

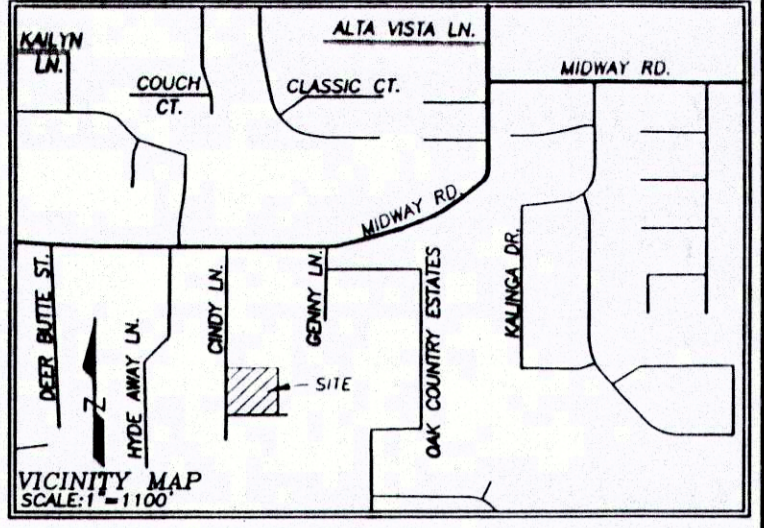


201502722 PLAT Total Pages: 1

NOTE:
1/2" CAPPED T.C.S. RPLS 4277
REBAR RODS SET AT PROPERTY
CORNERS UNLESS OTHERWISE
NOTED.

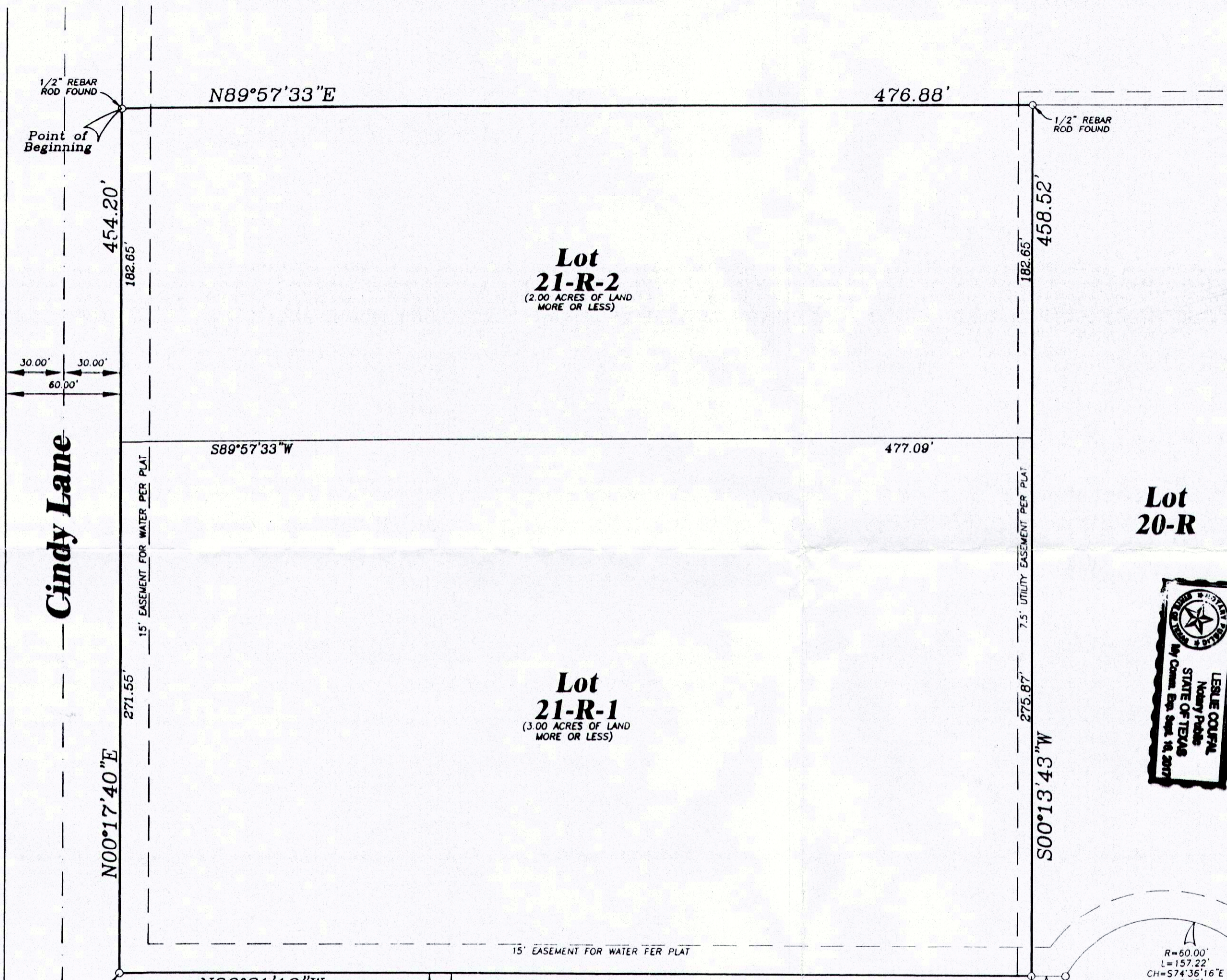
LIENHOLDER
THERE IS NOT A LIEN ON THIS PROPERTY.

UTILITY PROVIDERS:
ELECTRIC
TRI COUNTY ELECTRIC CO-OP
WATER
WALNUT CREEK S.U.D.
TELEPHONE
VERIZON



Texas and Pacific Railway
Company Survey,
Abstract # 1342,
Parker County, Texas

Lot 22-R



STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Steve Funchess, being the owner of Lot 21-R, La Junta Meadows, an addition in Parker County, Texas, recorded in Cabinet B, Slide 11, Plat Records, Parker County, Texas, and being situated in the Texas and Pacific Railway Company Survey, Abstract Number 1342, Parker County, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found in the east line of Cindy Lane, an existing 60 feet wide right of way for the northwest corner of said Lot 21-R, same being the southwest corner of Lot 22-R;

Thence N89°57'33"E., 476.88 feet along the common line of said Lot 21-R and said Lot 22-R to a 1/2" rebar rod found for the northeast corner of said Lot 21-R, same being the northwest corner of Lot 20-R;

Thence S00°13'43"W., 458.52 feet along the common line of said Lot 21-R and said Lot 20-R to a 1/2" rebar rod found (Control Monument) in the north line of Cindy Court, an existing 60 feet wide right of way, for the southeast corner of said Lot 21-R, and from which a 1/2" rebar rod found bears S89°31'19"E., 17.72 feet, and along a curve to the right, with a radius of 60.00 feet, and whose chord is S74°36'16"E., 115.95 feet, an arc distance of 157.22 feet;

Thence N89°31'19"W. (BASIS FOR DIRECTIONAL CONTROL), 477.40 feet along the north line of said Cindy Court to a 1/2" rebar rod found (Control Monument) at the intersection of the north line of said Cindy Court, and the east line of said Cindy Lane;

Thence N00°17'40"E., 454.20 feet along the east line of said Lot 21-R to the point of beginning and containing 5.00 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Steve Funchess, do hereby adopt this plat designating the herein described real property as Lot 21-R-1, and Lot 21-R-2, La Junta Meadows, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

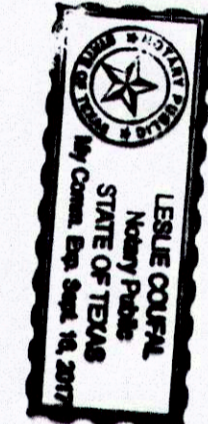
Witness my hand in Parker County, Texas, the 6th day of January, 2015
Steve Funchess
Steve Funchess

STATE OF Texas
COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steve Funchess, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 6th day of January, 2015
Leslie Coufal 9-16-2017
Notary Public My Commission Expires

Note:
According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201502722
02/11/2015 01:33 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO: 14310
SCH. DIST: AZ
CITY:
MAP NO: L-08

**FINAL PLAT SHOWING
LOTS 21-R-1 & 21-R-2,
La Junta Meadows**

AN ADDITION IN PARKER COUNTY, TEXAS, AND BEING A RE-PLAT OF LOT 21-R, LA JUNTA MEADOWS, RECORDED IN CABINET B, SLIDE 11, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING 5.00 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NUMBER 1342, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 386, DATE _____

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THE 9th DAY OF FEBRUARY 2015

George A. Conley
COUNTY JUDGE
Mark R. Roy

George A. Conley
PRECINCT #1 COMMISSIONER
George Conley

George A. Conley
PRECINCT #2 COMMISSIONER
Craig Peterson

George A. Conley
PRECINCT #3 COMMISSIONER
Larry Walden

George A. Conley
PRECINCT #4 COMMISSIONER
Steve Duran

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.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

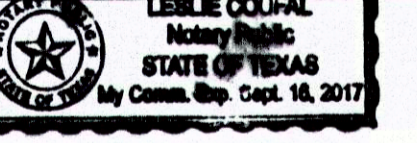
I, Steve Funchess, the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within 5 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except _____ miles from said _____, Parker County, Texas.

Steve Funchess
Signature of Owner

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Steve Funchess, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 6th day of January, 2015
Leslie Coufal
Notary Public

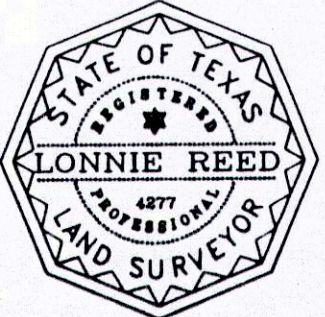


Ownership:
Steve Funchess
153 Cindy Lane
Weatherford, TX 76086

TRI COUNTIES SURVEYING
116 LOCUST STREET, AZLE TX 76020
PHONE: 817-444-2355 FAX: 817-444-4387
surveying@tricountiessurveying.com
FIRM REGISTRATION: 100577-00
BJ 14110197

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277



12-02-2014

14310.001.021.00