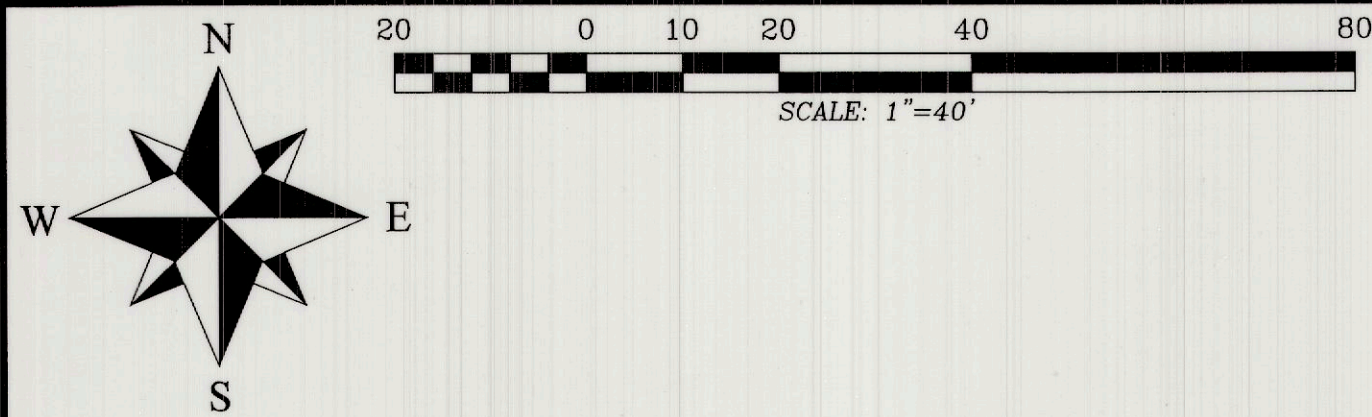
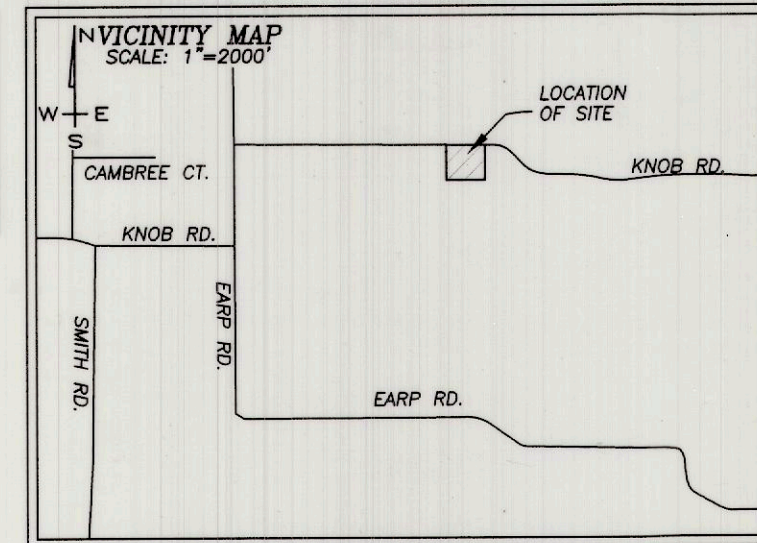




202527969 PLAT Total Pages: 1



(Control Monument)
1/2" CAPPED
"T.C.S. RPLS 4277"
REBAR ROD FOUND
FOR THE ORIGINAL
NORTHWEST CORNER
OF THE MOOREFIELD TRACT

Point of Beginning

Knob Road

N89°29'35"E

338.79'

0.107 OF AN ACRE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY

N88°48'15"E

338.81'

15' UTILITY EASEMENT BY THIS PLAT

50' BUILDING LINE BY THIS PLAT

Lot 3
Block 1

(2.107 ACRES OF LAND,
OF WHICH 0.107 OF AN
ACRE IS DEDICATED FOR
PUBLIC RIGHT OF WAY,
LEAVING A NET 2.000
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.

NOTES:
1) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, 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 driveway to be visible and readable day and night from the public road.

7) Speed limit signs on Knob Road are 40 miles per hour.

Variance for driveway distances on Knob Road approved August 25, 2025.

Variance for Groundwater Certification Study approved September 8, 2025.

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 12 DAY
OF October 2025

COUNTY JUDGE
Pat Deen
George Conley
PRECINCT #1 COMMISSIONER

Jacob Holt
PRECINCT #2 COMMISSIONER

Larry Walden
PRECINCT #3 COMMISSIONER

Mike Hale
PRECINCT #4 COMMISSIONER

Ownership:

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

22827.001.000.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

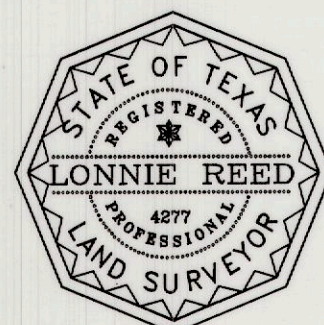
Lila Deakle

202527969
10/15/2025 09:49 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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

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

07-09-2025



THE STATE OF TEXAS {}
COUNTY OF PARKER {}
Jill Andrews, being the dedicatory 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.
Jill Andrews
Signature of Owner

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Jill Andrews known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 8 day of October, 2025.
JAMIE BELYNN TIERCE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 11/07/27
NOTARY ID 1034774-2

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 2.10 acres of land in the Lewis P. McDonald Survey, Abstract Number 860, Parker County, Texas and being recorded in Volume 2843, Page 580, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Knob Road and from which a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the northwest corner of the Moorefield Tract bears S89°29'35"W., 789.43 feet;

THENCE N89°29'35"E., 338.79 feet along Knob Road to a point;

THENCE S00°30'24"E., at 11.66 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod set, in all 270.85 feet through the Moorefield Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE S89°29'36"W., 338.79 feet through the Moorefield Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set (Control Monument) in the east line of Lot 2, Block 1, PLEASANT OAKS SUBDIVISION recorded in Cabinet F, Slide 741, Plat Records of Parker County, Texas;

THENCE N00°30'24"W. (BASIS FOR DIRECTIONAL CONTROL), at 255.12 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Lot 2, in all 270.85 feet to the POINT OF BEGINNING and containing 2.107 acres of land more or less.

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 3, Block 1, PLEASANT OAKS SUBDIVISION, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

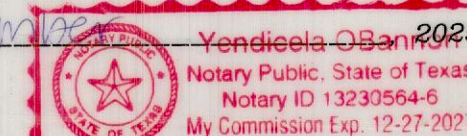
Witness my hand in Parker County, Texas, the 26 day of September, 2025.

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 26 day of September, 2025.
Jill Andrews
Notary Public
My Commission Expires 12-27-2027



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 3, Block 1, PLEASANT OAKS SUBDIVISION PHASE 2, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

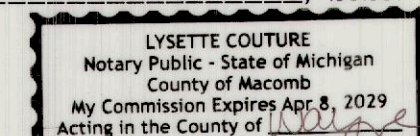
Witness my hand in Parker County, Texas, the 23 day of September, 2025.

Jessica Young

STATE OF Michigan
COUNTY OF Wayne

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 23 day of September, 2025.
Jessica Young
Notary Public
My Commission Expires 4/8/2029



FINAL PLAT SHOWING LOT 3, BLOCK 1, Pleasant Oaks Subdivision Phase 4

AN ADDITION IN PARKER COUNTY, AND BEING 2.00 ACRES OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT NUMBER 2827, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET G, SLIDE 179, DATE 10/15/25

TRI
COUNTIES
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tss4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 25070366