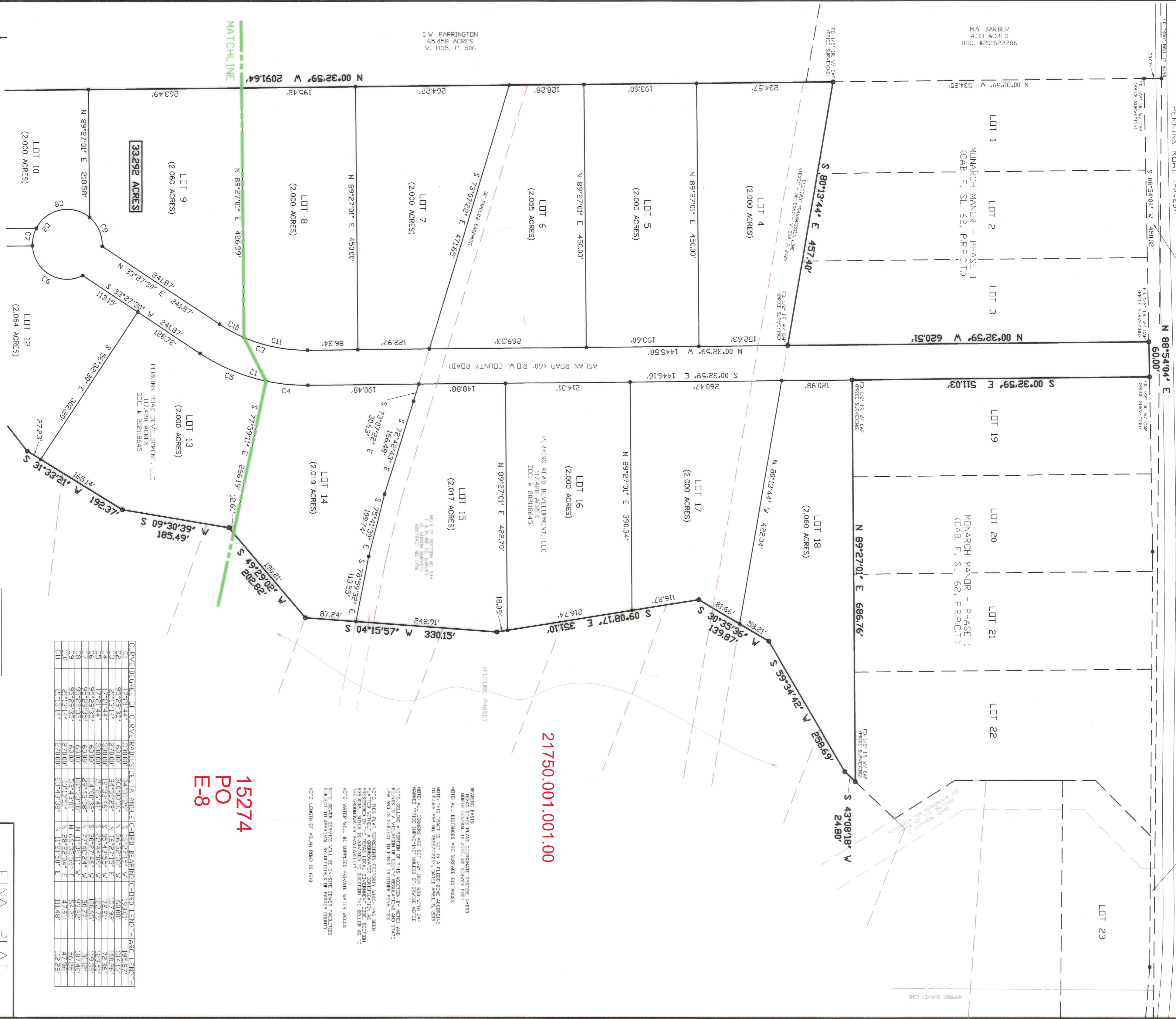


M.A. BARBER  
 4.33 ACRES  
 DDC: #201622286

C.W. FARRINGTON  
 65.458 ACRES  
 V. 1135, P. 506



21750.001.001.00

15274  
 PO  
 E-8

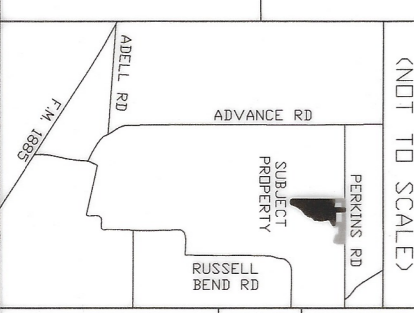
CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95.62475°	3300.0'	S 46.27130° W	193.01'	193.87'	
C2	211.3144°	3000.0'	S 62.72130° W	193.01'	193.87'	
C3	211.3144°	2700.0'	S 64.0029° N	16.27135° E	159.92'	
C4	17.2144°	3300.0'	S 21.93748° W	12.2144° E	160.26'	
C5	17.2144°	3300.0'	S 21.93748° W	12.2144° E	160.26'	
C6	95.29335°	6000.0'	S 30.2746° W	100.65'	119.39'	
C7	95.29335°	6000.0'	S 30.2746° W	100.65'	119.39'	
C8	95.29335°	6000.0'	S 30.2746° W	100.65'	119.39'	
C9	95.29335°	6000.0'	S 30.2746° W	100.65'	119.39'	
C10	211.3144°	2700.0'	N 56.32702° E	47.51'	36.62'	
C11	211.3144°	2700.0'	N 56.32702° E	47.51'	36.62'	

BRIDGE BASE SYSTEM COORDINATE SYSTEM, NUMBER NORTH CENTRAL TX ZONE, US SURVEY FOOT  
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
 NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48867C0242R, DATED APRIL 5, 2019  
 NOTE: ALL OWNERS ARE SET 1/2" HIGH RED WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED  
 NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GRADUATED CERTIFICATION AS REQUIRED BY THE TEXAS PROFESSIONAL SURVEYING ACT, SECTION 220.001, WHICH IS THE BASIS OF THE QUESTION IN CONNECTION WITH THE GRADUATED AVAILABILITY.  
 NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS  
 NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY  
 NOTE: LENGTH OF ASLAN ROAD IS 1918'

**OWNER INFORMATION**  
 PERKINS ROAD DEVELOPMENT, LLC  
 PO BOX 1195  
 WEATHERFORD, TX 76086  
 PH. 817-694-2067

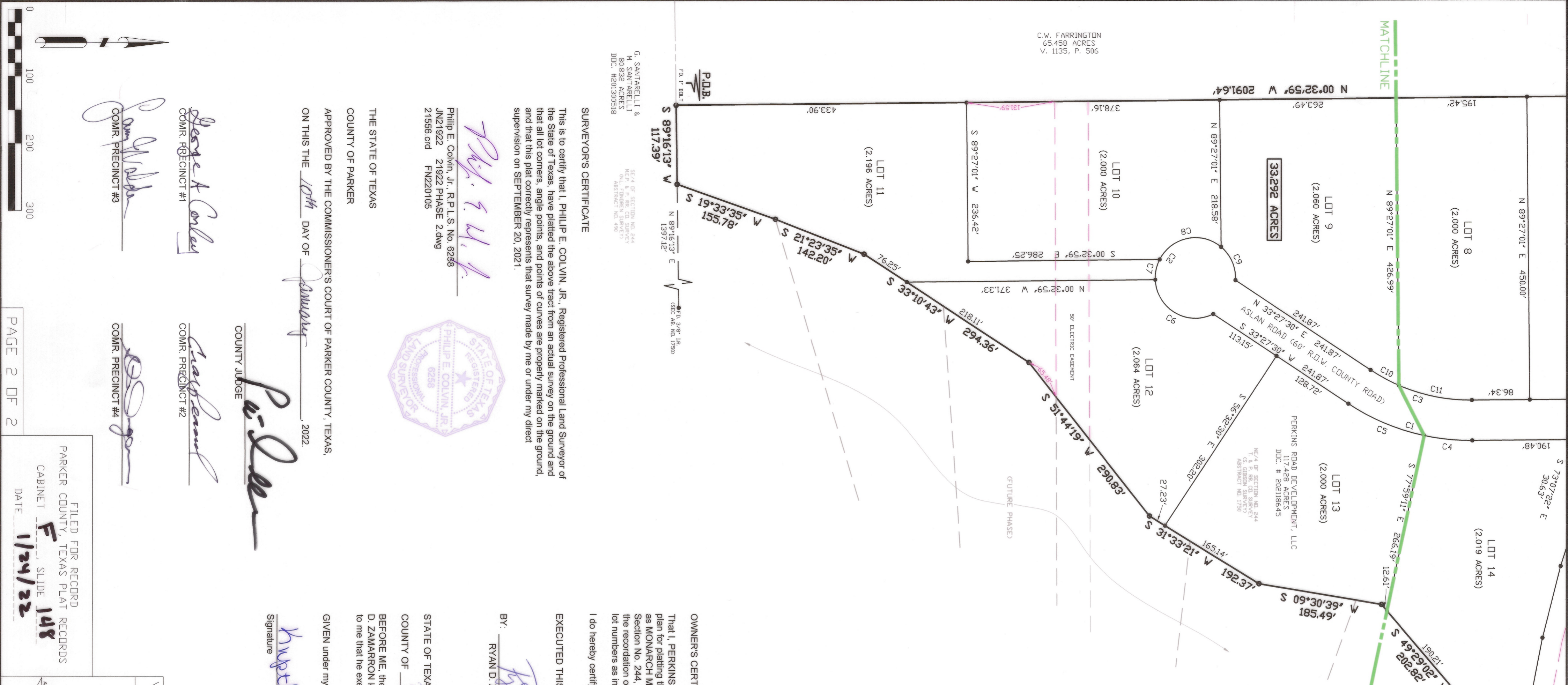
PAGE 1 OF 2

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET SLIDE 148  
 DATE 1/24/22



**SURVEYOR**  
 PHILIP E. COLVIN, JR.  
 PRICE SURVEYING  
 FIRM #10034200  
 213 SOUTH DAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841

**FINAL PLAT**  
**MONARCH MANDR**  
**PHASE 2**  
**LOTS 4 THRU 18**  
 BEING A SUBDIVISION OF 33.292 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 244, T. & P. RR. CO. SURVEY (S. GIBSON SURVEY), ABSTRACT NO. 1750 PARKER COUNTY, TEXAS  
 PLAT DATE: JANUARY 5, 2022



C.V. FARRINGTON  
65.458 ACRES  
V. 1135, P. 506

G. SANTARELLI &  
M. SANTARELLI  
REGISTERED PROFESSIONAL LAND SURVEYORS  
DDC # 8201300518

SECTION 4 OF SECTION NO. 244  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 428

**SURVEYOR'S CERTIFICATE**

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on SEPTEMBER 20, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 62368  
JN21922 21922 PHASE 2.dwg  
21566.crd FM220105



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
ON THIS THE 10th DAY OF January, 2022.

COUNTY JUDGE P. D. Decker

George H. Conley  
COMR. PRECINCT #1

Charles Bennett  
COMR. PRECINCT #2

James M. Miller  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4



FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F SLIDE 148  
DATE 1/24/22



SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FTRM #10034200  
213 S DOUTH DAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
MONARCH MANOR  
PHASE 2  
LOTS 4 THRU 18  
BEING A SUBDIVISION OF 33.292 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 244, T. & P. RR. CO. SURVEY (S. GIBSON SURVEY), ABSTRACT NO. 1750 PARKER COUNTY, TEXAS  
PLAT DATE: JANUARY 5, 2022

**LEGAL DESCRIPTION**

Of a 33.292 acres tract of land out of the Northeast 1/4 of Section No. 244, T. & P. RR. Co. Survey (S. Gibson Survey), Abstract No. 1750, Parker County, Texas; being part of a certain 117.428 acres tract described in Document No. 202118645 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "1" bolt at the southwest corner of said 117.428 acres tract and in the north line of a certain 80.832 acres tract described in Document No. 201300518 of said Official Public Records and at the southeast corner of a certain 65.458 acres tract described in Volume 1135, Page 506 of the Real Records of Parker County, Texas for the southwest and beginning corner of this tract: Whence a found 3/8" iron rod at the southeast corner of said S. Gibson Survey bears N. 89 deg. 16 min. 13 sec. E. 1514.51 feet.

Thence N. 00 deg. 32 min. 59 sec. W. 2091.64 feet along the west line of said 117.428 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 1 of Monarch Manor, Phase 1, according to plat recorded in Cabinet F, Slide 62 of the Plat Records of Parker County, Texas; for the most westerly northwest corner of this tract.

Thence S. 80 deg. 13 min. 44 sec. E. 457.40 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Lot 3 of said Phase 1 for an all corner of this tract.

Thence N. 00 deg. 32 min. 59 sec. W. 620.51 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Perkins Road (paved) and at the northeast corner of said Lot 3 for the most northerly northwest corner of this tract.

Thence N. 88 deg. 54 min. 04 sec. E. 60.00 feet along the south right of way line of said Perkins Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 19 of said Phase 1 for the most northerly northeast corner of this tract.

Thence S. 00 deg. 32 min. 59 sec. E. 511.03 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 19 for an all corner of this tract.

Thence N. 89 deg. 27 min. 01 sec. E. 686.76 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most southerly southeast corner of Lot 22 of said Phase 1 for the most easterly northeast corner of this tract.

Thence over and across said 117.428 acres tract the following courses and distances:

- S. 43 deg. 08 min. 18 sec. W. 24.80 feet
- S. 59 deg. 34 min. 42 sec. W. 258.69 feet
- S. 30 deg. 35 min. 36 sec. W. 139.87 feet
- S. 09 deg. 08 min. 17 sec. E. 351.10 feet
- S. 04 deg. 15 min. 57 sec. W. 330.15 feet
- S. 49 deg. 29 min. 02 sec. W. 202.82 feet
- S. 09 deg. 30 min. 39 sec. W. 185.49 feet
- S. 31 deg. 33 min. 21 sec. W. 192.37 feet
- S. 51 deg. 44 min. 19 sec. W. 290.83 feet
- S. 33 deg. 10 min. 43 sec. W. 294.36 feet
- S. 21 deg. 23 min. 35 sec. W. 142.20 feet
- S. 19 deg. 33 min. 35 sec. W. 135.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 117.428 acres tract and in the north line of said 80.832 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 16 min. 13 sec. W. 117.39 feet to the place of beginning.

**OWNERS CERTIFICATE**

That I, PERKINS ROAD DEVELOPMENT, LLC, the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as MONARCH MANOR, PHASE 2. This plat being a subdivision of 33.292 acres out of the Northeast 1/4 of Section No. 244, T. & P. RR. Co. Survey (S. Gibson Survey), Abstract No. 1750, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 10th DAY OF January, 2022

BY: [Signature]  
RYAN D. ZAMARRON, Manager

STATE OF TEXAS  
COUNTY OF Parker

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Sula Beale  
2022022922  
02:28 PM  
Fees: \$67.00  
Lisa Deskie, County Clerk  
Parker County, Texas  
Plat

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 10th day of January, 2022

Signature Huyler DRE



FINAL PLAT  
MONARCH MANOR  
PHASE 2  
LOTS 4 THRU 18  
BEING A SUBDIVISION OF 33.292 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 244, T. & P. RR. CO. SURVEY (S. GIBSON SURVEY), ABSTRACT NO. 1750 PARKER COUNTY, TEXAS  
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