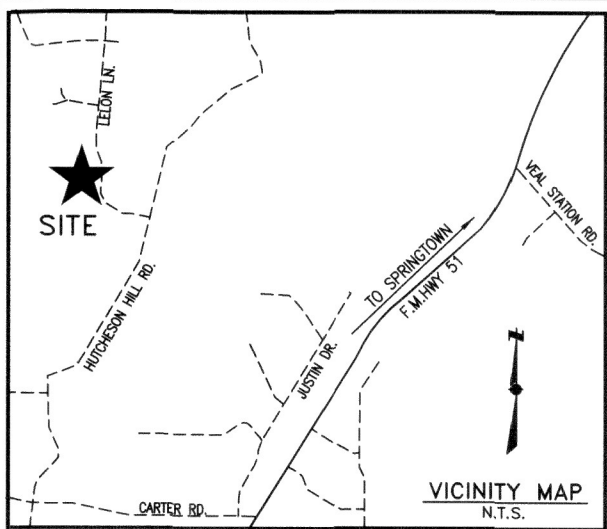




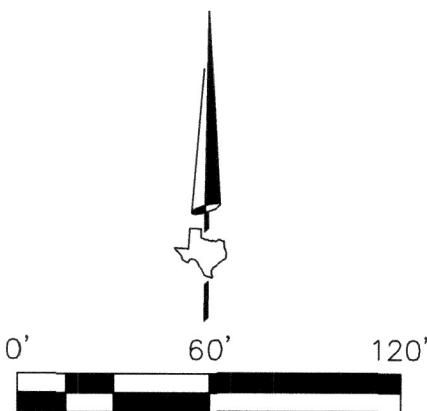
NOTES:

1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
4. WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
5. SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS
6. 10' UTILITY EASEMENTS INSIDE ALL LOT LINES (LOT 48, WOODLAWN PHASE IV, OF RECORD IN CABINET B, SLIDE 160, PLAT RECORDS, PARKER COUNTY, TEXAS.
7. THIS PROPERTY DOES NOT LIE WITHIN THE ETJ OF ANY CITY OR TOWN.
8. GUY WIRE LAPS INTO SUBJECT TRACT AS SHOWN.
9. SPEED LIMIT IS 30 MPH ON RURAL ROADS IN TEXAS.

FLOOD INFORMATION

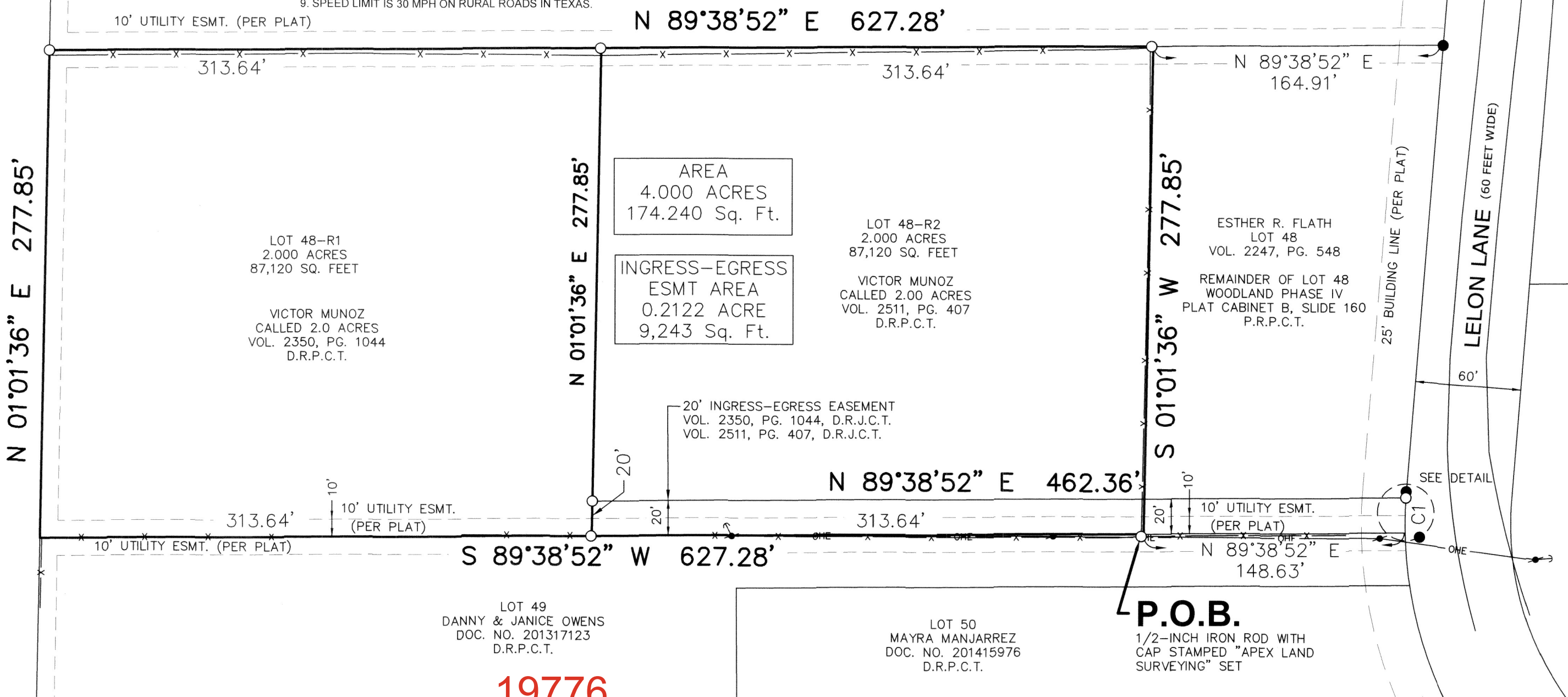
MAP NUMBER: 48367C0200E
EFFECTIVE DATE: 09/26/2008
FIRM: 480520 PANEL: 0200 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



LOT 47
MIKE & MARION CHENAULT
VOLUME 2255, PAGE 1776
D.R.P.C.T.

ALFRED HOWELL ROGERS, JR.
CALLED 3.00 ACRES
VOL. 548, PG. 260
D.R.P.C.T.



STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONER COURT OF PARKER COUNTY, TEXAS, ON THIS

the 25th day of November, 2024.

COUNTY JUDGE

George A. Carley
COMMISSIONER PRECINCT #1

Jack T. Hill
COMMISSIONER PRECINCT #2

Jan Walden
COMMISSIONER PRECINCT #3

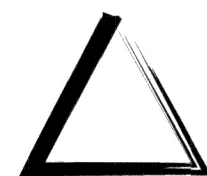
Jim Jordan
COMMISSIONER PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202430918
11/25/2024 02:34 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



APEX
APEX Land Surveying
TBPLS Firm Registration
No. 101941-30

Main Office:
214 Wapiti Drive
Azle, TX 76020
(817) 565-6681
Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414
Midland Office:
3409 Caldera Blvd.
Midland, TX 79705

G-025

OWNER:
VICTOR MUNOZ
2161 GERTIE BARRETT
MANSFIELD, TEXAS 76063

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.01'	230.96'	04°57'54"	N 01°16'26" E	20.01'
C2	23.52'	230.96'	05°50'05"	N 01°42'29" E	23.51'

LEGEND

- 1/2-INCH IRF (UNLESS OTHERWISE NOTED)
- 1/2-INCH IRON ROD W/CAP STAMPED "APEX LAND SURVEYING" SET
- IRF IRON ROD FOUND
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- POWER POLE
- ← GUY WIRE

19776.004.048.10
19776.004.048.20

FINAL PLAT OF
LOTS 48-R1 and 48-R2
WOODLAWN PHASE IV
AN ADDITION TO PARKER COUNTY, TEXAS AND BEING A
REPLAT OF LOT 48, WOODLAWN PHASE IV, AN ADDITION TO
PARKER COUNTY, TEXAS, OF RECORD IN CABINET B, SLIDE 160,
PLAT RECORDS, PARKER COUNTY, TEXAS

OWNER'S CERTIFICATE

202430918

PLAT Total Pages: 1



STATE OF TEXAS }
COUNTY OF PARKER }

4.000 Acres (174,240 Square Feet)
Portion of Lot 48, Woodlawn Phase IV

WHEREAS Victor Munoz is the sole owner of that certain 4.000 acres tract being a portion of Lot 48, Woodlawn Phase IV, an addition to Parker County, Texas of record in Cabinet B, Slide 160, Plat Records, Parker County, Texas and being that same called 2.0 acres tract of record in Volume 2350, Page 1044, and also that same called 2.00 acres tract of record in Volume 2511, Page 407, Deed Records, Parker County, Texas, (D.R.P.C.T.) including a 20 feet wide Ingress/Egress easement and being more particularly described by metes and bounds as follows:

COMMENCING in the west right-of-way (R.O.W.) line of Lelon Lane (60 feet wide) being the east common corner of Lot 48 and Lot 49 said Woodlawn Phase IV, from which a 1/2-inch iron rod bears S 10°15'05" W, 0.50' and a 1/2-inch iron rod found in the west R.O.W. line of said Lelon Lane bears N 01°42'29" E, 23.51 feet;

THENCE, South 89°38'52" West, 148.63 feet with the common line of said Lot 48 and Lot 49 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of the aforementioned called 2.00 acres tract and the **POINT OF BEGINNING** and the southeast corner of the herein described tract;

THENCE, South 89°38'52" West, 627.28 feet continuing with said common line to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of that called 3.00 acres tract conveyed to Alfred Howell Rogers, Jr., of record in Volume 548, Page 260, D.R.P.C.T., marking the southwest corner of the aforementioned called 2.0 acres tract and the southwest corner of the herein described tract;

THENCE, North 01°01'36" East, 277.85 feet with the common line of said called 3.00 acres tract with said called 2.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of Lot 47, said Woodlawn Phase IV and the northwest corner of the herein described tract;

THENCE, North 89°38'52" East, 627.28 feet with the common line of said Lot 47 and Lot 48 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of the aforementioned called 2.00 acres tract and the northeast corner of the herein described tract;

THENCE, South 01°01'36" West, 277.85 feet to the **POINT OF BEGINNING** and **CONTAINING** 4.000 Acres (174,240 Sq. Ft.) of land.

20 FEET WIDE INGRESS-EGRESS EASEMENT :

0.2122 Acre (9,243 Square Feet)
Portion of Lot 48, Woodlawn Phase IV

BEING a 20 feet wide Ingress-Egress easement being a part of Lot 48, Woodlawn Phase IV, an addition to Parker County, Texas of record in Cabinet B, Slide 160, Plat Records, Parker County, Texas and being a part of that same called 2.00 acres tract of record in Volume 2511, Page 407, Deed Records, Parker County, Texas, (D.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING in the west right-of-way (R.O.W.) line of Lelon Lane (60 feet wide) being the east common corner of Lot 48 and Lot 49 said Woodlawn Phase IV, from which a 1/2-inch iron rod bears S 10°15'05" W, 0.50' and a 1/2-inch iron rod found in the west R.O.W. line of said Lelon Lane bears N 01°42'29" E, 23.51 feet;

THENCE, South 89°38'52" West, 462.27 feet with the common line of said Lot 48 and Lot 49 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of that called 2.0 acres tract conveyed to Victor Munoz of record in Volume 2350, Page 1044, D.R.P.C.T. and the southwest corner of the aforementioned 2.00 acres tract and marking the southwest corner of the herein described tract;

THENCE, North 01°01'36" East, 20.0 feet with the common line of said called 2.0 acres with said called 2.00 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 89°38'52" East, 462.36 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the aforementioned Lelon Lane and in a curve to the left marking the northeast corner of the herein described tract;

THENCE, 20.0 feet with the arc of said curve to the left having a radius of 230.96 feet, a central angle of 04°57'54" and a chord that bears North 01°16'26" East, 20.0 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.2122 Acre (9,243 Sq. Ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Victor Munoz, sole owner does hereby adopt this plat as Lots 48-R1 and 48-R2, Woodlawn Phase IV, a replat of Lot 48, Woodlawn Phase IV, an addition to Parker County Texas of record in Cabinet B, Slide 160, Plat Records, Parker County, Texas, and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 21st day of November, 2024.

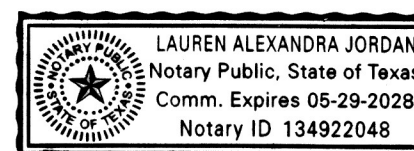
Victor Munoz
Victor Munoz (Owner)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Victor Munoz, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of November, 2024.

Lauren Alexandra Jordan
Notary Public State of Texas



I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Rodric R. Reese 11/21/2024
Rodric R. Reese, R.P.L.S. No. 5883 Date



REV	DATE	BY	DESCRIPTION	PROJECT	127 Lelon Ln., Woodlawn Ph IV
				DRAWN BY:	BM/BC DATE: 11/21/24
				FIELD CREW:	JM DATE: 08/08/24
				SCALE:	1"=60' PAGE: 1 OF 1