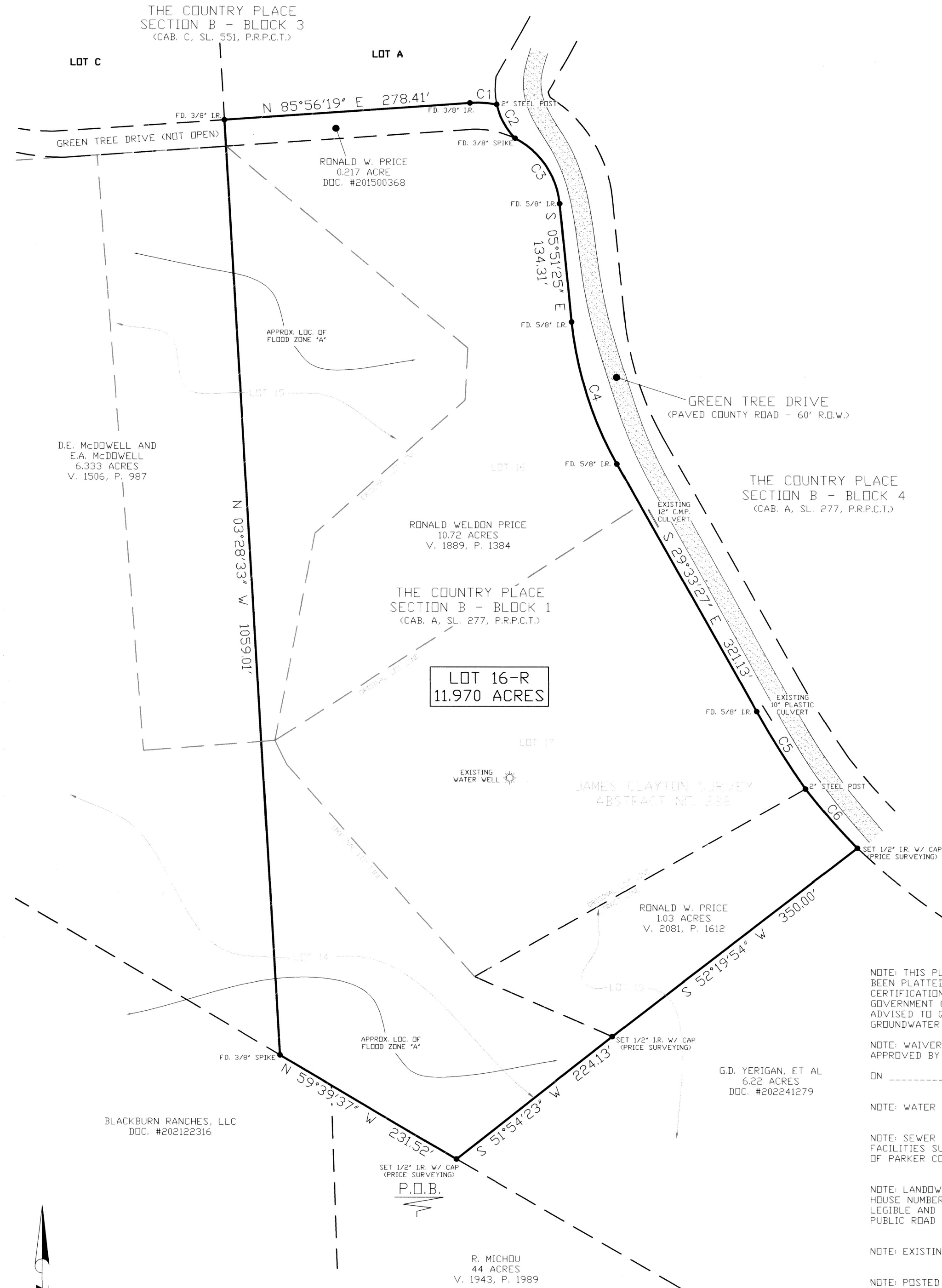


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	46°14'37"	123.90'	14°08'44"	S 86°59'19" E	30.51'	30.59'
C2	71°19'32"	80.33'	31°31'59"	S 28°40'33" E	43.85'	44.21'
C3	61°01'04"	93.90'	57°00'33"	S 34°19'54" E	89.62'	93.43'
C4	13°54'24"	412.00'	23°39'17"	S 17°46'52" E	168.89'	170.10'
C5	5°08'37"	1113.93'	5°18'54"	S 32°25'06" E	103.29'	103.33'
C6	7°43'53"	741.08'	6°52'23"	S 41°21'36" E	88.84'	88.90'

202530632 PLAT Total Pages: 1



LEGAL DESCRIPTION

Of an 11.970 acres tract of land, being all of Lot 16 and Lot 17 and part of Lot 14, Lot 15 and Lot 18, all in Block 1 of The Country Place, Section B, according to plat recorded in Cabinet A, Slide 277 of the Plat Records of Parker County, Texas; the same being all of a certain 1.03 acres tract described in Volume 2081, Page 1612, all of a certain 10.72 acres tract described in Volume 1889, Page 1384, and all of a certain 0.217 acre tract described in Document No. 201500368 of the Official Public 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 14 and at the most westerly corner of a certain 6.22 acres tract described in Document No. 202241279 of said Official Public Records for the most southerly southeast and beginning corner of this tract.

Thence N. 59 deg. 39 min. 37 sec. W. 231.52 feet to a found 3/8" spike in the south line of said Lot 14 and at the southeast corner of a certain 6.333 acres tract described in Volume 1506, Page 987 of the Real Records for the southwest corner of this tract.

Thence N. 03 deg. 28 min. 33 sec. W. 1059.01 feet to a found 3/8" iron rod at the southwest corner of Lot A in Block 3 of The Country Place, Section B, according to plat recorded in Cabinet C, Slide 551 of said Plat Records, for the northwest corner of this tract.

Thence N. 85 deg. 56 min. 19 sec. E. 278.41 feet to a found 3/8" iron rod for a corner of this tract and said Lot A.

Thence easterly along the arc of a 46 deg. 14 min. 37 sec. curve to the right with a radius of 123.90 feet, a central angle of 14 deg. 08 min. 44 sec., a chord of S. 86 deg. 59 min. 19 sec. E. 30.51 feet and an arc length of 30.59 feet to a 2" steel post in the west right of way line of Green Tree Drive (paved) and at the southeast corner of said Lot A for the northeast corner of this tract.

Thence along the west right of way line of said Green Tree Drive the following courses and distances:

- Southeasterly along the arc of a 71 deg. 19 min. 32 sec. curve to the left with a radius of 80.33 feet, a central angle of 31 deg. 31 min. 59 sec., a chord of S. 28 deg. 40 min. 33 sec. E. 43.65 feet and an arc length of 44.21 feet to a found 3/8" spike
- Southeasterly along the arc of a 61 deg. 01 min. 04 sec. curve to the right with a radius of 93.90 feet, a central angle of 57 deg. 00 min. 33 sec., a chord of S. 34 deg. 19 min. 54 sec. E. 89.62 feet and an arc length of 93.43 feet to a found 5/8" iron rod
- S. 05 deg. 51 min. 25 sec. E. 134.31 feet to a found 5/8" iron rod
- Southerly along the arc of a 13 deg. 54 min. 24 sec. curve to the left with a radius of 412.00 feet, a central angle of 23 deg. 39 min. 17 sec., a chord of S. 17 deg. 46 min. 52 sec. E. 168.89 feet and an arc length of 170.10 feet to a found 5/8" iron rod
- S. 29 deg. 33 min. 27 sec. E. 321.13 feet to a found 5/8" iron rod
- Southeasterly along the arc of a 05 deg. 08 min. 37 sec. curve to the left with a radius of 1113.93 feet, a central angle of 05 deg. 18 min. 54 sec., a chord of S. 32 deg. 25 min. 06 sec. E. 103.29 feet and an arc length of 103.33 feet to a 2" steel post
- Southeasterly along the arc of a 07 deg. 43 min. 53 sec. curve to the left with a radius of 741.08 feet, a central angle of 06 deg. 52 min. 23 sec., a chord of S. 41 deg. 21 min. 36 sec. E. 88.84 feet and an arc length of 88.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly corner of said 6.22 acres tract for the most easterly southeast corner of this tract

Thence S. 52 deg. 19 min. 54 sec. W. 350.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 6.22 acres tract.

Thence S. 51 deg. 54 min. 23 sec. W. 224.13 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plattd 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 APRIL 18, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25401 FN250582

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: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON _____, 2025

NOTE: WATER IS SUPPLIED BY PRIVATE WATER WELL

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 CULVERTS SHOWN ON PLAT

NOTE: POSTED SPEED LIMIT OF GREEN TREE DRIVE IS CURRENTLY 30 MILES PER HOUR

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

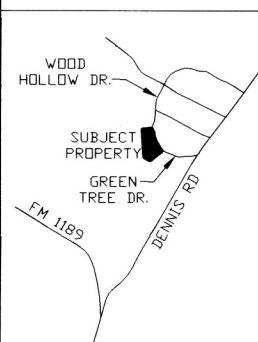
NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008

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 **G**, SLIDE **193**
DATE **11/12/25**

VICINITY MAP
(NOT TO SCALE)



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202530632
11/12/2025 08:16 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER INFORMATION

RONALD PRICE
451 GREEN TREE DRIVE
WEATHERFORD, TX 76087

SURVEYOR

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

OWNER'S CERTIFICATE

That I, RONALD W. PRICE, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 16-R in BLOCK 1 of THE COUNTRY PLACE, SECTION B, Parker County, Texas. 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 tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 20 DAY OF October, 2025

BY: *Ronald W. Price*
RONALD W. PRICE

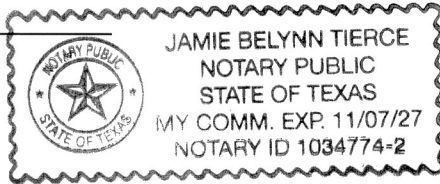
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RONALD W. PRICE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 20 day of October, 2025

Signature



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 10 DAY OF November, 2025.

George A. Conley
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

James H. H. H.
COMR. PRECINCT #2

James H. H. H.
COMR. PRECINCT #3

James H. H. H.
COMR. PRECINCT #4

18330
BR

F-14

REPLAT

THE COUNTRY PLACE
SECTION B, BLOCK 1
LOT 16-R

A REPLAT OF ALL OF LOT 16 AND LOT 17 AND PART OF LOT 14, LOT 15 AND LOT 18, ALL IN BLOCK 1 OF THE COUNTRY PLACE, SECTION B, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 277 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: JUNE 26, 2025