

OWNER'S CERTIFICATE

That I, EDWARD ALEXANDER CHILDS, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 23-A and LOT 23-B of OAK TREE RANCH ESTATES, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lot 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 17<sup>th</sup> DAY OF August, 2020

BY: [Signature]  
EDWARD ALEXANDER CHILDS

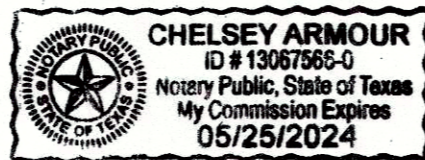
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EDWARD ALEXANDER CHILDS, 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 17<sup>th</sup> day of August, 2020

[Signature]  
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 11 DAY OF August, 2020.

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

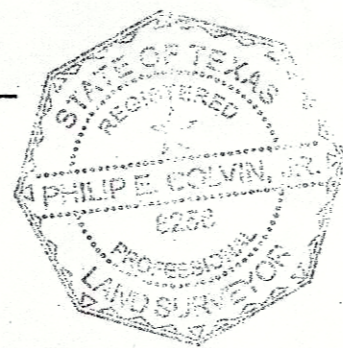
[Signature]  
COMR. PRECINCT #3

[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 MARCH 20, 2019.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN20657 171062.crd



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]  
Lila Deakle

202024736  
08/11/2020 01:57 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°55'24"	1959.86'	5°55'15"	N 01°33'47" E	202.43'	202.52'

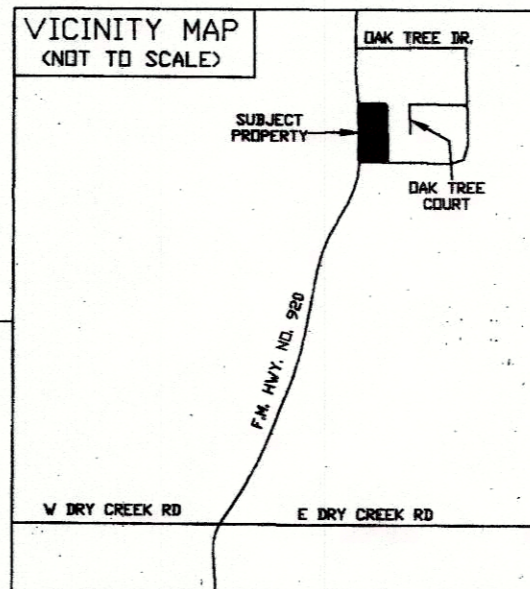
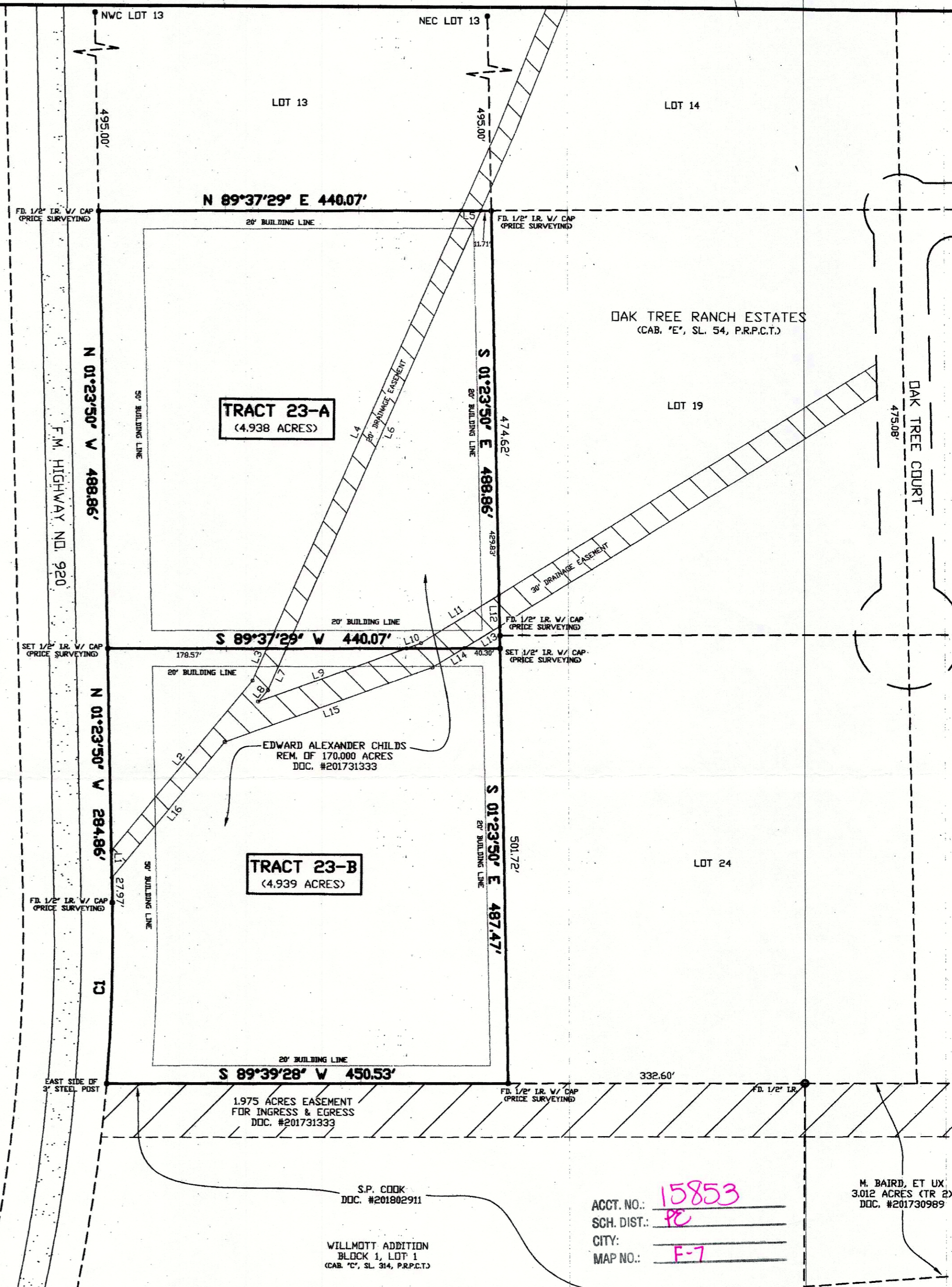
LINE	BEARING	DISTANCE
L1	N 01°23'50" W	30.62'
L2	N 39°22'55" E	247.93'
L3	N 23°46'28" E	39.05'
L4	N 23°46'28" E	535.67'
L5	N 89°37'29" E	21.92'
L6	S 23°46'28" W	535.67'
L7	S 23°46'28" W	50.76'
L8	S 39°22'55" W	17.16'
L9	N 69°58'16" E	176.94'
L10	N 69°58'16" E	17.12'
L11	N 58°17'57" E	102.45'
L12	S 01°23'50" E	34.75'
L13	S 58°17'57" W	46.70'
L14	S 58°17'57" W	41.29'
L15	S 69°58'16" W	247.87'
L16	S 39°22'55" W	197.74'

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

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY



ACCT. NO.: 15853  
SCH. DIST.: PC  
CITY: \_\_\_\_\_  
MAP NO.: F-7

M. BAIRD, ET UX,  
3.012 ACRES (CTR 2)  
DOC. #201730989

FILED FOR RECORDS  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET E SLIDE 367  
DATE 8-11-20

15853.001-023.00  
SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

REPLAT  
LOT 23-A & LOT 23-B  
OAK TREE RANCH ESTATES  
BEING A REPLAT OF LOT 23 OF  
OAK TREE RANCH ESTATES,  
ACCORDING TO PLAT RECORDED IN  
CABINET E, SLIDE 54 OF THE  
PLAT RECORDS OF  
PARKER COUNTY, TEXAS  
PLAT DATE: AUGUST 5, 2020

