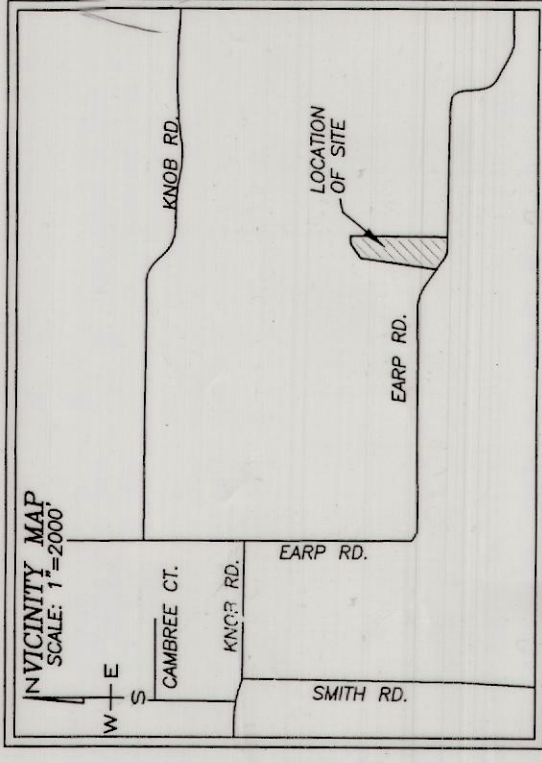


NOTE:
All culverts to be installed on new
lots shall be 18" in diameter.



Remainder of
Moorefield Living Trust (93.36% interest)
and
Wanda Loraine Moorefield (6.64%)
V.2843, P.580,
O.R.P.C.T.
"First Tract"

STATE OF TEXAS

PARKER COUNTY

WHEREAS I, Jill Andrews and Jessica Young [Trustees for Moorefield Living Trust (93.36% interest)] and Wanda Loraine Moorefield (6.64% interest), being the owners of 6.398 acres of land in the Lewis P. McDonald Survey, Abstract Number 860, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a MAG nail found with disc stamped "T.C.S. RPLS 4277" (Control Monument) in the centerline of Earp Road for the southwest corner of a tract of land described in a deed to Ricky Reeves and wife, Shawn Reeves recorded in Document Number 202244248, Official Records, Parker County, Texas and being in the south line of the Moorefield Tract;

THENCE N89°45'00"W (BASIS FOR DIRECTIONAL CONTROL), 328.30 feet along the south line of the Moorefield Tract, same being also Ears Road 4277 rebar rod set (Control Monument) for the southwest corner of the herein described tract, and from which the calculated southwest corner of the Clinton Survey bears N89°45'00"W, 144.96 feet;

THENCE N04°26'55"E, 847.49 feet through the Moorefield Tract to a 2" steel fence corner post;

THENCE N55°22'51"E, 238.11 feet through the Moorefield Tract to a 2" steel fence corner post;

THENCE S87°29'02"E, 86.83 feet through the Moorefield Tract to a steel T-post (Control Monument) for the northeast corner of the Reeves Tract and from which a 2.5" steel fence corner post bears S02°01'02"W, 0.34 of a foot;

THENCE S02°01'02"W, 355.77 feet to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found;

THENCE S00°53'06"W, 622.34 feet to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Jill Andrews [Trustee for Moorefield Living Trust (93.36% interest)] and Wanda Loraine Moorefield (6.64% interest), do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, PLEASANT OAKS SUBDIVISION PHASE 3, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown herein.

Witness my hand in Parker County, Texas, the 30 day of December 2024.

Jill Andrews (Trustee for Moorefield Living Trust)

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jill Andrews [Trustee for Moorefield Living Trust (93.36% interest)] and Wanda Loraine Moorefield (6.64% interest), known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 30 day of December 2024.

Jessica Young

Notary Public

My Commission Expires 11/01/25

That I, Jessica Young [Trustee for Moorefield Living Trust (93.36% interest)] and Wanda Loraine Moorefield (6.64% interest), do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, PLEASANT OAKS SUBDIVISION PHASE 3, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown herein.

Witness my hand in Parker County, Texas, the 10 day of December 2024.

Jessica Young

Notary Public

My Commission Expires 11/01/25

COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jessica Young [Trustee for Moorefield Living Trust (93.36% interest)] and Wanda Loraine Moorefield (6.64% interest), known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of December 2024.

Jessica Young

Notary Public

My Commission Expires 11/01/25

NOTES:
1) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48367C, dated September 26, 2006, this tract is in Zone X, an area not in the 1% annual chance flood.

2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

3) Water source are private water wells.

4) Sewage are to be On Site Sewage Facilities (septic systems).

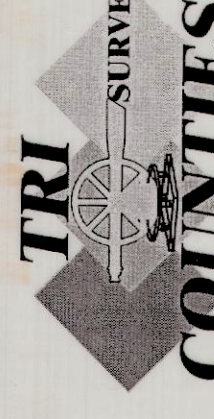
5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.

6) Reflective house numbers shall be erected by the landowners anyway to be visible and readable day and night from the public road.

7) Speed limit of Earp Road is currently 35 miles per hour.

Ownership:

Jill Andrews and Jessica Young, as trustees of the Moorefield Living Trust and Wanda Loraine Moorefield
4050 Knob Road
Springtown, TX 76082



d/b/a TRICO DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 23100390 JOB# 24100426

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277

10-28-2024

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202500426
01/07/2025 03:21 PM
Lila Deakle
County Clerk
Parker County, TX
PLAT

FINAL PLAT SHOWING
LOT 1, BLOCK 1,

Pleasant Oaks Subdivision Phase 3

AN ADDITION IN PARKER COUNTY, AND BEING 6.398 ACRES OF
LAND SITUATED IN THE J.M. CLINTON SURVEY, ABSTRACT
NUMBER 241, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET 6, SLIDE 046, DATE 1/7/2025

Ricky Reeves
and wife,
Shawn Reeves
Doc# 202244248,
O.R.P.C.T.

**Lot 1
Block 1**
(6.102 ACRES OF LAND
MORE OR LESS)

Portion of
Moorefield Living Trust (93.36% interest)
and
Wanda Loraine Moorefield (6.64%)
V.2843, P.580,
O.R.P.C.T.
"First Tract"

40' WIDE EASEMENT TO
SOUTHWESTERN GAS
PIPELINE CORPORATION IN
V.1006, P.1063, R.R.P.C.T.

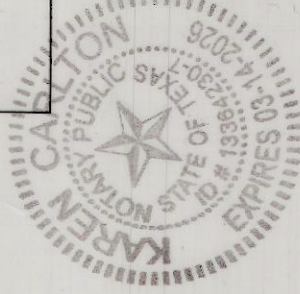
16301
SP

L-5

Earp Road

Point of
Beginning

20241.001.000.50 SP



APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 6th DAY
OF January 2025

COUNTY JUDGE
George A. Conley
PRECINCT #1 COMMISSIONER
George Conley

PRECINCT #2 COMMISSIONER
Jacob Holt
Jacob Holt

PRECINCT #3 COMMISSIONER
Larry Holden
Larry Holden

PRECINCT #4 COMMISSIONER
Mike Hale
Mike Hale

THE STATE OF TEXAS
COUNTY OF PARKER
I, *Jill Andrews*, being the declaratory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-territorial Jurisdiction of any incorporated city or town.

Signature of Owner
Jill Andrews

THE STATE OF TEXAS
COUNTY OF PARKER
I, *Jill Andrews*, being the undersigned authority on this day personally appeared and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 30 day of December 2024.

Notary Public in and for State of Texas
Karen Conley