

Whereas, Alexa Currie, being the owner of a 4.534 acres tract of land, being all of those certain Lots 13 & 14, Block C, La Madera, Phase Three, according to the plat as recorded in Cabinet D, Slide 219, Plat Records, Parker County, Texas; same being those certain tracts as described in Document Nos. 201618603 & 201710657, 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 monumented east right of way line of Brazos Court (60' wide) being the southwest corner of that certain Lot 12, Block C, of said La Madera Phase Three (D-219), for the northwest corner of said Lot 13, Block C, and this tract.

THENCE N 65°32'28" E 405.11 feet, along the common line of said Lot 12 and Lot 13, to a found 1/2" iron rod in the west line of Lot 11, said Block C, for the northeast corner of said Lot 13 and this tract.

THENCE S 24°27'32" E 347.74 feet, to a found 1/2" capped iron rod in the north line of that certain tract conveyed to Vina Louise Klasing in V. 1648, P. 1102, Real Property Records, Parker County, Texas; for the southeast corner of said Lot 14 and this tract.

THENCE S 52°21'00" W 548.50 feet, with the north line of said Klasing tract to a found 1/2" capped iron rod at the southeast corner of Lot 15, said Block C, for the southwest corner of said Lot 14 and this tract.

THENCE N 25°10'56" W 167.12 feet, to a found 1/2" capped iron rod in the east right of way line of said Brazos Court, for a corner of said Lot 14 and this tract.

THENCE with the east right of way line of said Brazos Court the following:

Northwesterly along the arc of a curve to the left, having a radius of 60.00 feet, an arc length of 117.81 feet, and whose chord bears N 01°55'51" W 99.77 feet, to a found 1/2" capped iron rod at the common west corner of said Lots 13 & 14, for a corner of this tract.

N 01°48'55" E 80.15 feet, to a point in the west line of said Lot 13, for a corner of this tract.

Northwesterly along the arc of a curve to the left, having a radius of 1030.00 feet, an arc length of 153.06 feet, and whose chord bears N 02°26'40" W 152.92 feet, with the west line of said Lot 13, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: March 13, 2017 - AN02467-RP



Now, Therefore, Know All Men By These Presents:

That Alexa Currie acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 13-R, Block C, La Madera, Phase 3, 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 16th day of February, 2023.

By:

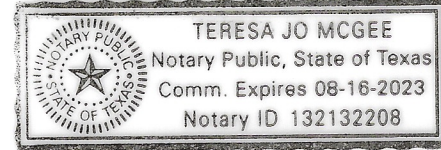
Alexa Currie
Alexa Currie

State of Texas
County of Parker

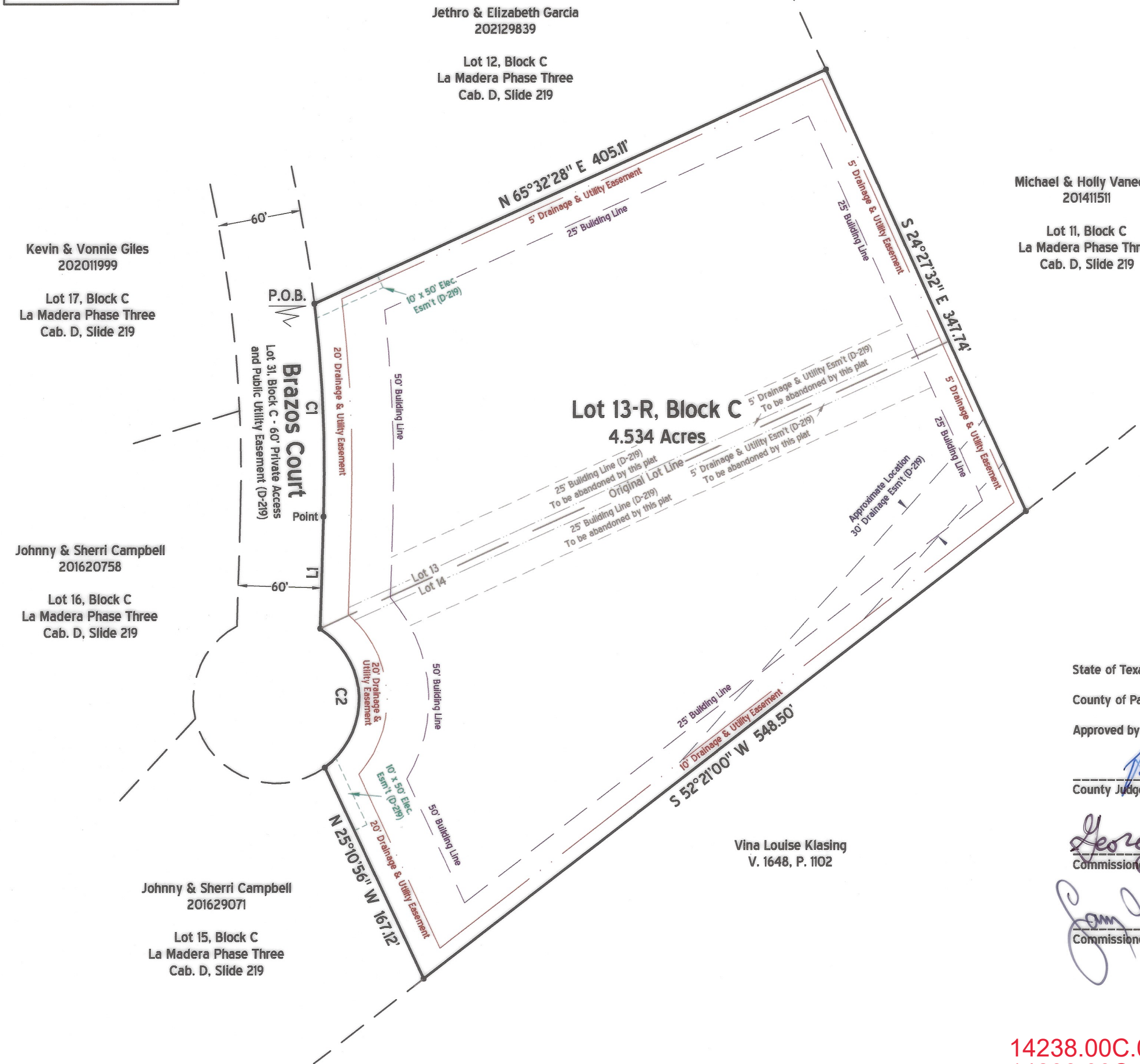
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Alexa Currie, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 16th day of February, 2023.

Teresa Jo McGee
Notary Public in and for the State of Texas



Curve 1 - C1 Radius: 1030.00' Arc Length: 153.06' Chord: N 02°26'40" W 152.92'	Curve 2 - C2 Radius: 60.00' Arc Length: 117.81' Chord: N 01°55'51" W 99.77'
Line 1 - L1 Bearing: N 01°48'55" E Distance: 80.15'	



Michael & Holly Vanecsek
201411511

Lot 11, Block C
La Madera Phase Three
Cab. D, Slide 219

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 27th day of February, 2023.

County Judge

George A. Carley
Commissioner Precinct #1

Sam Wald
Commissioner Precinct #3

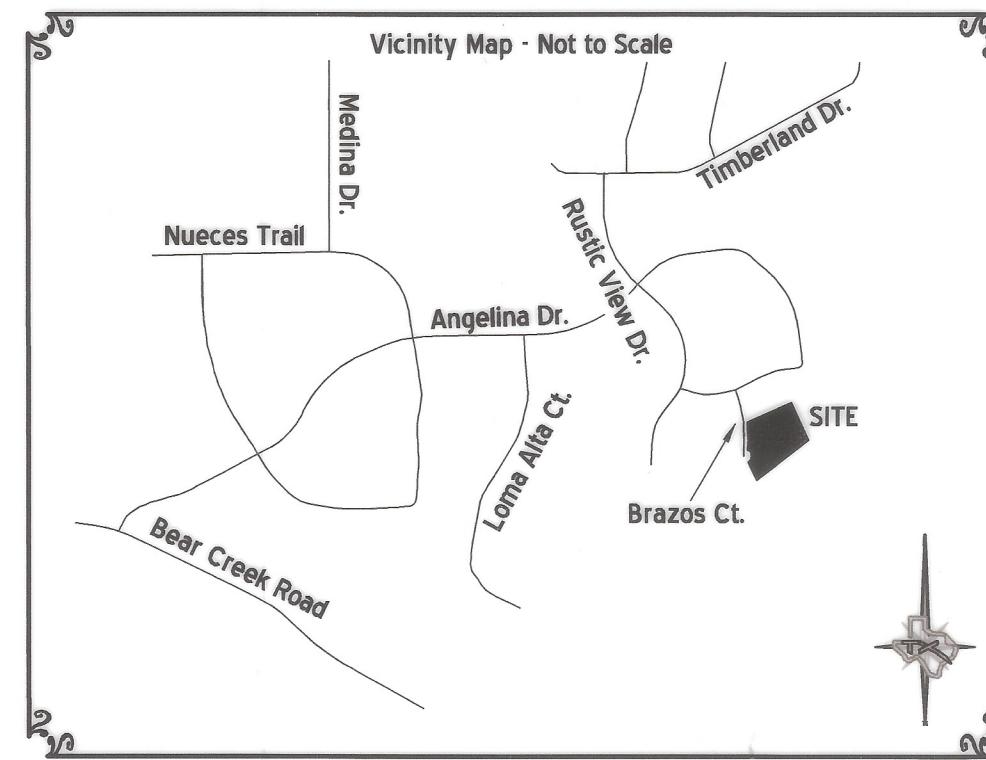
[Signature]
Commissioner Precinct #2

[Signature]
Commissioner Precinct #4

14238.00C.013.00
14238.00C.014.00

14238
AL
L-19

*The purpose of this replat is to merge Lots 13 and 14, Block C, La Madera, Phase 3, into a single lot.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202304811
02/28/2023 08:40 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 434

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

Owner:
Alexa Currie
107 Brazos Ct.
Aledo, TX 76008

1" = 80'



Plat Revision
Lot 13-R, Block C
La Madera, Phase 3
an addition in Parker County, Texas

Being a 4.534 acres replat of Lot 13 & Lot 14, Block C, La Madera, Phase Three, plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas.

February 2023

WEATHERFORD BRANCH - 817-594-0400

