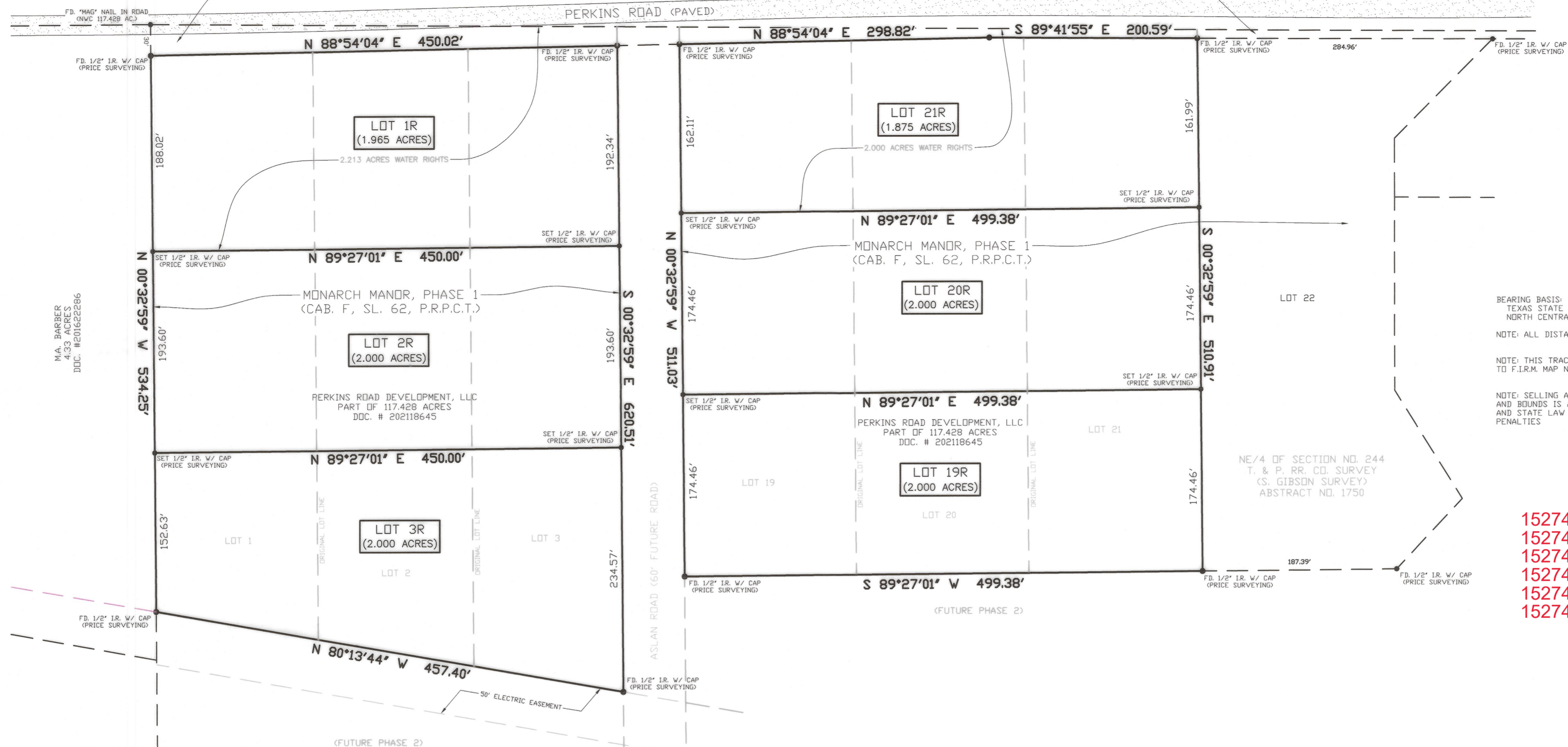


0.677 ACRE DEEDED TO PARKER COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0125F, DATED APRIL 5, 2019
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

15274.001.003.00
15274.001.002.00
15274.001.001.00
15274.001.021.00
15274.001.020.00
15274.001.019.00

OWNER'S CERTIFICATE

That I, PERKINS ROAD DEVELOPMENT, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1R, LOT 2R, LOT 3R, LOT 19R, LOT 20R and LOT 21R, MONARCH MANOR, PHASE 1, 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 6th DAY OF January, 2022

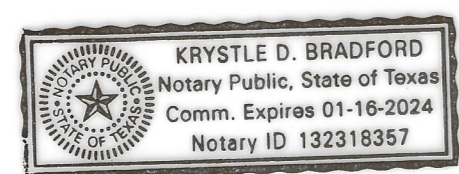
BY: [Signature]
RYAN D. ZAMARRON, Manager

STATE OF TEXAS
COUNTY OF Parker

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 6th day of January, 2022

[Signature]
Signature



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 14th DAY OF February, 2022.

[Signature] COUNTY JUDGE
[Signature] COMR. PRECINCT #1
[Signature] COMR. PRECINCT #2
[Signature] COMR. PRECINCT #3
[Signature] COMR. PRECINCT #4

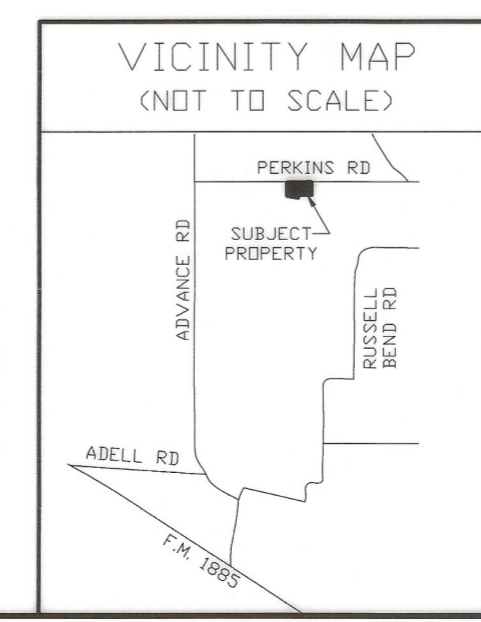
SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21922 21556.crd 21922 PHASE 1 REV.dwg



15274
PO
E-8



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
Lila Deakle
202206091
02/17/2022 09:28 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F167

REPLAT	
MONARCH MANOR, PHASE 1 LOT 1R, LOT 2R, LOT 3R, LOT 19R, LOT 20R AND LOT 21R	
BEING A REPLAT OF ALL OF LOT 1, LOT 2, LOT 3, LOT 19, LOT 20 AND LOT 21 OF MONARCH MANOR, PHASE 1, ACCORDING TO PLAT RECORDED IN PLAT CABINET F, SLIDE 62 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS	
PLAT DATE: JANUARY 5, 2022	
SURVEYOR	
PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	

