

State of Texas
County of Parker and Wise

Whereas Oak Knoll Memories, LLC, being the sole owner of an 16.073 acre tract of land out of the M.E.P. & P. R.R. Co. Survey, Abstract No. 2844, Parker County, Texas and the M.E.P. & P. R.R. Co. Survey, Abstract No. 615, Wise County, Texas; being all of that certain tract conveyed to Oak Knoll Memories, LLC in Doc. No. 202510200, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), same being Doc. No. 202504982, Real Property Records, Wise County, Texas (R.P.R.W.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" capped iron rod, being in the south line of that certain tract conveyed to Floyd Zuehike Jr. and Brianna Sauls in Doc. No. 201903925, Real Property Records, Wise County, Texas, being the northwest corner of said Oak Knoll Memories, LLC tract, for the northwest and beginning corner of this tract. WHENCE the southeast corner of said M.E.P. & P. R.R. Co. Survey, Abstract No. 2844 is calculated to bear S 36°21'32" E 1379.29 feet.

THENCE S 88°32'23" E 635.41 feet, with the south line of said Doc. No. 201903925, to a found 1/2" capped iron rod, in the west line of Campbell Lane (paved), being the southeast corner of said Doc. No. 201903925 and being the northeast corner of said Oak Knoll Memories, LLC tract, for the northeast corner of this tract. WHENCE a found 1/2" iron rod for the northeast corner of said Doc. No. 201903925 bears N 00°00'27" W 551.99 feet.

THENCE S 00°19'21" E 1085.80 feet, with the west line of said Campbell Lane, to a found 1/2" iron rod, in the north line of Jay Bird Road (paved), being the southeast corner of said Oak Knoll Memories, LLC tract, for the southeast corner of this tract.

THENCE S 88°27'53" W 635.24 feet, with the north line of said Jay Bird Road, to a set 1/2" capped iron rod at the southwest corner of said Oak Knoll Memories, LLC tract, for the southwest corner of this tract.

THENCE N 00°19'21" W 1119.01 feet, along the west line of said Oak Knoll Memories, LLC tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com · 817-594-0400
Project ID: W2206007-P
Field Date: June 30, 2025
Revised Date: July 2, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No.'s 48367C0200E (Parker Co.), dated September 26, 2008 and 48497C0575D (Wise Co.), dated December 16, 2011; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

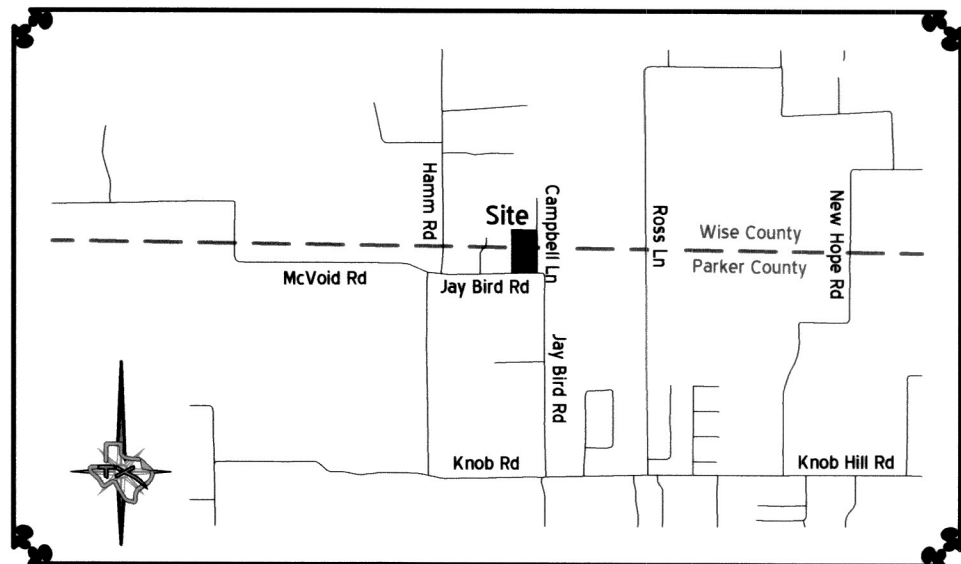
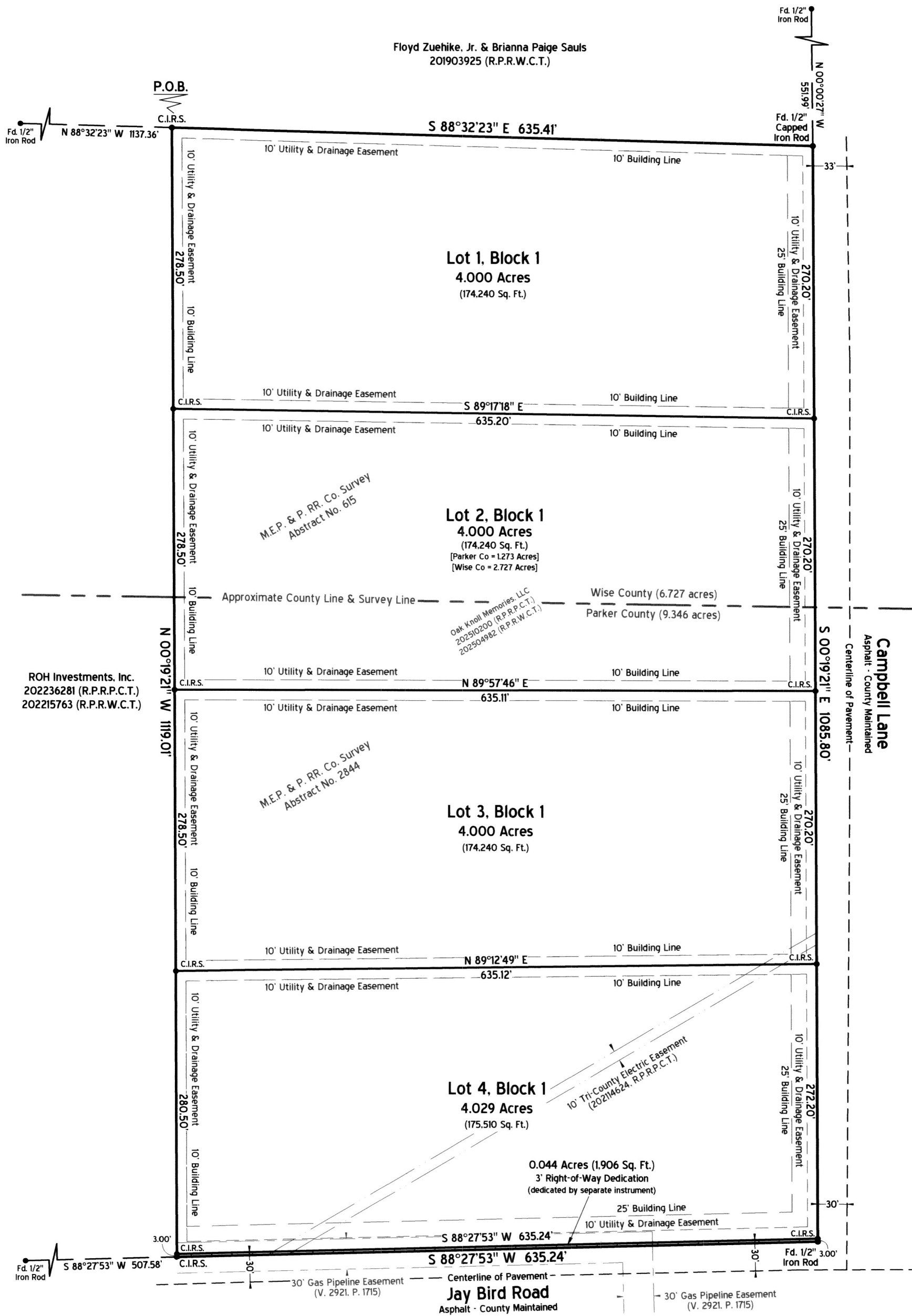
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

Floyd Zuehike, Jr. & Brianna Paige Sauls
201903925 (R.P.R.W.C.T.)



Vicinity Map (1" = 5,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202518875
07/16/2025 10:03 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet 6 Slide 142

202518875 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Oak Knoll Memories, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2, 3 and 4, Block 1, Oak Knoll Acres, an addition to Parker and Wise County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker and Wise County, Texas.

Witness, my hand, this the 3 day of July, 2025.

By:

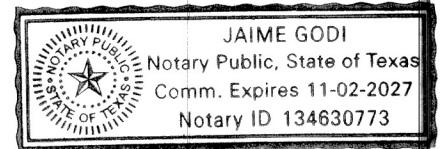
Lana Wood
Oak Knoll Memories, LLC (Owner)
Lana Wood (Manager)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lana Wood, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3 day of July, 2025.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 14 day of July, 2025.

County Judge

George J. Conley
Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

15766
SP

M-4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) Water is to be provided by private water wells.

E) 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 availability.

F) At time of plat, Jay Bird Road and Campbell Lane has a posted speed limit of 30 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) The Parker County Commissioners' Court approved the waiver for a groundwater study on June 23, 2025.

I) The Parker County Commissioners' Court approved the variance for driveway distances on June 23, 2025.

Lot #	Culvert
1	18" C.M.P.
2	18" C.M.P.
3	18" C.M.P.
4	18" C.M.P.

Final Plat
Lots 1, 2, 3 and 4, Block 1
Oak Knoll Acres

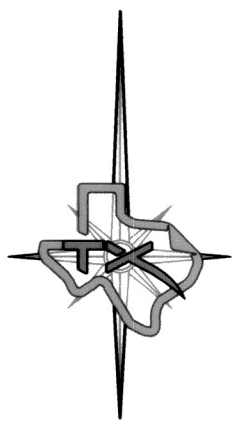
an addition to Parker and Wise County, Texas

Being a 16.073 acre tract of land out of the M.E.P. & P. R.R. Co. Survey, Abstract No. 2844, Parker County, Texas and the M.E.P. & P. R.R. Co. Survey, Abstract No. 615, Wise County, Texas

July 2025

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Oak Knoll Memories, LLC
1200 Jay Bird Rd
Springtown, TX 76087
817-253-5727

1" = 100'

