LEGAL DESCRIPTION

Of an 11.998 acres tract of land out of Section No. 47, T. & P. RR. Co. Survey, Abstract No. 1433, Parker County, Texas, being all of a certain 3 acres tract (Tract 1) and all of a certain 6 acres tract described in Volume 361, Page 733 and all of a certain 6 acres tract described in Volume 352, Page 71, both in the Dead Records of Parker County, Texas, and being further described by lines and bounds as follows:

Beginning at a 3" steel post in the east line of New Highland Road (paved) and at the southeast corner of said 6 acres tract for the southwest and beginning corner of this tract. Thence a fixed 1/2" iron nail at the southwest corner of Lot 1 of Oak Meadows, Phase One, according to plat recorded in Cottonville "B", Plat 291 of the Plat Records, Texas N. 89deg. 04' 02" 47.06 Feet

Thence N. 51deg. 48' 39" 20.54 Feet. W. 856.80 Feet.

Thence N. 01deg. 26' 03" 32.01 Feet. E. 806.90 Feet.

Thence N. 89deg. 07' 35' 20.00 Feet. W. 856.80 Feet.

Thence S. 01deg. 22' 42" 43.04 Feet. W. 856.10 Feet.

LOT 2

1,080 ACRES

15.998 ACRES

LEGAL DESCRIPTION

LOT 1

1,100 ACRES

LOT 3

9.860 ACRES

LOT 4

330 ACRES

OWNER INFORMATION

BUDDY WENDELL MARTIN
155 NEW HIGHLAND RD
SPRINGTOWN, TX 76082
(682) 999-6707

OWNERS CERTIFICATE

That we, BUDDY WENDELL MARTIN and DIANE MARTIN, the owners of the land shown herein, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and assessments shown, and designate said plat as MARTIN ACRES, being a subdivision of 11.998 acres out of Section No. 47, T. & P. RR. Co. Survey, Abstract No. 1433, Parker County, Texas. We, by the recitation of this plat, do hereby plat the property shown herein, said lots to be hereinafter shown by the lot numbers as indicated herein:

We hereby certify the property is not within the Extraterritorial Jurisdiction of any incorporated City or Town.

EXECUTED THE 11th DAY OF JUNE, 2019

BY: BUDDY WENDELL MARTIN

DANIEL MARTIN

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on the day personally appeared BUDDY WENDELL MARTIN and DANIEL MARTIN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

NOTARY PUBLIC

GIVEN under my hand and seal of office this 11th day of June, 2019.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY,
TENNESSEE, THIS 11th DAY OF JUNE, 2019.

COUNTY JUDGE

SURVEYOR'S CERTIFICATE

This is to certify the I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot lines, angle points, and points of curvature are properly marked on the ground, and that the plat conveys represents that survey made by me or under my direct supervision on MAY 21, 2019.

PHOTO COPY: 1-16-19

PHOTO COPY: 1-16-19

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

201912208

FILED 12/06/19

VIGNETTE

PLAT DATE: JULY 10, 2019

MARTIN ACRES

LOT 1 AND LOT 2

BEING A SUBDIVISION OF 11.998 ACRES OUT OF SECTION NO 47, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1433, PARKER COUNTY, TX

PLAT DATE: JULY 10, 2019