

- ### Notes
- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
 - This property is not located within any ETJ.
 - The purpose of this replat is to combine Lots 58 and 59 into a single lot.
 - 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.
 - Water Source is from private water wells.
 - Sewer service will be on-site sewer facilities subject to approval by officials of Parker County.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202123449
 05/14/2021 02:05 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

Flood Statement
 According to Community Panel Number 48367C0150E, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certification

BEING a 4.020 acre tract of land situated in the M.E.P. & RR. Co. Survey, Abstract Number 1269, Parker County, Texas, and being all of Lots 58 and 59, Paradise Meadows, an addition to Parker County, Texas, according to the plat recorded in Cabinet E, Slide 656, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows;
 BEGINNING at a 5/8" CAPPED IRON ROD FOUND STAMPED "BHB" at the northwest corner of said Lot 58, same being the northeast corner of Lot 57, said Paradise Meadows, and being on the South right-of-way line of Paradise Parkway, a 60' right-of-way;
 THENCE North 89 Degrees 33 Minutes 45 Seconds East, along said South right-of-way line, at a distance of 159.32 feet, passing a 5/8" CAPPED IRON ROD FOUND STAMPED "BHB" at the northeast corner of said Lot 59, same being the northwest corner of Lot 60, said Paradise Meadows;
 THENCE South 00 Degrees 26 Minutes 15 Seconds East, departing said South right-of-way line and along the East line of said Lot 59, being common with the West line of said Lot 60, a distance of 496.22 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "BHB" at the southeast corner of said Lot 59, same being the southwest corner of said Lot 60, and being on the North line of Lot 71, said Paradise Meadows;
 THENCE South 77 Degrees 30 Minutes 52 Seconds West, departing said common line and along the South lines of said Lots 59 and 58, being common with the North lines of Lots 71 thru 73, said Paradise Meadows, at a distance of 174.05 feet, passing a 5/8" CAPPED IRON ROD FOUND STAMPED "BHB" at the southwest corner of said Lot 59, same being the southeast corner of said Lot 58, and continuing in all 336.96 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Lot 58, same being the southeast corner of said Lot 57;
 THENCE North 00 Degrees 26 Minutes 15 Seconds West, departing said common line and along the West line of said Lot 58, being common with the East line of said Lot 57, a distance of 566.55 feet, to the POINT OF BEGINNING, and containing 4.020 acres or 175,112 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
 That David S. Smith and Joan M. Smith, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 58R, PARADISE MEADOWS, an addition to Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS, my hand, this the 5 day of JUNE 2021.

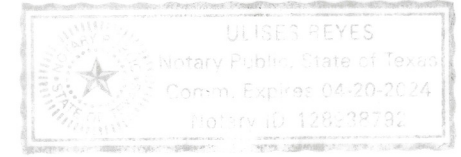
David S. Smith
 Name: David S. Smith

STATE OF TEXAS *
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared DAVID S. SMITH, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 the 5 day of JUNE 2021.

Ulises Reyes
 Notary Public



WITNESS, my hand, this the 5 day of JUNE 2021.

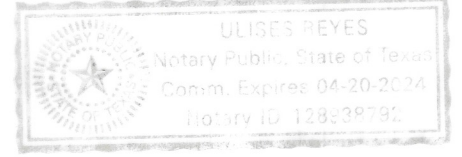
Joan M. Smith
 Name: Joan M. Smith

STATE OF TEXAS *
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared JOAN M. SMITH, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 the 5 day of JUNE 2021.

Ulises Reyes
 Notary Public



ACCT NO: 16042
SC DIST: PO

16042.001.058.00
16042.001.059.00

LEGEND
 D.R.P.C.T. = Deed Records, Parker County, Texas
 P.R.P.C.T. = Plat Records, Parker County, Texas
 CCF# = County Clerk's File Number
 IRF = Iron Rod Found
 IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

Owner
 David and Joan Smith
 118 Dogwood Drive
 Krugerville, Tx 76227

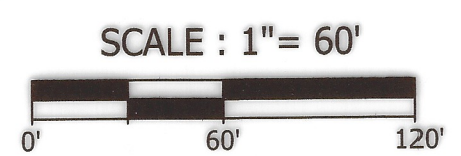
REPLAT OF LOT 58R
PARADISE MEADOWS
 BEING a replat of Lots 58 and 59, Paradise Meadows, an addition to Parker County, according to the plat recorded in Cabinet E, Slide 656, Plat Records, Parker County, Texas.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:
 That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Parker County, Texas.

Executed this the 01st day of June, in the year of our Lord 2021.

Jeremy Luke Deal
 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



STATE OF TEXAS *
 COUNTY OF PARKER *

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14 day of June 2021.

Pat Deen
 Pat Deen, County Judge

George Conley
 George Conley, Commissioner Precinct #1

Larry Walden
 Larry Walden, Commissioner Precinct #3

Craig Peacock
 Craig Peacock, Commissioner Precinct #2

Steve Dugan
 Steve Dugan, Commissioner Precinct #4

Project Number: 210137 Date: April 22, 2021
 Revised Date:
 Revision Notes:
 Sheet 1 of 1



REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

E 781