

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION #232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

LIENHOLDER
State Bank of Texas
222 Sugar Street
Weatherford, TX 76086

202321504 PLAT Total Pages: 1

Signature of Lienholder
This the 20 day of August 2023
Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Kevin L. Howard, is the sole owner of a tract of land situated in the W. Long Survey, Abstract No. 801, Parker County, Texas, and being all of Lot 14-15-R, of Revised Plat Lot 9 of Block 8 and Lots 14 and 15, Block 10, The Country Place, Section B, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 790, of the Plat Records of Parker County, Texas, and being a tract of land described in deed to Kevin L. Howard, as recorded in Instrument No. 202116355, Deed Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for corner on the Northeast right-of-way line of Tanglewood Drive, being the Southernmost Southeast corner of a tract of land described in deed to Timothy Nagel, a married man, as recorded in Instrument No. 202120597, Deed Records of Parker County, Texas, and being the Southernmost Southwest corner of said tract described herein;

THENCE North 23 degrees 02 minutes 10 seconds East, a distance of 54.11 feet to a 1/2 inch red-capped iron rod found for corner;

THENCE North 13 degrees 32 minutes 35 seconds West, a distance of 413.00 feet to a 1/2 inch red-capped iron rod found for corner on the South line of a tract of land described in deed to Jason D. Parten and Jennifer Parten, husband and wife, as recorded in Instrument No. 201931332, Deed Records of Parker County, Texas;

THENCE North 33 degrees 32 minutes 32 seconds East, a distance of 124.49 feet to a 1/2 inch yellow-capped iron rod set for corner being the Northernmost corner of said tract described herein;

THENCE South 62 degrees 54 minutes 30 seconds East, a distance of 156.90 feet to a 1/2 inch yellow-capped iron rod set for corner being the Northwest corner of the remaining portion of said Howard tract;

THENCE North 84 degrees 47 minutes 31 seconds East, a distance of 119.47 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 43 degrees 17 minutes 41 seconds East, a distance of 140.93 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 15 degrees 48 minutes 45 seconds East, a distance of 30.53 feet to a 1/2 inch yellow-capped iron rod set for corner being on the Southwest line of a tract of land described in deed to Las Aguilas, LLC, a Texas limited liability company, as recorded in Instrument No. 201827391, Deed Records of Parker County, Texas;

THENCE South 26 degrees 11 minutes 03 seconds East, a distance of 618.57 feet passing a 1/2 inch iron rod found for reference and continuing for a total distance of 630.72 feet to a 1/2 inch yellow-capped iron rod set for corner on the Northwest right-of-way line of Wood Hollow Drive, said point being on a curve to the left having a radius of 884.74 feet;

THENCE along said curve to the left having a chord bearing of South 37 degrees 31 minutes 49 seconds West, a distance of 124.60 feet and having a central angle of 08 degrees 04 minutes 33 seconds and arc length of 124.70 feet to a 5/8 inch iron rod found for corner;

THENCE South 33 degrees 31 minutes 39 seconds West, a distance of 233.23 feet to a 1/2 inch iron rod found for corner at the intersection of the Northwest right-of-way line of said Wood Hollow Drive and the Northeast right-of-way line of said Tanglewood Drive, from which a 1/2 inch iron rod found for reference bears North 19 degrees 34 minutes 01 seconds East, a distance of 0.68 feet;

THENCE North 59 degrees 07 minutes 13 seconds West, a distance of 261.28 feet to a 1/2 inch yellow-capped iron rod set for corner from which a 1/2 inch iron rod found for reference bears North 27 degrees 57 minutes 45 seconds East, a distance of 0.52 feet, said point being at the beginning of a curve to the left having a radius of 1100.03 feet;

THENCE along said curve to the left having a chord bearing of North 63 degrees 03 minutes 08 seconds West, a distance of 148.75 feet and having a central angle of 07 degrees 45 minutes 13 seconds and arc length of 148.86 feet to a 1/2 inch iron rod found for corner;

THENCE North 66 degrees 57 minutes 18 seconds West, a distance of 80.00 feet to the PLACE OF BEGINNING and containing 358,195 square feet or 8.223 acres of land.

ETJ STATEMENT

KEVIN HOWARD 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.

Signature of Kevin L. Howard
DATE: 7-24-23

18330
BR
F-17

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

THAT, Kevin L. Howard, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as THE COUNTRY PLACE, SECTION B LOTS 14R-1 & 15R-1. This plat being a revision of The Country Place, Section B, an addition to Parker County, Texas, as recorded in Cabinet C, Slide 790, Plat Records of Parker County, Texas, and being situated in the Sarah Monk Survey, Abstract No. 906, 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 number as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any incorporated city or town.

Witness my hand at Parker County, Texas, This 24th day of July, 2023

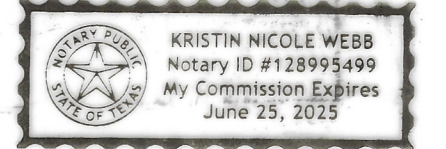
Signature of Kevin L. Howard
Name: Kevin L. Howard
Title: Owner

STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Kevin Howard, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of July, 2023

Signature of Kristin Nicole Webb
Notary Public in and for the State of Texas



THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 14th DAY OF August, 2023

Signature of Pat Deen
PAT DEEN, COUNTY JUDGE

Signature of Jacob Holt
JACOB HOLT, COMMISSIONER PRECINCT #2

Signature of Mike Hale
MIKE HALE, COMMISSIONER PRECINCT #4

Signature of George Conley
GEORGE CONLEY, COMMISSIONER PRECINCT #1

Signature of Larry Walden
LARRY WALDEN, COMMISSIONER PRECINCT #3

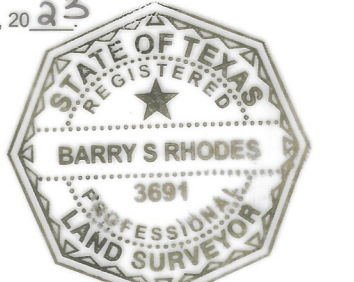
SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, Texas Registration No. 3691, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision.

Dated this 24th day of July, 2023

Signature of Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

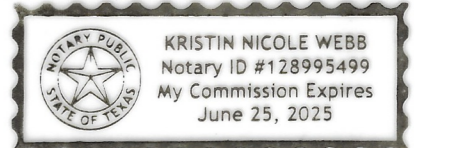


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of July, 2023

Signature of Kristin Nicole Webb
Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle
Lila Deakle, County Clerk
Parker County, TX

202321504
08/15/2023 01:08 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LEGEND

P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS:
670 WOOD HOLLOW DRIVE, WEATHERFORD, TX 76087

PROFESSIONAL LAND SURVEYORS
1529 E I-30, SUITE 103 - GARLAND, TX 75043
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202301673 DATE: 5/11/2023 DRAWN BY: KW

AMENDMENT
THE COUNTRY PLACE, SECTION B,
LOTS 14R-1 & 15R-1,

BEING A 8.223 ACRE REPLAT OF THE REVISED PLAT LOT 9 OF BLOCK 8 AND LOTS 14 AND 15, BLOCK 10, THE COUNTRY PLACE, SECTION B AN ADDITION TO PARKER COUNTY AS RECORDED IN CABINET C, SLIDE 790, PLAT RECORDS OF PARKER COUNTY, TEXAS SARAH MONK SURVEY, ABSTRACT NO. 906, PARKER COUNTY, TEXAS OWNER: KEVIN HOWARD ADDRESS: 670 WOOD HOLLOW WEATHERFORD, TX 76087



18330.010.014.00
18330.010.014.50
18330.010.015.00

NOTES

- PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C0375E, DATED 09/26/2008.
- ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
- SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY.
- WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
- ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.
- CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT CONFIGURATION FROM A PREVIOUSLY PLATTED PROPERTY.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

LINE TABLE

LINE	LENGTH	BEARING
L1	233.23	S33°31'39"W
L2	261.28	N59°07'13"W
L3	80.00	N66°57'18"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	124.70	884.74	08°04'33"	S 37°31'49" W	124.60'
C2	148.86	1100.03	07°45'13"	N 63°03'08" W	148.75'

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F SLIDE 548
DATE 8/15/2023