

LINE	BEARING	DISTANCE
L1	N 18°23'47" W	10.73'
L2	N 86°29'37" E	47.85'
L3	S 78°19'53" E	57.31'
L4	S 89°12'33" E	109.73'
L5	N 89°12'33" W	109.73'
L6	N 78°19'53" W	57.31'
L7	S 86°29'37" W	47.85'

LEGAL DESCRIPTION

Of a 4.980 acres tract of land, being all of Lot 16 and Lot 21 of The Oaks of Parker County, according to plat recorded in Cabinet E, Slide 616 of the Plat Records of Parker County, Texas; and being all of a certain tract described in Document No. 202102075 and all of a certain tract described in Document No. 202229922, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 21 for the northeast and beginning corner of this tract.

Thence S. 05 deg. 18 min. 51 W. at 414.04 feet pass the southeast corner of said Lot 21 and at the northeast corner of said Lot 16 and in all 742.03 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract and said Lot 16.

Thence S. 88 deg. 39 min. 06 sec. W. at 259.26 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Oak Bend Lane (Paved Private Road) and in all 319.26 feet to a set "MAG" nail in said Oak Bend Lane for the southwest corner of this tract and said Lot 16.

Thence N. 22 deg. 38 min. 15 sec. E. at 60.00 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said Oak Bend Lane 361.98 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 16 and at the southwest corner of said Lot 21 for a corner of this tract.

Thence N. 18 deg. 23 min. 47 sec. W. at 407.98 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Oak Cliff Court (Paved Private Road) and in all 467.98 feet to a found cotton spindle in said Oak Cliff Court for the northwest corner of this tract and said Lot 21.

Thence S. 89 deg. 29 min. 54 sec. E. 60.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Oak Cliff Court for a corner of this tract and said Lot 21.

Thence S. 84 deg. 41 min. 09 sec. E. 337.71 feet to the place of beginning.

THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
 ON THIS THE 28<sup>th</sup> DAY OF August, 2023.

L.D. EUBANK, ET UX  
 28.219 ACRES (TR 1)  
 V. 1013, P. 595

George A. Conley  
 COMR. PRECINCT #1

Absent  
 COMR. PRECINCT #3

Paul  
 COUNTY JUDGE

James Hart  
 COMR. PRECINCT #2

Shirley  
 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 MAY 3, 2023.

Philip E. Colvin, Jr.  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN23458 201163.crd



18342  
 MI  
 F-13

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. 48367C0250F, DATED APRIL 5, 2019

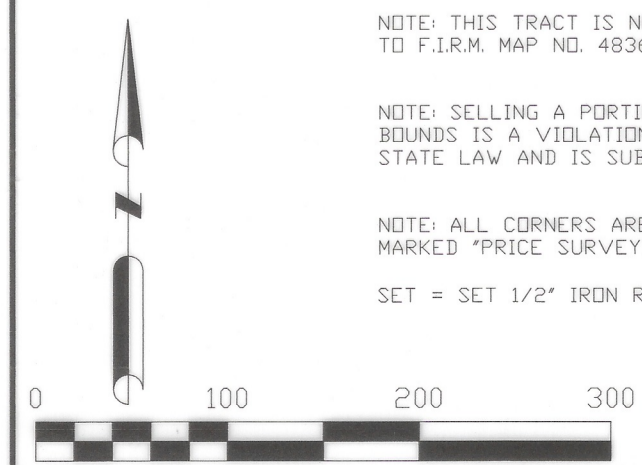
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: ALL CORNERS ARE FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED  
 SET = SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

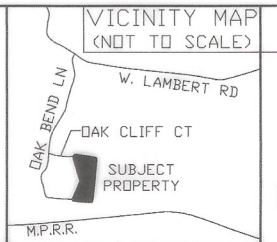
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

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



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET F, SLIDE 557  
 DATE 8-29-2023



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

REPLAT  
 THE OAKS OF PARKER COUNTY  
 LOT 16R AND LOT 21R  
 BEING A REPLAT OF ALL OF LOT 16 AND LOT 21 OF THE OAKS OF PARKER COUNTY, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 616 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS  
 PLAT DATE: JULY 25, 2023

18342.001.021.00  
 18342.001.016.00

OWNER'S CERTIFICATE

That we, CAROL DIRE and BARRY FLOYD, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 16R and LOT 21R of THE OAKS OF PARKER COUNTY, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 18 DAY OF August, 2023

BY: Carol Dire  
CAROL DIRE

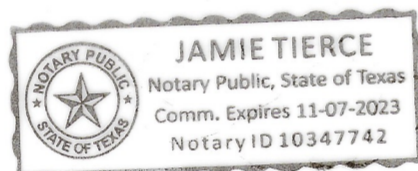
BY: Barry Floyd  
BARRY FLOYD

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 CAROL DIRE and BARRY FLOYD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18 day of August, 2023

Signature



LIEN HOLDER STATEMENT

FIRST UNITED BANK & TRUST COMPANY, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

N/A  
Signature

Printed

Title

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Signature

OWNER'S CERTIFICATE

That we, KEITH H. SCHNEIDER and KAREN F. SCHNEIDER, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 16R and LOT 21R of THE OAKS OF PARKER COUNTY, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 21st DAY OF August, 2023

BY: Keith Schneider  
KEITH H. SCHNEIDER

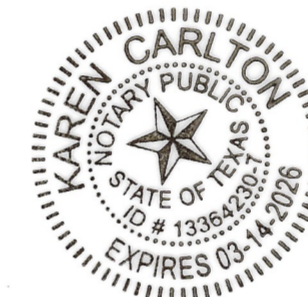
BY: Karen F. Schneider  
KAREN F. SCHNEIDER

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 KEITH H. SCHNEIDER and KAREN F. SCHNEIDER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 21st day of August, 2023

Signature



LIEN HOLDER STATEMENT

COLONIAL SAVINGS, F.A., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

N/A  
Signature

Printed

Title

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Signature

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202322683  
08/29/2023 09:17 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

REPLAT

THE OAKS OF PARKER COUNTY  
LOT 16R AND LOT 21R

BEING A REPLAT OF ALL OF LOT 16  
AND LOT 21 OF THE OAKS OF PARKER  
COUNTY, ACCORDING TO PLAT  
RECORDED IN CABINET E, SLIDE 616  
OF THE PLAT RECORDS OF  
PARKER COUNTY, TEXAS

PLAT DATE: JULY 25, 2023

F557