

LEGAL DESCRIPTION

WHEREAS Reese Struzick and Claudia Struzick are the sole owners of a 2.050 acre tract of land situated in the S.H. Criswell Survey, Abstract Number 277, Parker County, Texas, and being all of Lots 5 and 6, Block 1, Harmony Oaks Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 2086, Page 1346, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northernmost corner of said Lot 6, being at the intersection of the southeast right-of-way line of Harmony Road, a 60' public right-of-way, and the southwest right-of-way line of Sun Valley Lane, a 60' public right-of-way;

THENCE South 29 Degrees 24 Minutes 08 Seconds East, along said southwest right-of-way line, a distance of 300.95 feet, to a 1/2" iron rod found, being at the beginning of a curve to the right;

THENCE 63.89 feet, continuing along said southwest right-of-way line and with said curve to the right, having a radius of 570.00 feet, through a central angle of 06 Degrees 25 Minutes 18 Seconds, whose long chord bears South 25 Degrees 34 Minutes 26 Seconds East, a chord length of 63.85 feet, to a 1/2" iron rod found at the southeast corner of said Lot 6, same being the northernmost corner of Lot 1, Block 3, Harmony Oaks Estates Phase III, an addition to Parker County, Texas, according to the plat recorded in Slide Cabinet-91, Plat Records, Parker County, Texas;

THENCE South 60 Degrees 46 Minutes 07 Seconds West, departing said southwest right-of-way line and along the southeast line of said Lots 6 and 5, at a distance of 121.51 feet, passing a 1/2" iron rod found at the southwest corner of said Lot 6, and continuing in all 241.56 feet, to a 1/2" iron rod found at the southwest corner of said Lot 5, same being the southeast corner of Lot 4, Block 1, said Harmony Oaks Estates;

THENCE North 29 Degrees 11 Minutes 41 Seconds West, departing said southeast line and along the southwest line of said Lot 5, being common with the northeast line of said Lot 4, a distance of 364.53 feet, to a 1/2" iron rod found at the westernmost corner of said Lot 5, being on the southeast right-of-way line of said Harmony Road;

THENCE North 60 Degrees 44 Minutes 14 Seconds East, departing said common line and along said southeast right-of-way line, at a distance of 119.64 feet, passing a 1/2" iron rod found at the northernmost corner of said Lot 5, and continuing in all 244.50 feet, to the POINT OF BEGINNING, and containing 2.050 acres or 89,287 square feet of land, more or less.

Flood Statement

According to Community Panel Number 48367C0385F, dated April 5, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "A" and Zone "X Shaded" which are Special Flood Hazard Areas where base flood elevations have not been determined, and a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

201918282 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle, County Clerk
Parker County, Texas
PLAT

201918282
07/22/2019 10:14 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Reese Struzick and Claudia Struzick, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 5R and 6R, BLOCK 1, HARMONY OAKS ESTATES, an addition to the City of Ovalla, County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS my hand, this the 5 day of July 2019.

Reese Struzick
Reese Struzick

STATE OF TEXAS *
COUNTY OF *

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Reese Struzick, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of July 2019.

Deena Lee Nichols
Notary Public

WITNESS my hand, this the 5 day of July 2019.

Claudia Struzick
Claudia Struzick

STATE OF TEXAS *
COUNTY OF *

ACCT. NO.: 13095
SCH. DIST.: WE
CITY: H18
MAP NO.: SWE

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Claudia Struzick, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of July 2019.

Deena Lee Nichols
Notary Public

13095.001.005.00 13095.001.006.00

Notes

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. This property is not located within any ETJ.
3. The purpose of this replat is to revise the lot line between Lots 5 and 6.
4. 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.
5. Water Source is from private water wells.
6. Sewer service will be on-site sewer facilities subject to approval by officials of Parker County.

STATE OF TEXAS *
COUNTY OF PARKER *

APPROVED by the Commissioners Court of Parker County, Texas, on this the 5 day of July 2019.

Pat Deen
Pat Deen, County Judge

George A. Conley
George Conley, Commissioner Precinct #1

Larry Welden
Larry Welden, Commissioner Precinct #3

Steve Dugan
Steve Dugan, Commissioner Precinct #4

LEGEND

D.R.H.C.T. = Deed Records, Parker County, Texas
P.R.H.C.T. = Plat Records, Parker County, Texas
C.C.F.# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	63.89'	570.00'	6°25'18"	S 25°34'26" E	63.85'

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Parker County, Texas.

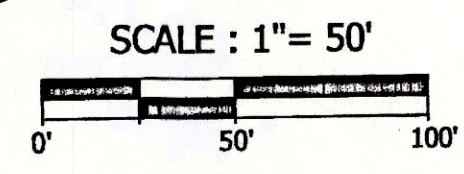
Executed this the 24th day of June, in the year of our Lord 2019.

Jeremy Luke Deal
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.fealsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

OWNER:
Reese and Claudia Struzick
263 Harmony Road
Weatherford, TX 76087



Project Number: 190159 Date: May 31, 2019
Revised Date:
Revision Notes:
E-333 Sheet 1 of 1

REVISION PLAT OF
LOTS 5R AND 6R, BLOCK 1
HARMONY OAKS ESTATES
Being a replat of Lots 5 and 6, Block 1, Harmony Oaks Estates, an addition to Parker County, Texas, according to the plat recorded in Volume 2086, Page 1346, Plat Records, Parker County, Texas.