

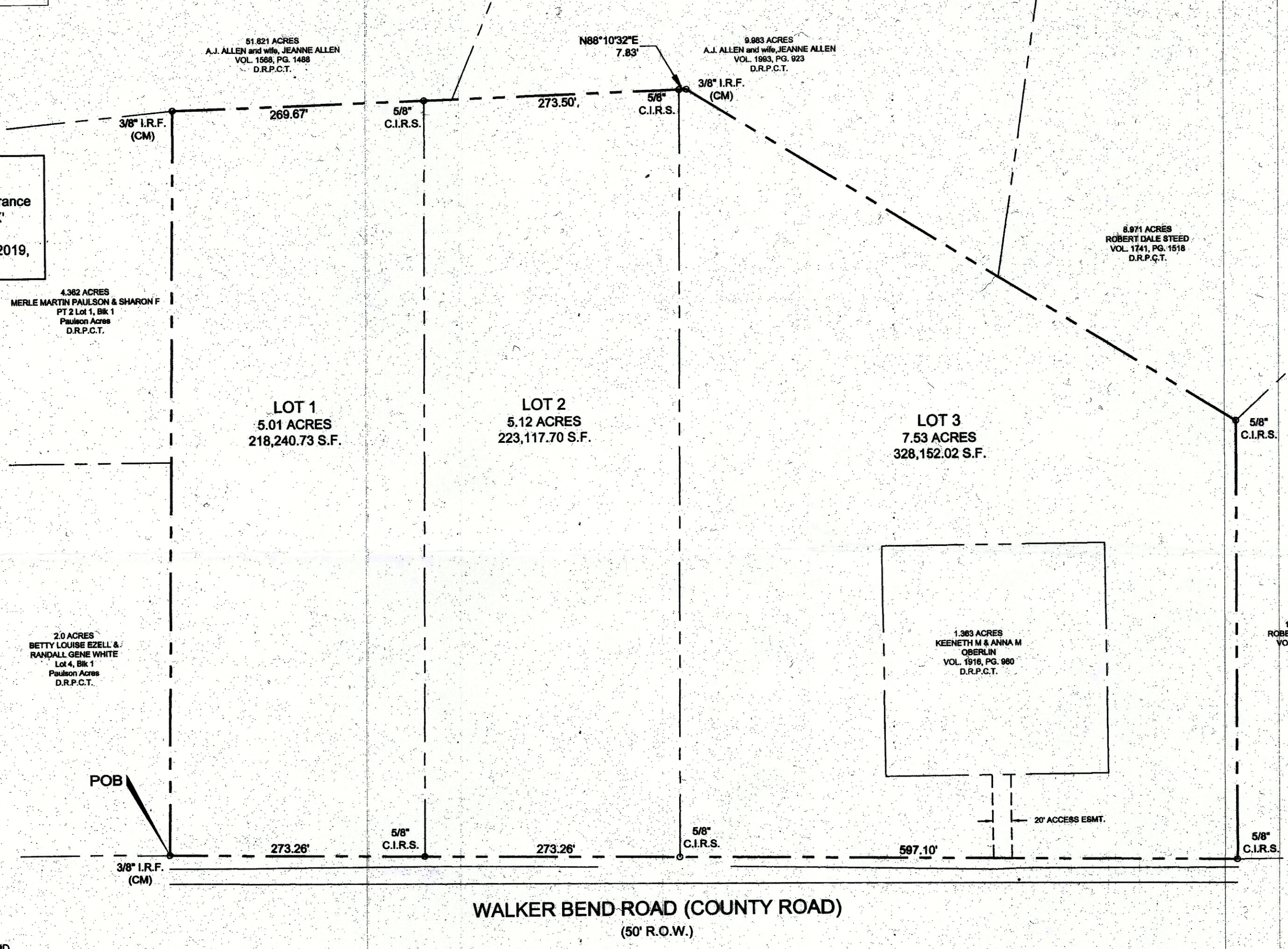
NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
 NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

NOTES:
 1) Basis of bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Texas Zone 4202, as derived from GPS vectors obtained from Western Data Systems RTK Network.
 2) This property lies outside any City or Town ETJ, in Parker County, Texas.
 3) The sole purpose of this plat is to create three revised lots from a 19.028 acre tract.
 4) Covenants and Restrictions have been viewed and this replat does not amend or remove any covenants and restrictions filed on the property.
 5) This plat represents property which has been platted without a Groundwater Certification Study, as prescribed in the Texas Local Government Code, Section §232.0032. Buyer is advised to question seller as to groundwater availability.

WHEREAS, KENNETH M OBERLIN and spouse, ANNA M OBERLIN, are the owners of a 1.363 acre tract of land, and an 17.665 acres tract of land out of the D. WHITE SURVEY, Abstract No. 1614, Parker County, Texas and embracing all of that certain 19.028 acre tract as described in deed to Kenneth Mark Oberlin and spouse, Anna M. Oberlin recorded in Volume 1916, Page 880, and being more particularly described by metes and bounds as follows:
 BEGINNING at a 3/8" iron rod found lying in the North Right of Way line of Walker Bend Road (County Road) for the Southwest corner of said 19.028 acres tract, said point also being the Southwest corner of Lot 1, a 5.01 acres tract per this plat;
 THENCE Departing the aforementioned North Right of Way line of Walker Bend Road (County Road), North 00 degrees 49 minutes 42 seconds East, a distance of 798.26 feet to a 3/8" iron rod found for corner, said point being the Northwest corner of the aforementioned Lot 1;
 THENCE North 88 degrees 10 minutes 32 seconds East, a distance of 269.67 feet to a 5/8" capped iron rod set for corner, said point being the Northeast corner of Lot 1, said point also being the Northwest corner of Lot 2, a 5.12 acres tract per this plat;
 THENCE North 88 degrees 10 minutes 32 seconds East, a distance of 273.50 feet to a 5/8" capped iron rod set for corner, said point being the Northeast corner of the aforementioned Lot 2, and also being the Northwest corner of Lot 3, a 7.53 acres tract per this plat;
 THENCE North 88 degrees 10 minutes 32 seconds East, a distance of 7.83 feet to a 3/8" iron rod found for corner, said point being the Northern most point of Lot 3 and the aforementioned 19.028 acres tract;
 THENCE South 58 degrees 29 minutes 32 seconds East, a distance of 685.48 feet to a 5/8" capped iron rod set for corner, said point being the Northeast corner of Lot 3;
 THENCE South 00 degrees 22 minutes 57 seconds West, a distance of 472.42 feet to a 5/8" capped iron rod set for corner, said point being in the aforementioned North Right of Way line of Walker Bend Road (County Road), and also being the Southeast corner of Lot 3 and the aforementioned 19.028 acres tract.
 THENCE along the aforementioned North Right of Way line North 89 degrees 15 minutes 06 seconds West, a distance of 597.10 feet to a 5/8" capped iron rod set for corner, said point being the Southwest corner of Lot 3, and the Southeast corner of Lot 1 per this plat;
 THENCE continuing along said North Right of Way line of Walker Bend Road (County Road) North 89 degrees 15 minutes 06 seconds West a distance of 273.26 feet to a 5/8" capped iron rod set for corner, said point being the Southwest corner of Lot 2, and the Southeast corner of Lot 1 per this plat;
 THENCE continuing along said North Right of Way line of Walker Bend Road (County Road) North 89 degrees 15 minutes 06 seconds West a distance of 273.26 feet, for a total of 1,143.62 feet to the aforementioned 3/8" iron rod found, said point being at POINT OF BEGINNING and containing 19.028 Acres of land or 828,882.18 Sq. Ft. more or less.

OWNER:
 MARK OBERLIN
 220 WALKER BEND ROAD
 WEATHERFORD, TX 76088

Flood Statement
 According to the F.E.M.A. Flood Insurance Rate Map, property lies in the Zone 'X' flood zone according to Panel No. 48367C0250F effective date April 5, 2019, by scale.



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, KENNETH M OBERLIN, does hereby adopt this plat designating the herein above described property as OBERLIN ACRES, an addition to Parker County, Texas.
 WITNESS, my hand, this 25 day of September 2020.

By *Kenneth M. Oberlin*
 Kenneth M. Oberlin, Owner

STATE OF TEXAS
 COUNTY OF PARKER

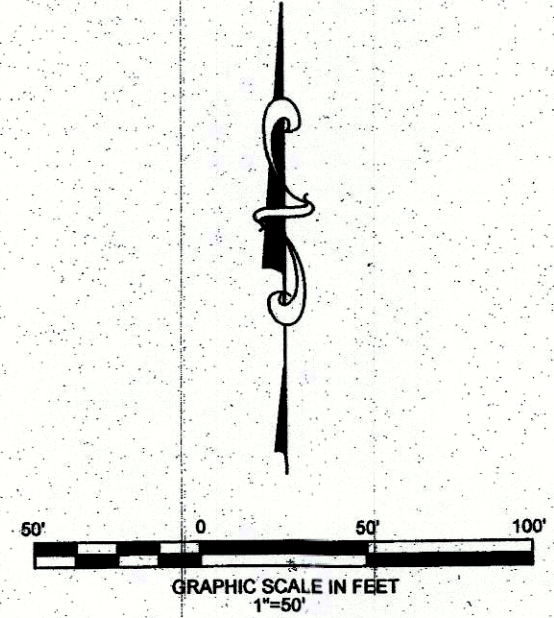
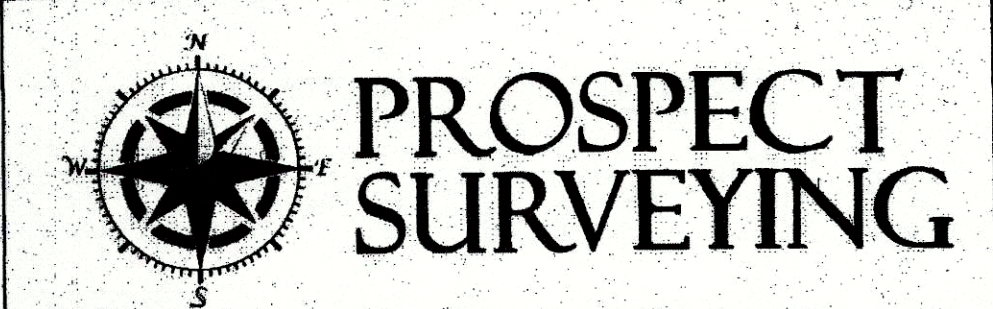
BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Kenneth M. Oberlin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 25 day of September 2020.
Heather Edwards
 NOTARY PUBLIC in and for the STATE OF TX

"CERTIFICATE OF APPROVAL"
 I hereby certify that this plat was approved this 28 day of September 2020, by the Parker County Commissioners' Court, and may be filed for record in the Plat Records of Parker County by the Parker County Clerk.
 County Judge: *George A. Conley*
 Commissioner Precinct 1: *[Signature]*
 Commissioner Precinct 2: *[Signature]*
 Commissioner Precinct 3: *[Signature]*
 Commissioner Precinct 4: *[Signature]*

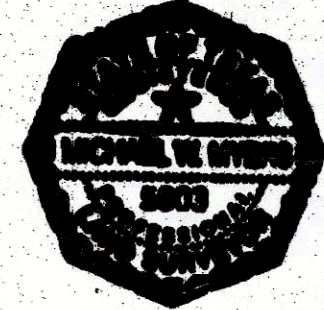
- * LEGEND *
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.H.C.T. DEED RECORDS, HOOD COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS, HOOD COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL VOLUME
 - PG PAGE
 - NO NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE

9631 BOAT CLUB RD., FORT WORTH TX 76179
 FIE #17-960-7385 FIRM NO. 10194267



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers
 Michael W. Myers, R.P.L.S.
 Texas Registration No. 5803
 Surveyed on the ground: 7/8/20



FILED AND RECORDED [REDACTED] **FINAL PLAT**
 OFFICIAL PUBLIC RECORDS
Lila Deable
 202031197
 09/29/2020 08:18 AM
 Fee: 75.00
 Lila Deable, County Clerk
 Parker County, Texas
 PLAT

OBERLIN ACRES
 a
19.028 ACRE TRACT
 out of the
D. WHITE SURVEY, Abstract No. 1614
 Parker County, Texas
D.R.P.C.T.
 SEPTEMBER, 2020

E-594
 21614-002-003-00 21614-002-003-50
 DRAWN BY: DS JOB NO: 20-871 (20-532)