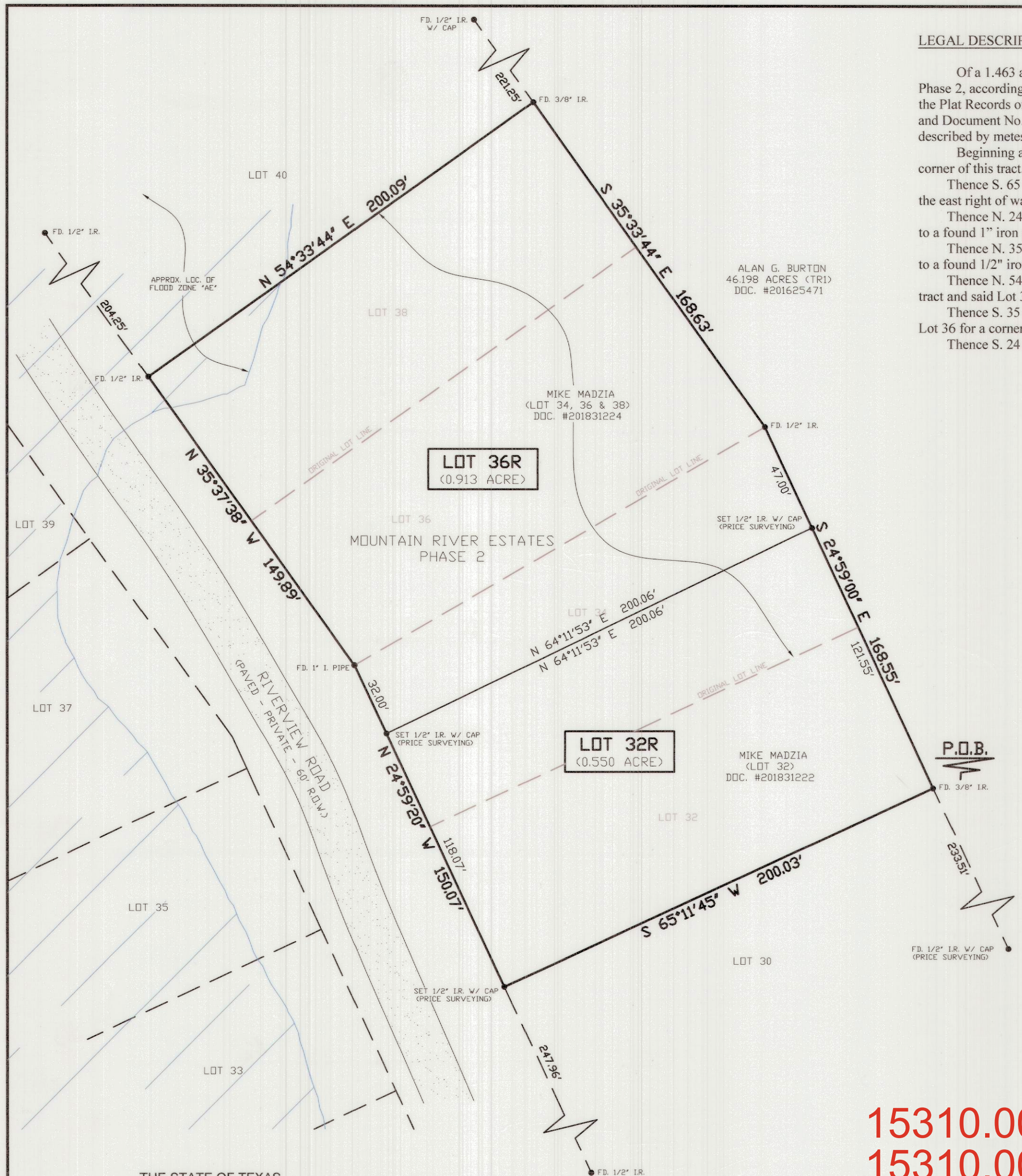




LEGAL DESCRIPTION

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 2, 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.

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN FLOOD ZONE "AE" ACCORDING TO F.I.R.M. MAP NO. 49367C0350F, 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: 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 IS SUPPLIED BY:
CSWR-TEXAS U.G.C.
PO BOX 674535
DALLAS, TX 75267

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

NOTE: THE VARIANCE FROM THE PARKER COUNTY SUBDIVISION RULES AND REGULATIONS AND PARKER COUNTY OSSF RULES AND REGULATIONS FOR LOTS 32, 34, 36 & 38 IN A SUBDIVISION KNOWN AS MOUNTAIN RIVER ESTATES WAS APPROVED IN THE COMMISSIONERS COURT APRIL 28, 2025

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

NOTE: CULVERT WILL BE SIZED PER PARKER COUNTY OFFICIALS

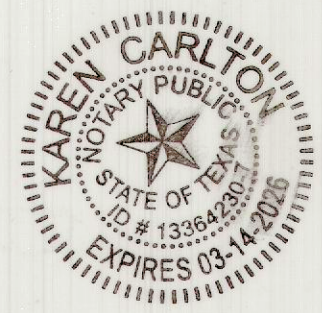
OWNER'S CERTIFICATE

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 2, 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 6TH DAY OF May, 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 6TH day of May, 2025

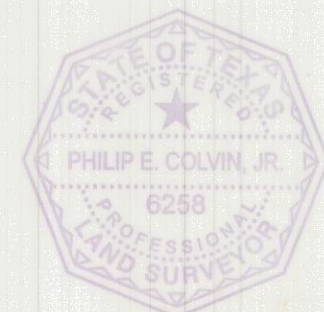
Karen Carlton
Signature

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
JN24704 18628.crd FN240967

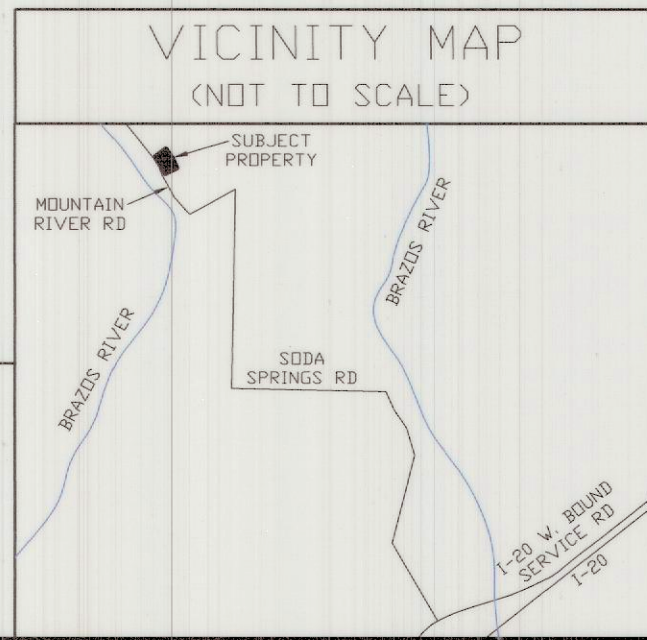
15310.001.032.00
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A-17



REPLAT
MOUNTAIN RIVER ESTATES, PHASE 2
LOT 32R & LOT 36R
BEING A REPLAT OF ALL LOT 32, LOT 34, LOT 36 AND LOT 38 IN MOUNTAIN RIVER ESTATES, PHASE 2, 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: APRIL 22, 2025

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

OWNER INFORMATION
MIKE MADZIA
281 RIVERVIEW ROAD
MILLSAP, TX 76066
817-372-4069



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202512472
05/13/2025 10:07 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 103
DATE _____

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 12 DAY OF May, 2025.

George Conlay COMR. PRECINCT #1
James H. [Signature] COMR. PRECINCT #2
Sam [Signature] COMR. PRECINCT #3
[Signature] COMR. PRECINCT #4

COUNTY JUDGE [Signature]

0 40 80 120