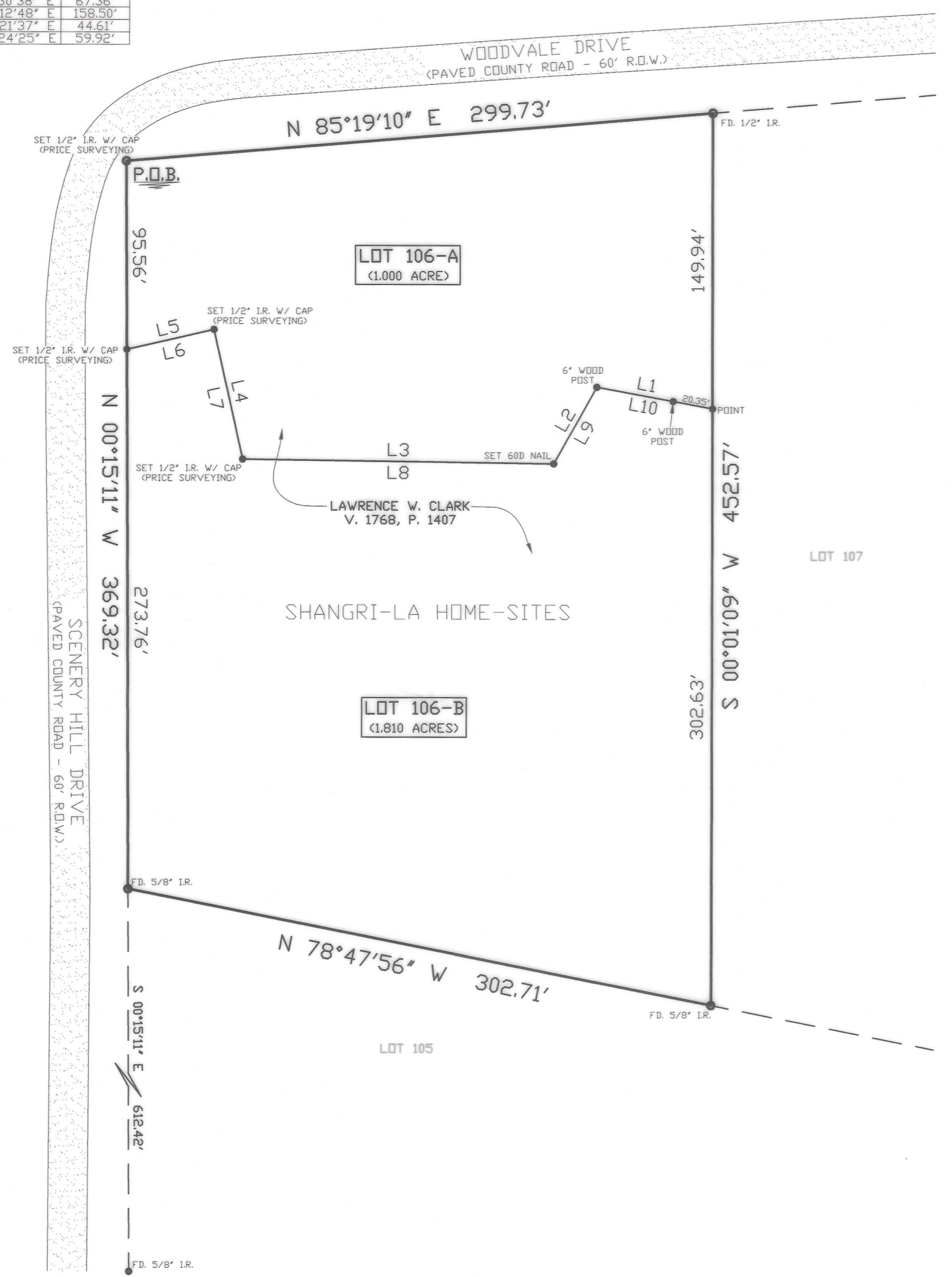


LINE	BEARING	DISTANCE
L1	N 79°24'25" W	59.92'
L2	S 29°21'37" W	44.61'
L3	N 69°12'48" W	158.50'
L4	N 12°30'38" W	67.36'
L5	S 77°07'16" W	45.54'
L6	N 77°07'16" E	45.54'
L7	S 12°30'38" E	67.36'
L8	S 69°12'48" E	158.50'
L9	N 29°21'37" E	44.61'
L10	S 79°24'25" E	59.92'



OWNER'S CERTIFICATE

That I, LAWRENCE W. CLARK, the owner of the land shown hereon, of which there is no lienholder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 106-A and LOT 106-B of SHANGRI-LA HOME-SITES, 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 14 DAY OF July, 2023

BY: Lawrence W. Clark
LAWRENCE W. CLARK

LEGAL DESCRIPTION:

Of a 2.810 acres tract of land, being all of Lot 106 of Shangri-La Home-Sites, according to plat recorded in Volume 359-A, Page 97 of the Plat Records of Parker County, Texas; being the same tract described in Volume 1768, Page 1407 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the intersection of the south right of way line of Woodvale Drive (paved) and the east right of way line of Scenery Hill Drive (paved) and at the northwest corner of said Lot 106 for the northwest and beginning corner of this tract.

Thence N. 85 deg. 19 min. 10 sec. E. 299.73 feet along the south right of way line of said Woodvale Drive to a found 1/2" iron rod at the northwest corner of Lot 107 of said Shangri-La Home-Sites for the northeast corner of this tract.

Thence S. 00 deg. 01 min. 09 sec. W. 452.57 feet to a found 5/8" iron rod at the southwest corner of said Lot 107 and in the north line of Lot 105 of said Shangri-La Home-Sites for the southeast corner of this tract.

Thence N. 78 deg. 47 min. 56 sec. W. 302.71 feet to a found 5/8" iron rod in the east right of way line of said Scenery Hill Drive and at the northwest corner of said Lot 105 for the southwest corner of this tract.

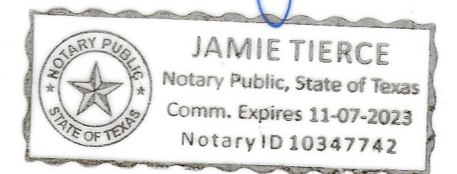
Thence N. 00 deg. 15 min. 11 sec. W. 369.32 feet along the east right of way line of said Scenery Hill Drive to the place of beginning.

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 LAWRENCE W. CLARK, 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 14 day of July, 2023

Signature: Jamie Tierce



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 24th DAY OF July, 2023.

[Signature]
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Jacob Holt
COMR. PRECINCT #2

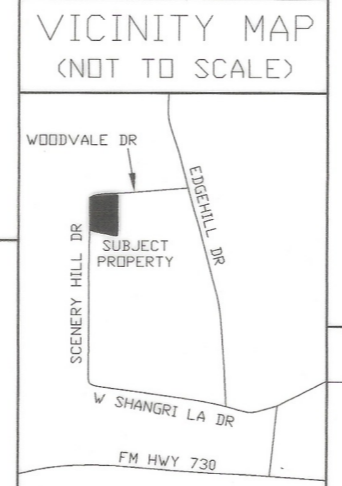
[Signature]
COMR. PRECINCT #3

[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 23, 2023.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN23265 FN230683



DEVELOPER
LAWRENCE W. CLARK
168 SCENERY HILL DR
AZLE, TX 76020

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

17310
AZ
L-11

17310.001.106.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202319291
07/25/2023 10:17 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 533
DATE 7-25-23

REPLAT	
SHANGRI-LA HOME-SITES LOT 106-A AND LOT 106-B	
BEING A REPLAT OF ALL OF LOT 106 OF SHANGRI-LA HOME-SITES, ACCORDING TO PLAT RECORDED IN PLAT VOLUME 359-A, SLIDE 97 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS	
PLAT DATE: JULY 6, 2023	

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. 48367C0300E, DATED SEPTEMBER 26, 2008

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 AQUA TEXAS INC., CCN NO. 13201

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

