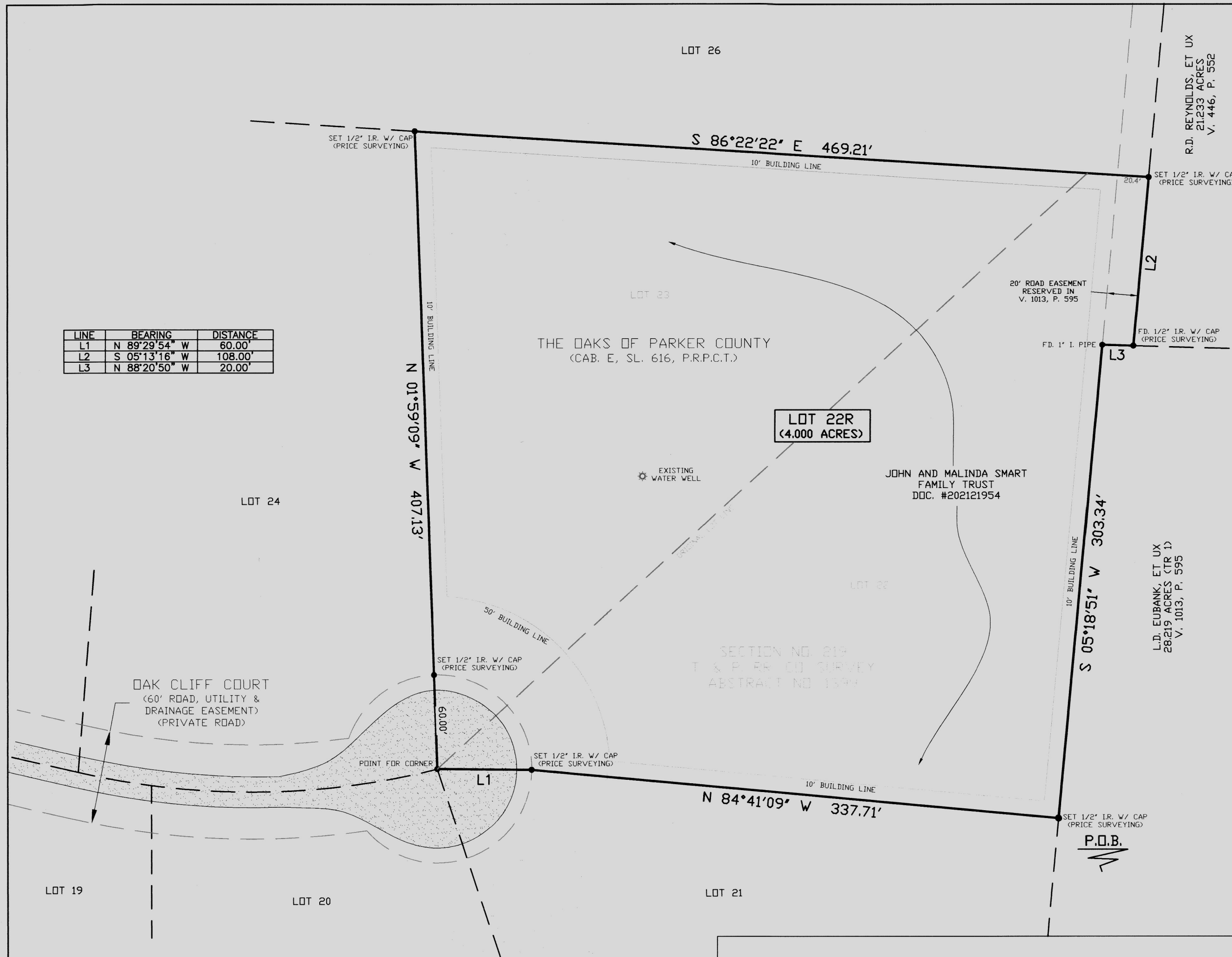




LINE	BEARING	DISTANCE
L1	N 89°29'54" W	60.00'
L2	S 05°13'16" W	108.00'
L3	N 88°20'50" W	20.00'

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 NOVEMBER 10, 2021.

Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN241263 201163.crd FN241247

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 PRIVATE WATER WELL

NOTE: WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONER'S COURT ON JANUARY 27, 2024

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

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

NOTE: EXISTING CULVERT SIZE IS 15\"/>

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 10th DAY OF March, 2025.

[Signature]
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

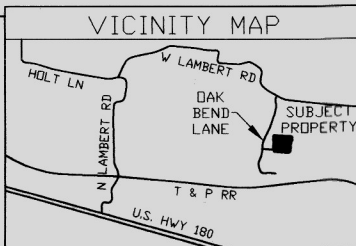
BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET 6 SLIDE 076
DATE 3-11-2025



LEGAL DESCRIPTION

Of a 4,000 acres tract of land of land out of Section No. 219, T. & P. RR. Co. Survey, Abstract No. 1399, Parker County, Texas; being all of Lot 22 and Lot 23 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 further described by metes and bounds as follows:
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the most southerly southeast corner of said Lot 22 for the most southerly southeast and beginning corner of this tract.
Thence N. 84 deg. 41 min. 09 sec. W. 337.71 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Oak Cliff Court (private) for a corner of this tract and said Lot 22.
Thence N. 89 deg. 29 min. 54 sec. W. 60.00 feet to a point in said Oak Cliff Court at the southwest corner of said Lot 22 and said Lot 23 for the southwest corner of this tract.
Thence N. 01 deg. 59 min. 09 sec. W. at 60.00 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said Oak Cliff Court and in all 407.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract and said Lot 23.
Thence S. 86 deg. 22 min. 22 sec. E. 469.21 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract and said Lot 22.
Thence S. 05 deg. 13 min. 16 sec. W. 108.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this tract and said Lot 22.
Thence N. 88 deg. 20 min. 50 sec. W. 20.00 feet to a found 1" iron pipe for an ell corner of this tract and said Lot 22.
Thence S. 05 deg. 18 min. 51 sec. W. 303.34 feet to the place of beginning.

OWNER'S CERTIFICATE

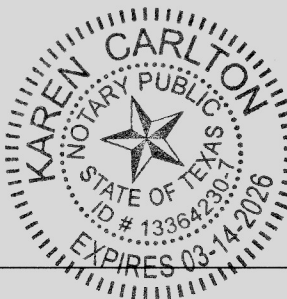
That I, THE JOHN AND MALINDA SMART FAMILY TRUST, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 22R, THE OAKS OF PARKER COUNTY. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

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

EXECUTED THIS THE 3rd DAY OF March, 2025

BY: *John Smart*
JOHN SMART, Trustee

BY: *Malinda Smart*
MALINDA SMART, Trustee



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 JOHN SMART and MALINDA SMART, 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 3rd day of March, 2025

Karen Carlton
Signature

18342.001.022.00
18342.001.023.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202506235
03/11/2025 09:42 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

18342
MI
F-13

FINAL PLAT

THE OAKS OF
PARKER COUNTY
LOT 22R

BEING A REPLAT OF ALL OF LOT 22 AND LOT 23 OF THE OAKS OF PARKER COUNTY, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 616 OF THE PLAT RECORDS PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 18, 2025

DEVELOPER

THE JOHN AND MALINDA
SMART FAMILY TRUST
2012 OAK CLIFF CT.
WEATHERFORD, TX 76088
PH. 214-679-2138

SURVEYOR

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