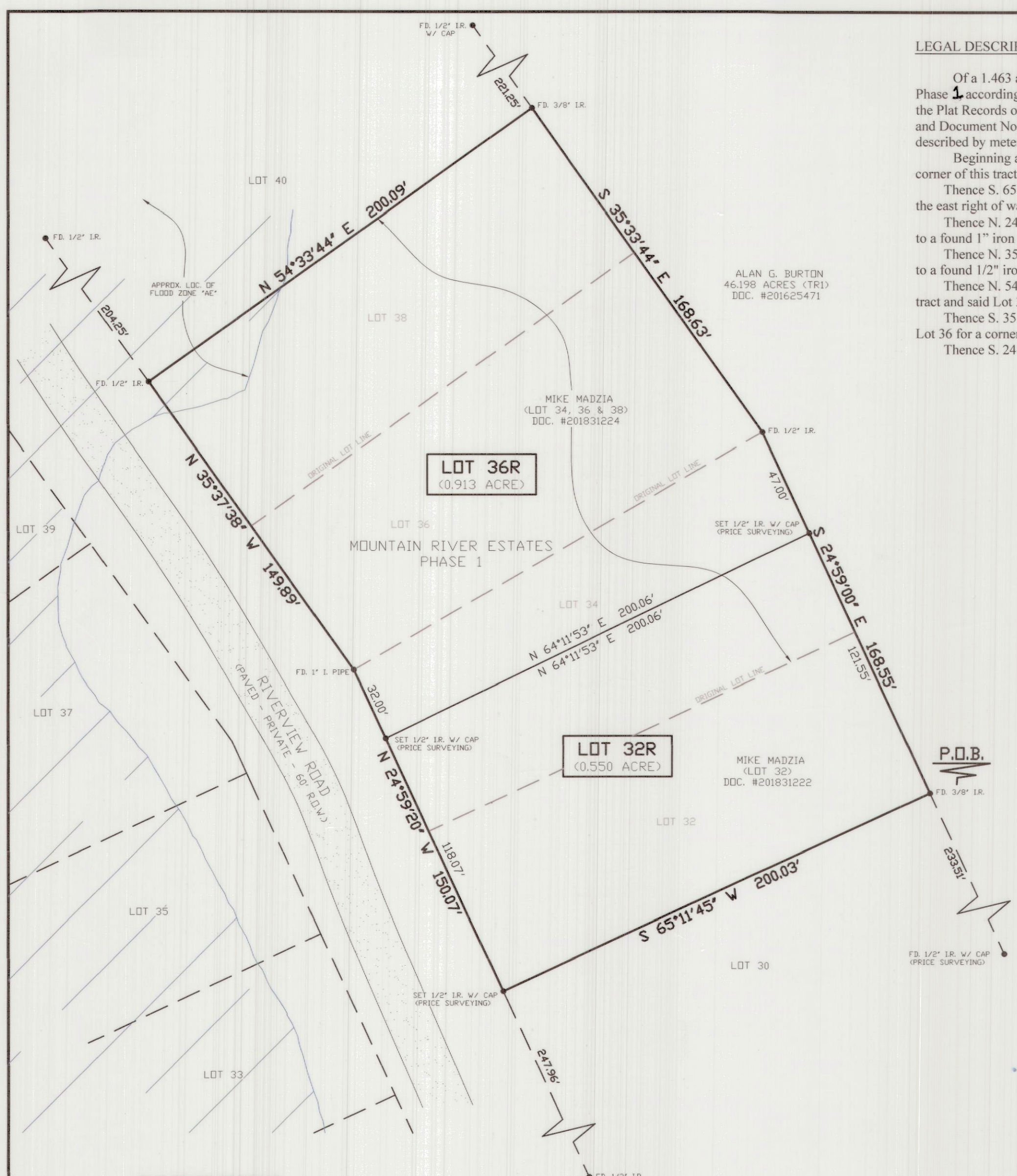




LEGAL DESCRIPTION

Of a 1.463 acres tract of land, being all of Lot 32, Lot 34, Lot 36 and Lot 38 of Mountain River Estates, Phase 1 according to plat recorded in Volume 360-A, Page 70, and now recorded in Cabinet A, Slide 181 of the Plat Records of Parker County, Texas; and being the same tracts described in Document No. 201831222 and Document No. 201831224 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at the southeast corner of said Lot 32 for the southeast and beginning corner of this tract.

Thence S. 65 deg. 11 min. 45 sec. W. 200.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Riverview Road (paved) for the southwest corner of this tract and said Lot 32.

Thence N. 24 deg. 59 min. 20 sec. W. 150.07 feet along the east right of way line of said Riverview Road to a found 1" iron pipe at the southwest corner of said Lot 36 for a corner of this tract.

Thence N. 35 deg. 37 min. 38 sec. W. 149.89 feet along the east right of way line of said Riverview Road to a found 1/2" iron rod for the northwest corner of this tract and said Lot 38.

Thence N. 54 deg. 33 min. 44 sec. E. 200.09 feet to a found 3/8" iron rod for the northeast corner of this tract and said Lot 38.

Thence S. 35 deg. 33 min. 44 sec. E. 168.63 feet to a found 1/2" iron rod at the southeast corner of said Lot 36 for a corner of this tract.

Thence S. 24 deg. 59 min. 00 sec. E. 168.55 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, MIKE MADZIA, the owner of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 32R and LOT 36R, MOUNTAIN RIVER ESTATES, PHASE 1, Parker County, Texas. I, 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.

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

EXECUTED THIS THE 23 DAY OF October, 2025

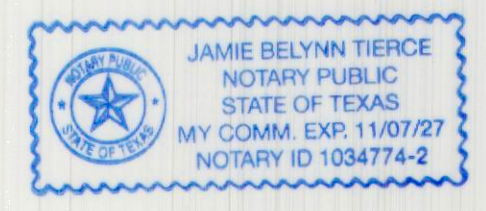
BY: Mike Madzia  
MIKE MADZIA

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 MIKE MADZIA, 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 23 day of October, 2025

Signature Philip E. Colvin, Jr.



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 JULY 5, 2024.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN24704A 18628.crd FN240967



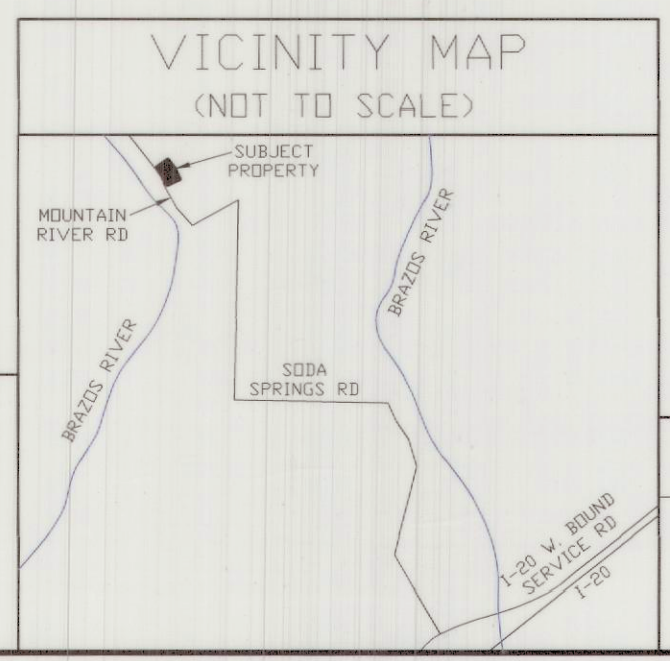
15310  
MI  
A-17

NOTE: THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT A SCRIVENER'S ERROR IN WHICH THE PREVIOUS REPLAT, RECORDED IN CABINET G, SLIDE 103 OF THE PLAT RECORDS, CALLED THESE LOTS TO BE PART OF PHASE 2 WHEN IN FACT THEY ARE PART OF PHASE 1

| AMENDING PLAT                                                                                                                                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| MOUNTAIN RIVER ESTATES, PHASE 1<br>LOT 32R & LOT 36R                                                                                                                                                                                  |  |
| BEING A REPLAT OF ALL LOT 32, LOT 34, LOT 36 AND LOT 38 IN MOUNTAIN RIVER ESTATES, PHASE 1, ACCORDING TO PLAT RECORDED IN VOLUME 360-A, PAGE 70, AND NOW RECORDED IN CABINET A, SLIDE 181 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS |  |
| PLAT DATE: OCTOBER 17, 2025                                                                                                                                                                                                           |  |

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

| OWNER INFORMATION                                                      |  |
|------------------------------------------------------------------------|--|
| MIKE MADZIA<br>281 RIVerview ROAD<br>MILLSAP, TX 76066<br>817-372-4069 |  |



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202529227  
10/28/2025 10:23 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 187

DATE 10/28/25

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 21 DAY OF October, 2025.

George A. Conley  
COMR. PRECINCT #1

Paula G. Galt  
COMR. PRECINCT #3

John D. ...  
COUNTY JUDGE

Lila Deakle  
COMR. PRECINCT #2

Theresa ...  
COMR. PRECINCT #4