

Whereas John Drago and Joanna Ward, being the sole owners of a 5.025 acre tract of land; being all of Lot 26, Block 1, High View Oaks, Phase III, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 732, Plat Records, Parker County, Texas; being all of that tract described in Clerk's File No. 3 20160485, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following 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 (GRID):

BEGINNING at a found 1/2" iron rod, in the east line of Forest Trail (a paved surface), at the northwest corner of said Lot 26, Block 1, for the northwest and beginning corner of this tract.

THENCE S 89°54'35" E 313.00 feet, to a 4" steel fence post, at the northwest corner of Lot 25, Block 1 of said High View Oaks, Phase III, for the northeast corner of this tract.

THENCE S 00°05'25" W 703.25 feet, along the common line of said Lots 25 and 26, Block 1, to a 3" steel fence post in the north line of Forest Trail Court (a paved surface), for the southeast corner of this tract.

THENCE N 89°54'35" W 309.50 feet, along the common line of said Lot 26, Block 1 and said Forest Trail Court, to a found 1/2" iron rod in the east line of said Forest Trail, same being the southwest corner of said Lot 26, Block 1, for the southwest corner of this tract.

THENCE N 00°11'41" W 703.26 feet, along the said east line of Forest Trail to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

[Signature]

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: November 20, 2021 - JN151221-P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2006; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) 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).

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

4) 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.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

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

7) No abstract of title or title commitment was provided to this surveyor. record research done 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.

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

9) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

Lot 40, Block 1
Cab. A. Sl. 732
Huffaker
V. 2444, P. 1941

Lot 27R-1, Block 1
Cab. E. Sl. 760
Whitley
20212709

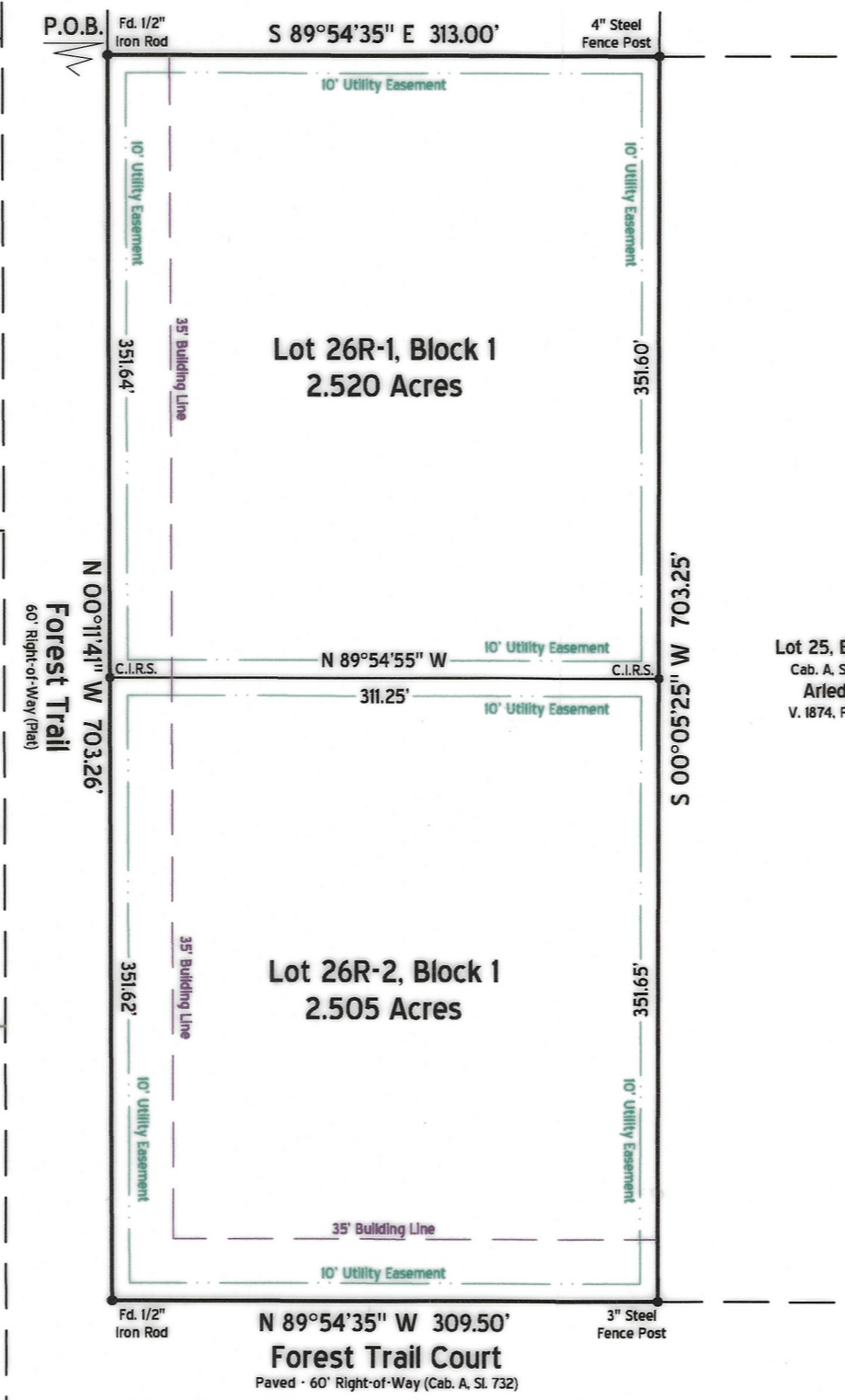
Lot 28, Block 1
Cab. A. Sl. 732
Doherty
V. 2024, P. 811

Lot 41, Block 1
Cab. A. Sl. 732
Huffaker
V. 2146, P. 1586

Lots 42 & 43, Block 1
Cab. A. Sl. 732
Selmon
V. 1815, P. 490

Lot 19A, Block 1
Cab. B. Sl. 485
Magruder Trust
V. 2399, P. 1288

Lot 20, Block 1
Cab. B. Sl. 732
Murphree
V. 2775, P. 820



Now, Therefore, Know All Men By These Presents:

That John Drago and Joanna Ward acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 26R-1 and 26R-2, High View Oaks, Phase III, 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 21st day of October, 2021.

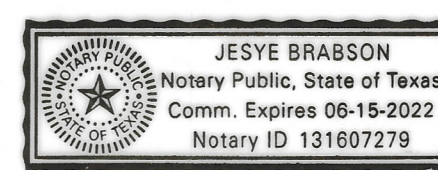
By: *[Signatures]*
John Drago
Joanna Ward

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 John Drago, 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 21 day of October, 2021.

[Signature]
Notary Public in and for the State of Texas

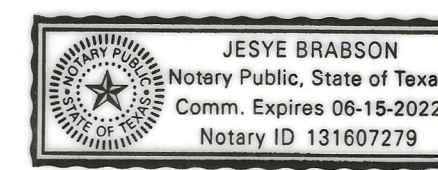


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Joanna Ward, 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 21st day of October, 2021.

[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF Parker

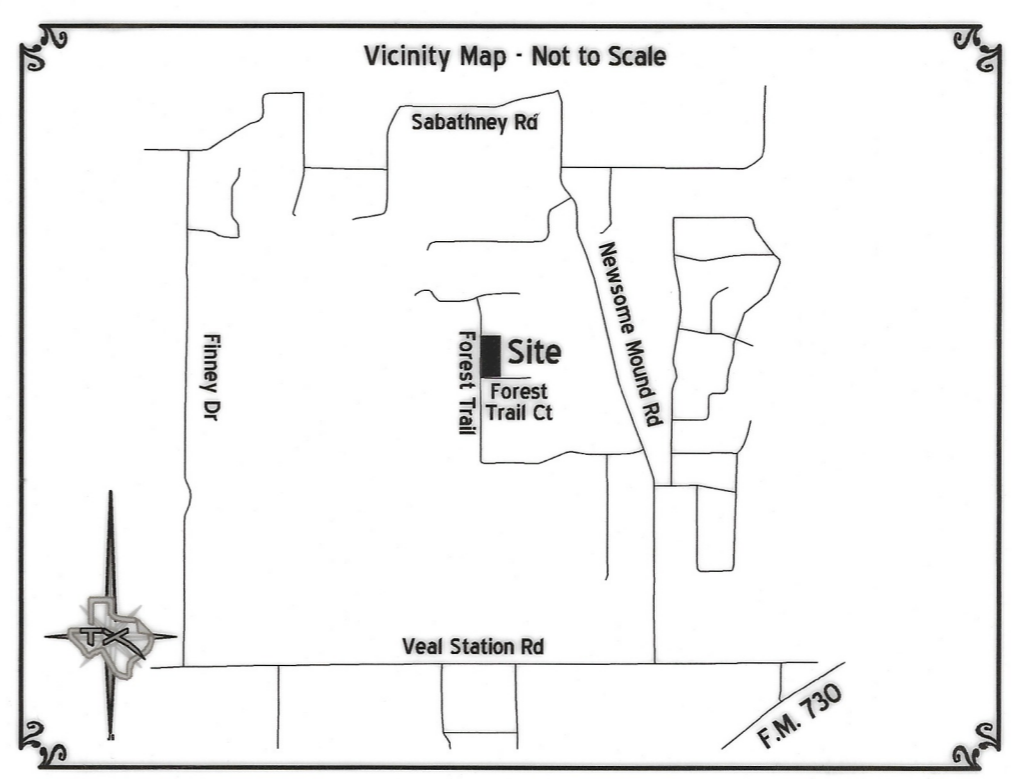
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25 DAY OF October, 2021.

COUNTY JUDGE
[Signatures]
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

13355.001.026.00

13355
AZ
M-9

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202141973
10/26/2021 10:33 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Replat
Lots 26R-1 and 26R-2, Block 1
High View Oaks, Phase III
an Addition in Parker County, Texas
Being a revision of Lot 26, Block 1,
High View Oaks, Phase III,
recorded in Cabinet A, Slide 732,
Plat Records, Parker County, Texas

October 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Plat Cabinet F Slide 74

