 8AR-2, 8AR-3, GREEN MEADOWS III

A SUBDIVISION OF THE WILLIAM P. GILLILAND SURVEY, ABSTRACT No. 550, PARKER COUNTY, TEXAS

Barton Surveying & Laser Scanning, LLC.  
2333 Minnis Drive, Suite G,  
Haltom City, TX 76117  
682.841.0099  
FIRM No.: 10194160  
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J-4  
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