Remainder of

CF# 202007859

S 86°14'57" E 150.92'

Approx. Survey Line

Lot 15R

1.010 Acres

N 88°16'59" W 165.24'

S 89°45'47" W 165.25'

Peel Road

Paved Surface

Zone X

3" Steel

Fence Post

Cardona

Remainder of

CF# 202007859

Lot 1 North Acres

V. 362-A. P. 2

Vista Court

60' R.O.W. (V. 362-A, P.2)

Whereas, Mark A. Rivera and Jessica Rivera, being the owners of a 1.021 acres tract of land out of the JAMES E. ROBERTS SURVEY, ABSTRACT No. 2850, and the WILLIAM GILLILAND SURVEY, ABSTRACT No. 550, Parker County, Texas; being all of that certain tract conveyed to Rivera in CF# 202204868, Official Public Records, Parker County, Texas; and being further described by metes

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the north line of Peel Road, for the southwest and beginning corner of this tract. WHENCE a 3" steel fence corner post, at the northwest corner of Lot 1, North Acres, according to the plat as recorded in Volume 362-A, Page 2, Plat Records, Parker County, Texas, being called the northwest corner of the R. D. THOMASON SURVEY, ABSTRACT No. 1569, bears N 40°39'41" E 242.63 feet.

THENCE N 00°50'05" E 287.15 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract.

THENCE S 86°14'57" E 150.92 feet, to a 3" steel fence corner post, for the northeast corner of this tract.

THENCE S 02°01'58" E 93.26 feet, to a 3" steel fence corner post, at the northwest corner of said Lot 1, for a corner of this tract.

THENCE S 02°14'05" E 183.51 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the intersection of the north line of said Peel Road and the north line of Vista Court, at the southwest corner of said Lot 1, for the southeast corner

THENCE S 89°45'47" W 165.25 feet, along the north line of said Peel Road, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, Texas 76086 weatherford@txsurveying.com - 817-594-0400 Field Date: April 3, 2022 - W2105027-R1-RP

MICAH HAMILTON ESSIO

Now, Therefore, Know All Men By These Presents

as Lot 15R, Green Meadows II, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

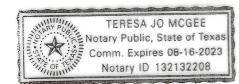
This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas

day of January

State of Texas County of Parker

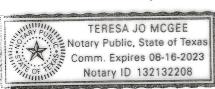
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Rivera

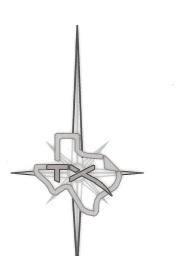
_____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.



Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared ________, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Suran W Mu
Notary Public in and for the State of Texas



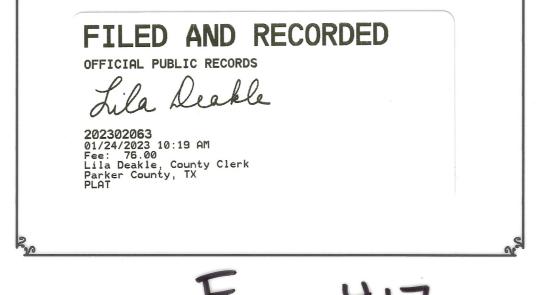


Surveyor: Micah Hamilton, R.P.L.S. 104 S. Walnut St Weatherford, TX, 76086 817-594-0400

Owner: Mark & Jessica Rivera 830 Peel Road Springtown, TX 76082

1" = 40'





Cardona

Remainder of

CF# 202007859

5.63'-

0.011 Acres

Right-of-Way Dedication

(by separate instrument)

12881.001.015.00

S 89°45'47" W 91.71' P.O.B.

Fd. 1/2"

Iron Rod

Plat Cabinet _ F _ Slide _ 417

Road oner Precinct #3 Vicinity Map - Not to Scale SITE Peel Road Vista Ct. Peel Road

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

Parker County Notes:

1) Water is to be provided by Walnut Creek Special Utility District.

2) Sanitary sewer is to be provided by on-site septic facilities.

3) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

4) No portion of this tract lies within the extra territorial jurisdiction of any

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the

12881 SP K-4

> Plat Revision Lot 15R

Green Meadows II an addition in Parker County, Texas

Being a 1.021 acres tract of land out of the JAMES E. ROBERTS SURVEY, ABSTRACT No. 2850,

and the WILLIAM GILLILAND SURVEY, ABSTRACT No. 550. Parker County, Texas

January 2023

