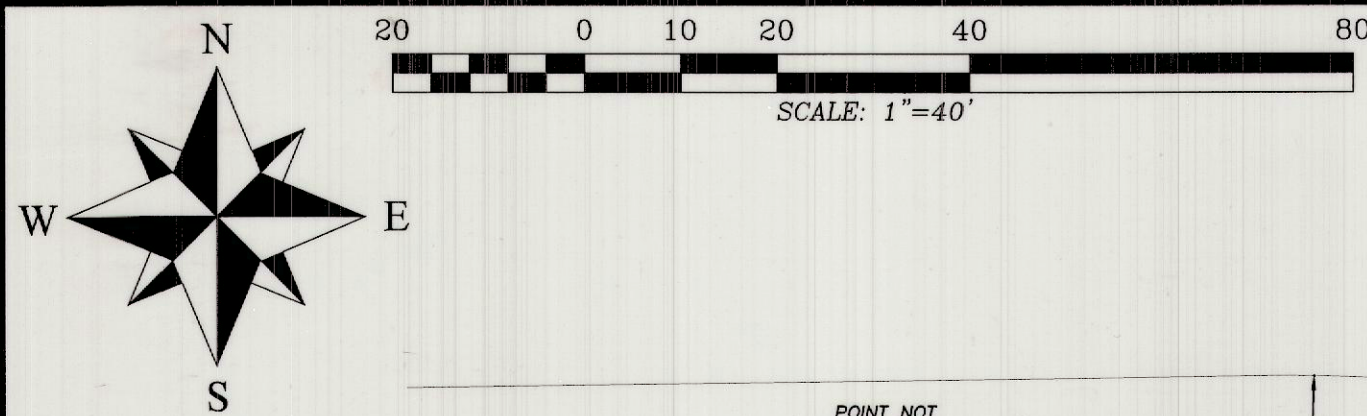




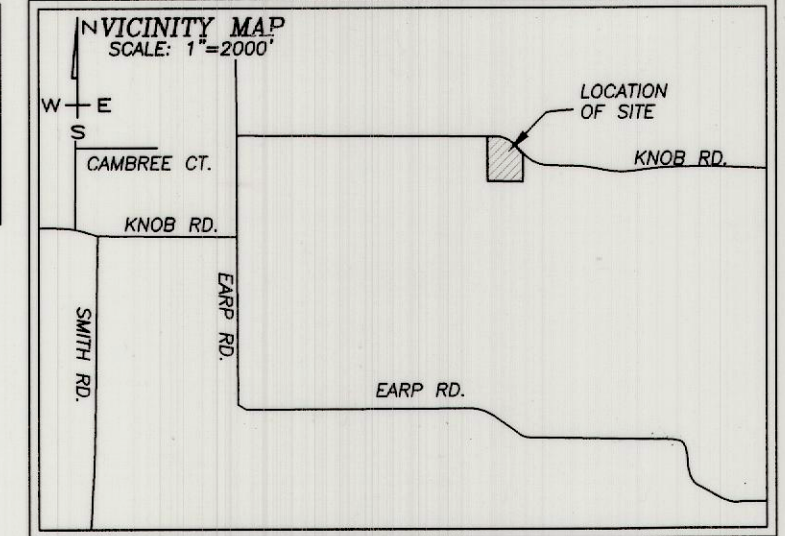
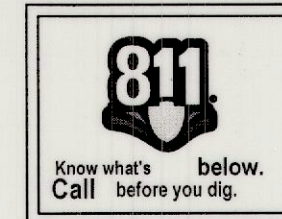
22827.001.000.00 SP

202533309 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202533309
12/08/2025 04:28 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



- 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.

**Lot 3
Block 1**
CABINET G, SLIDE 179,
P.R.P.C.T.

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

**Lot 4
Block 1**
(2.078 ACRES OF LAND,
OF WHICH 0.078 OF AN
ACRE IS DEDICATED FOR
PUBLIC RIGHT OF WAY,
LEAVING A NET 2.000
ACRES OF LAND MORE
OR LESS

Portion of
Joseph C. Moorefield
and
Wanda Moorefield
V.452, P.521,
O.R.P.C.T.

Remainder of
Joseph C. Moorefield
and
Wanda Moorefield
V.452, P.521,
O.R.P.C.T.

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"

William Smith Survey,
Abstract# 2827,
Parker County, Texas

N89°31'24"W

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

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"

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
I, 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.

Signature of Owner
Jill Andrews

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 of office this 21 day of December,
2025

JAMIE REYNOLD
Notary Public in and for State of Texas
MY COM. 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 2.078 acres of land in the William Smith Survey, Abstract Number 2827 and the J.M. Clinton Survey, Abstract Number 241, Parker County, Texas and being recorded in Volume 452, Page 521 and 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 north line of the Moorefield Tract, being 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, 1128.21 feet;

THENCE N89°29'35"E, 196.79 feet along Knob Road to a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277" for the northeast corner of the Moorefield Tract (2843-580 Second Tract);

THENCE S00°30'23"E, at 41.03 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod set, in all 49.50 to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the Moorefield Tract (452-521);

THENCE S41°21'46"E, 131.22 feet to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the northeast line of the Moorefield Tract (452-521);

THENCE S00°28'36"W, 205.39 feet through the Moorefield Tracts to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N89°31'24"W, 279 feet through the Moorefield Tracts to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N00°30'24"W, 78.46 feet through the Moorefield Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the southeast corner of Lot 3, Block 1, PLEASANT OAKS SUBDIVISION recorded in Cabinet G, Slide 179, Plat Records of Parker County, Texas

THENCE N00°30'24"W (BASIS FOR DIRECTIONAL CONTROL), at 259.19 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Lot 3, in all 270.85 feet to the POINT OF BEGINNING and containing 2.078 acres of land more or less.

STATE OF Texas
COUNTY OF Parker

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 4, Block 1, PLEASANT OAKS SUBDIVISION PHASE 5, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

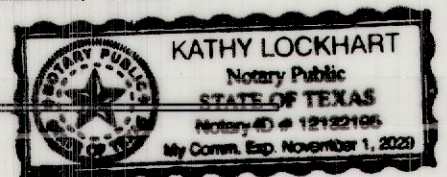
Witness my hand in Parker County, Texas, the 1 day of December, 2025.

Jill Andrews (trustee for Moorefield Living Trust)

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 11 day of December, 2025.

Notary Public My Commission Expires



STATE OF MICHIGAN
COUNTY OF WAYNE

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 4, Block 1, PLEASANT OAKS SUBDIVISION PHASE 5, 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 21 day of November, 2025.

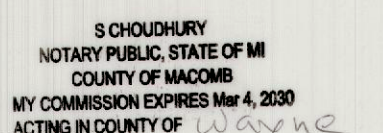
Jessica Young

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 21 day of November, 2025.

Notary Public My Commission Expires



FINAL PLAT SHOWING
LOT 4, BLOCK 1,

Pleasant Oaks Subdivision Phase 5
AN ADDITION IN PARKER COUNTY, AND BEING 2.000 ACRES OF LAND SITUATED
IN THE WILLIAM SMITH SURVEY, ABSTRACT NUMBER 2827 AND THE J.M.
CLINTON SURVEY, ABSTRACT NUMBER 241, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET G, SLIDE 211, DATE 12/8/25

TRI SURVEYING
COUNTIES
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# 25100525

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

10-16-2025