

NOTES:

ALL CORNERS ARE CAPPED IRON SET UNLESS NOTED.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

I, ROY OWENS, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Roy Owens*  
ROY OWENS

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS Roy Owens and Chetta Owens, being the owners of that certain 8.08 acre tract of land more particularly described as follows:

Description for a 8.08 acre tract of land situated in the L.J. MALOTT SURVEY, Abstract No. 2031, Parker County, Texas, said tract being that certain tract of land described as First Tract and Second Tract in deed to Roy Owens and Chetta Owens recorded in Volume 1612, Page 1505, Real Records, Parker County, Texas and being more particularly described as follows:

- BEGINNING at a railroad tie fence post found in the West line of Rhoades Lane, said post being per deed call 1081.25 feet South and 14.73 feet West of the Northeast Corner of the said MALOTT SURVEY;
- THENCE S 00°19'29" E, along the West line of said Rhoades Lane, 269.55 feet to a 2" metal fence post found;
- THENCE S 00°28'13" E, along the West line of said Rhoades Lane, 235.42 feet to the Southeast corner of said Owens tract;
- THENCE S 88°49'06" W, along the common line of said Owens tract and that certain tract of land described by deed to David Plato Jr. and Paula Plato, recorded in Volume 1935, Page 1916, Real Records, Parker County, Texas, 1025.62 feet to a 1/2" iron found at the most Southerly Southeast corner of that certain tract of land described by deed to Carol Joan Rochester, recorded in Volume 2251, Page 994, Real Records, Parker County, Texas;
- THENCE N 04°38'01" E, along the common line of said Owens tract and said Rochester tract, 177.11 feet to a 2" metal fence post found;
- THENCE N 69°58'17" E, along the North line of said Owens tract, 380.49 feet to a railroad tie fence post found;
- THENCE N 70°28'35" E, along the North line of said Owens tract, 621.63 feet to a railroad tie fence post found;
- THENCE N 79°50'16" E, along the North line of said Owens tract, 65.30 feet to the POINT OF BEGINNING and containing 8.08 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Roy Owens and Chetta Owens, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

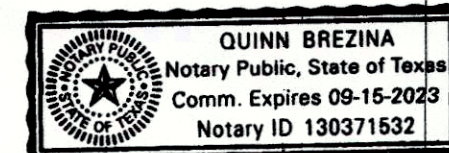
Lots 1 and 2,  
POST OAK ESTATES,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 5th day of June, 2020.

*Roy Owens*  
Roy Owens

*Chetta Owens*  
Chetta Owens



STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

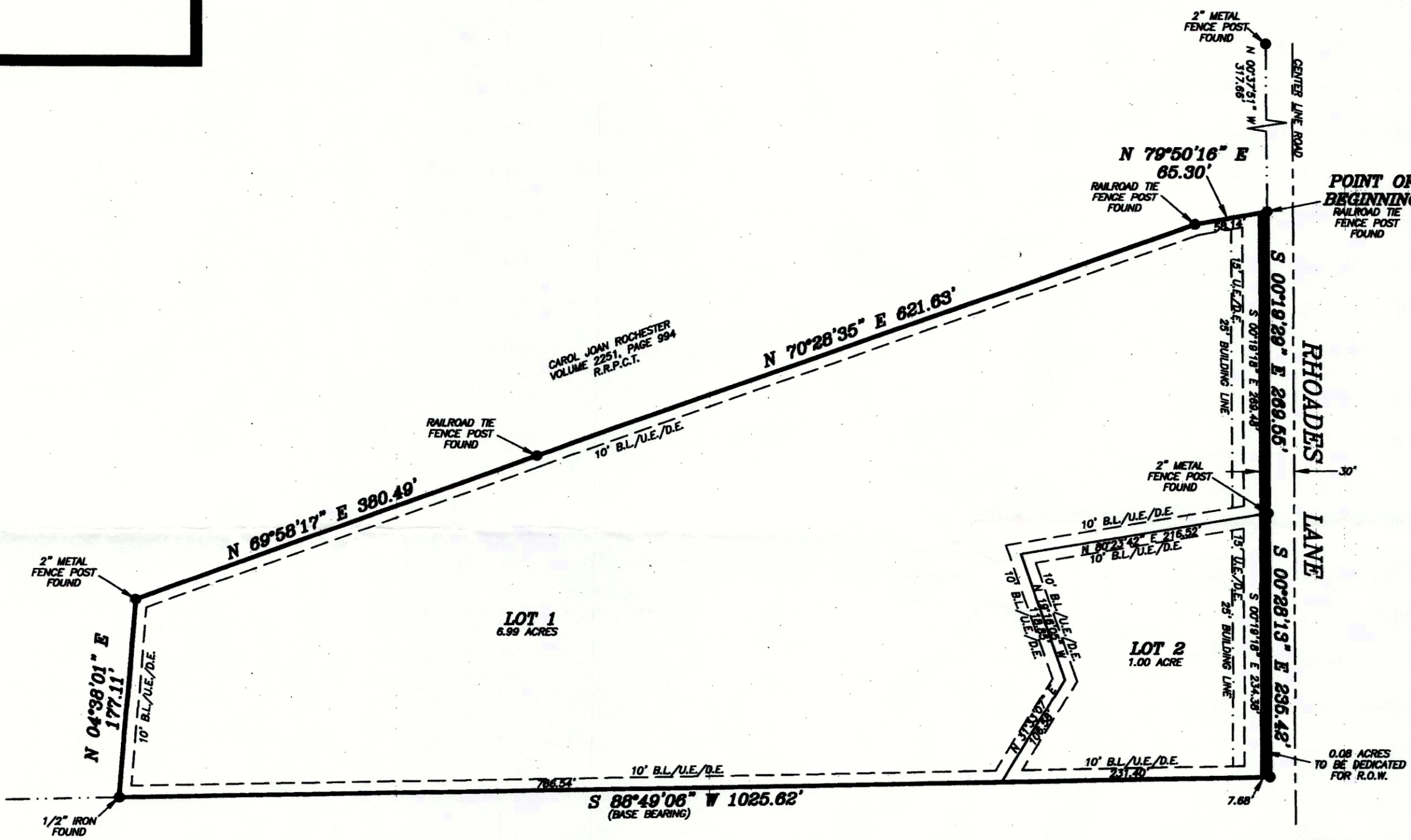
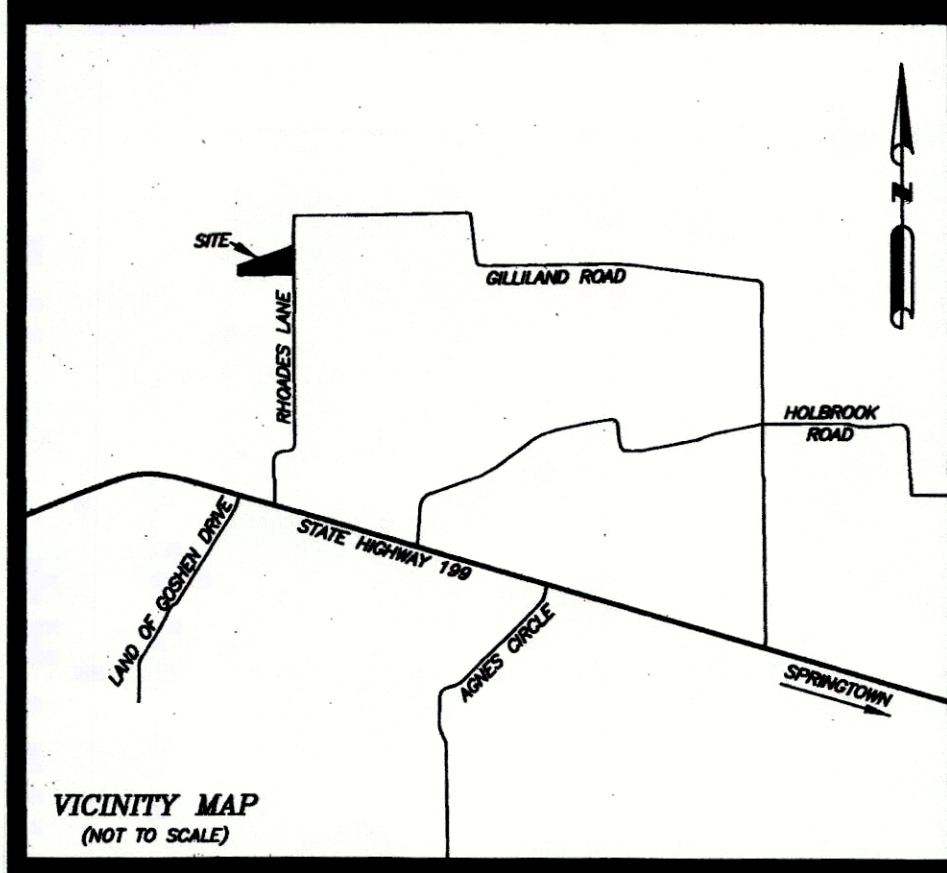
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of June, 2020.

*Quinn Brezina*  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 5th DAY OF June, 2020.

COUNTY JUDGE  
*George A. Guley* Commissioner Precinct #1  
*Sam Walden* Commissioner Precinct #3  
*Craig [unclear]* Commissioner Precinct #2  
*[unclear]* Commissioner Precinct #4



DAVID PLATO JR.  
PAULA PLATO  
VOLUME 1935, PAGE 1916  
R.R.P.C.T.

CAROL JOAN ROCHESTER  
VOLUME 2251, PAGE 994  
R.R.P.C.T.

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
817-584-9027  
surveys@nrbsurveying.com  
FIRM NO. 10188800

OWNER/DEVELOPER:  
ROY OWENS  
CHETTA OWENS  
1021 RHOADES LANE  
SPRINGTOWN TX, 76082  
(817)800-9339



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
APRIL 29, 2020

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202016227  
06/09/2020 01:32 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

SCALE 1" = 100'

E 526

ACCT. NO.: 116331  
SCH. DIST.: SP  
CITY: I-4  
MAP NO.:  
22031.009.000.00  
22031.011.000.04  
22031.011.000.00

Final Plat Showing  
Lots 1 and 2,  
POST OAK ESTATES,  
an Addition to Parker County, Texas and being 8.08  
acres of land situated in the L.J. MALLOT SURVEY,  
Abstract No. 2031, Parker County, Texas.