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- 1) 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.
  - 2) Water source is from private water wells.
  - 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
  - 4) 10 feet wide utility easement along all property lines.

T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1465  
PARKER COUNTY, TEXAS

SINCE 1976  
**RIVERS SURVEYING, INC.**  
LAND SURVEYORS  
P.O. BOX 1447  
MINERAL WELLS, TEXAS 76068  
OFFICE: 940-325-8613  
FIRM# 10012400

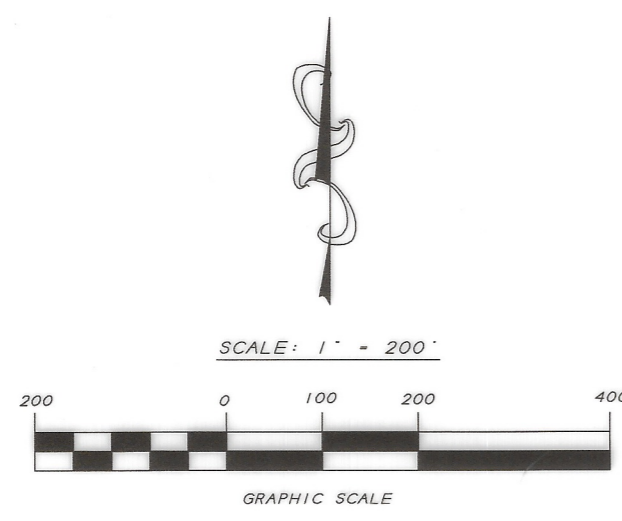
Ownership and  
Development Representative  
Kairos Homes, LLC.  
3345 Western Center Boulevard  
Fort Worth, Texas 76037

21465.001.000.00

10101  
WE  
J-8

CLERK STICKER:

FINAL PLAT  
11 LOTS  
**AMBER MEADOWS PHASE 6**  
AN ADDITION IN PARKER COUNTY, AND BEING 36.57 ACRES OF  
LAND SITUATED IN THE T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1465, PARKER COUNTY, TEXAS  
THIS PLAT FILED FOR RECORD IN CABINET **F**, SLIDE **295**, DATE **8-8-22**



THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

I, Brian Frazier 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, except N/A miles from said PL Parker County, Texas.

Brian Frazier  
 Signature of Owner

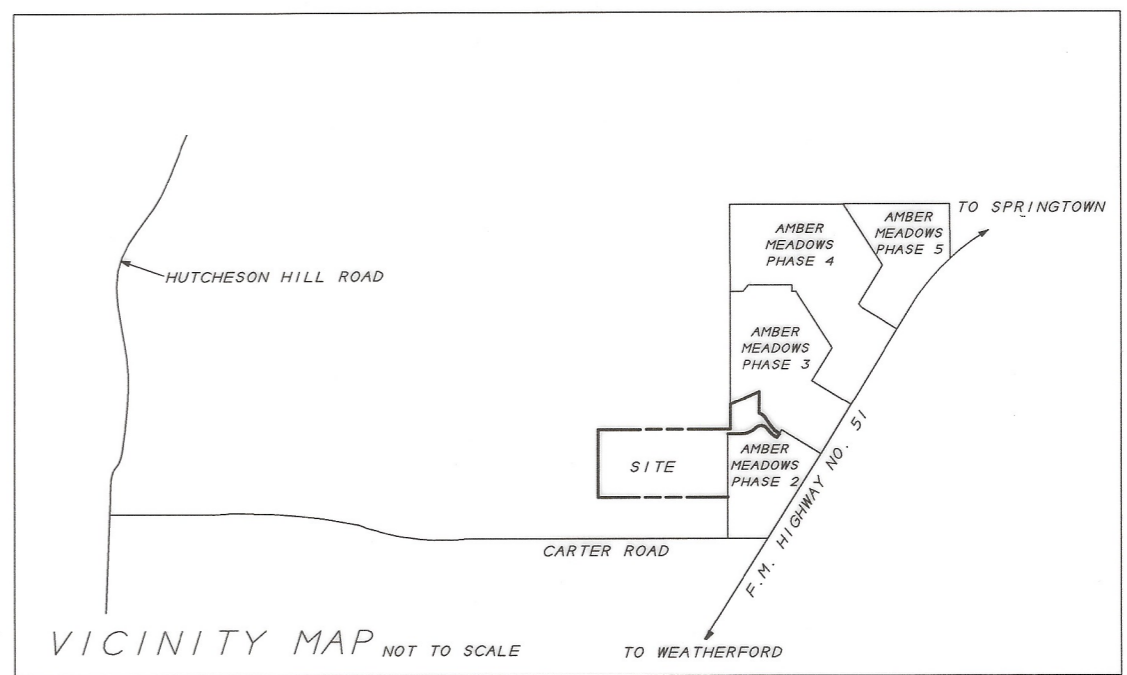
THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

Before me, the undersigned authority on the day personally appeared Brian Frazier known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged therein 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 on this the 17th day of August, 2021.

Andrea Vernon  
 Notary Public in and for State of Texas

ANDREA VERNON  
 ID #129287029  
 My Commission Expires  
 January 31, 2025



STATE OF TEXAS  
 PARKER COUNTY

WHEREAS I, Representative for Kairos Homes, LLC, being the owner of 36.57 acres of land situated in the T. & P. RR. Co. Survey, Abstract No. 1465, Parker County, Texas, and being a part of that certain tract conveyed to Kairos Homes, LLC, by deed recorded in Document Number 202008197 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, found in place, on the South line of that certain tract conveyed to Larry and Joan Corley by deed recorded in Volume 2897, Page 1962 of the Real Records of Parker County, Texas, said point being the Northeast corner of Lot 4R, Amber Meadows according to the plat recorded in Plat Cabinet D, Slide 575 of the Plat Records of Parker County, Texas, for the Northwest corner of this tract:

THENCE N 89D 53' 37" E, along and with the South line of said Corley tract, a distance of 1697.62 feet to a 1/2 inch iron rod, found in place, said point being the Southeast corner of said Corley tract, for an ell corner of this tract:

THENCE N 00D 13' 06" E, along and with the East line of said Corley tract, a distance of 219.19 feet to a 1/2 inch iron rod, found in place, said point being the Northeast corner of said Corley tract and being the Southeast corner of that certain tract conveyed to Elizabeth A. Overfelt and Robert Bruce Overfelt by deed recorded in Document Number 201703692, for an angle point of this tract:

THENCE N 00D 00' 02" W, along and with the East line of said Overfelt tract, a distance of 92.21 feet to a 1/2 inch iron rod with cap, found in place, said point being the Southwest corner of Lot 63R, Amber Meadows, Phase 3, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 628 of the Plat Records of Parker County, Texas, for an angle point of this tract:

THENCE N 65D 56' 29" E, along and with the South line of said Lot 63R, a distance of 403.15 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northwest corner of Lot 64R, for an angle point of this tract:

THENCE S 00D 07' 30" E, along and with the West line of said Lot 64R and the West line of Lot 65R, a distance of 275.91 feet to a 1/2 inch iron rod with cap, found in place, on the North line of Kriston Lane, said point being the Southwest corner of said Lot 65R, for an angle point of this tract:

THENCE Southeasterly, along and with the North line of said Kriston Lane and along and with a curve to the right having a radius of 160.00 feet, the chord of which bears S 53D 49' 42" E, a distance of 103.94 feet, arc distance of 105.86 feet to a 1/2 inch iron rod with cap, found in place, at the P.T. of said curve:

THENCE S 34D 52' 27" E, along and with the North line of said Kriston Lane, a distance of 129.34 feet to a 1/2 inch iron rod with cap, found in place, at the P.C. of a curve to the left:

THENCE Southeasterly, along and with said curve to the left having a radius of 300.00 feet, the chord of which bears S 46D 43' 03" E, a distance of 123.15 feet, arc distance of 124.03 feet to a 1/2 inch iron rod with cap, found in place, at the P.T. of said curve:

THENCE S 58D 33' 46" E, a distance of 16.48 feet to a 1/2 inch iron rod with cap, found in place, on the West line of Justin Drive, for the most Southerly Northeast corner of this tract:

THENCE S 31D 26' 22" W, along and with the West line of said Justin Drive, a distance of 60.00 feet to a 1/2 inch iron rod with cap, found in place, for a corner of this tract:

THENCE N 58D 33' 46" W, a distance of 16.48 feet to a 1/2 inch iron rod, set, at the P.C. of a curve to the right:

THENCE Northwesterly, along and with said curve to the right having a radius of 360.00 feet, the chord of which bears N 46D 43' 03" W, a distance of 147.77 feet, arc distance of 148.84 feet to the P.T. of said curve:

THENCE N 34D 52' 27" W, a distance of 129.34 feet to a 1/2 inch iron rod, set, at the P.C. of a curve to the left:

THENCE Northwesterly, along and with said curve to the left having a radius of 100.00 feet, the chord of which bears N 82D 38' 19" W, a distance of 148.08 feet, arc distance of 216.75 feet to the P.T. of said curve:

THENCE S 49D 35' 53" W, a distance of 239.22 feet to a 1/2 inch iron rod, set, at the P.C. of a curve to the right:

THENCE Southwesterly, along and with said curve to the right having a radius of 160.00 feet, the chord of which bears S 69D 44' 40" W, a distance of 110.22 feet, arc distance of 112.52 feet to the P.T. of said curve:

THENCE S 89D 53' 37" W, a distance of 5.48 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 00D 04' 15" E, along and with the West line of Amber Meadows, Phase 2, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 560 of the Plat Records of Parker County, Texas, a distance of 798.27 feet to a 5/8 inch iron rod, with cap, found in place, said point being the Northeast corner of Lot 15, Amber Meadows, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 575 of the Plat Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE S 89D 55' 45" W, along and with the North line of said Amber Meadows, a distance of 1664.18 feet to a 5/8 inch iron rod with cap, found in place, said point being the Northwest corner of Lot 6, of said Amber Meadows, for the Southwest corner of this tract:

THENCE N 00D 02' 59" W, along and with the East line of said Lot 4R, Amber Meadows, a distance of 867.23 feet to the place of beginning and containing 36.57 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for Kairos Homes, LLC, do hereby adopt this plat designating the herein described real property as Amber Meadows, Phase 6, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 17th day of August, 2021.

Brian Frazier  
 Representative for Kairos Homes, LLC

STATE OF Texas  
 COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for Kairos Homes, LLC, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17th day of August, 2021.

Andrea Vernon  
 Notary Public

ANDREA VERNON  
 ID #129287029  
 My Commission Expires  
 January 31, 2025

APPROVED BY THE  
 COMMISSIONERS COURT  
 OF PARKER COUNTY TEXAS  
 ON THIS THE 8th DAY  
 OF August, 2022.

Pat Deen  
 COUNTY JUDGE

George Conley  
 PRECINCT # 1 COMMISSIONER

Craig Peacock  
 PRECINCT # 2 COMMISSIONER

Larry Walden  
 PRECINCT # 3 COMMISSIONER

Steve Dugan  
 PRECINCT # 4 COMMISSIONER

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202229908  
 08/08/2022 03:26 PM  
 Fee: 60.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

Ownership and  
 Development Representative  
 Kairos Homes, LLC.  
 3345 Western Center Boulevard  
 Fort Worth, Texas 76037

NOTES:

- 1) 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.
- 2) Water source is from private water wells.
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- 4) 10 feet wide utility easement along all property lines.

NOTE:  
 According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0175E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2021.

B.F. Rivers

B.F. RIVERS, M.S., P.E., R.P.L.S.  
 NO. 2190, STATE OF TEXAS  
 FIRM NO. 10012400



SINCE 1976

RIVERS SURVEYING, INC.

LAND SURVEYORS  
 P.O. BOX 1447  
 MINERAL WELLS, TEXAS 76068  
 OFFICE: 940-325-8613  
 FIRM# 10012400

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