

T.D. PORTER
V. 521, P. 512

OWNER'S CERTIFICATE

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, 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 EASY ACRES. This plat being a subdivision of 10.980 acres out of Section No. 109, T. & P. RR. Co. Survey, Abstract No. 1388, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers 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 7th DAY OF October, 2021

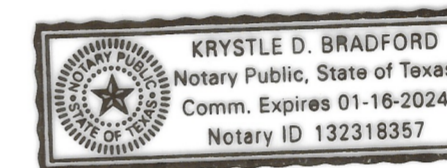
BY: [Signature]
RYAN D. ZAMARRON, President

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 RYAN D. ZAMARRON 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 7th day of October, 2021

[Signature]
Signature



LIEN HOLDER STATEMENT

PBREI, LLC, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

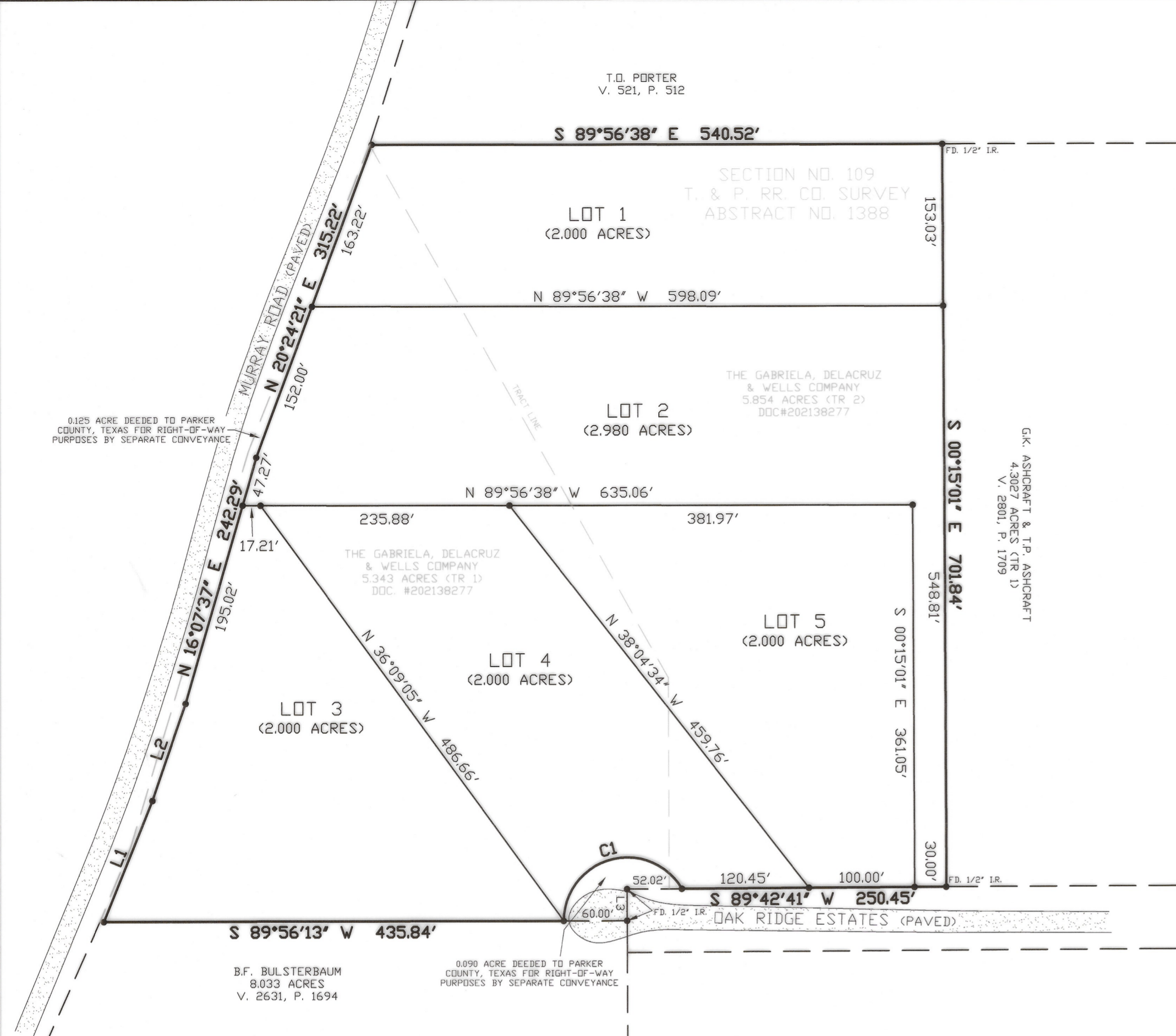
[Signature]
LYNN BOYER, Member

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 LYNN BOYER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 7th day of October, 2021

[Signature]
Signature



CURVE	DEG. OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	149°55'14"	S 74°53'50" W	115.89'	157.00'

LINE	BEARING	DISTANCE
L1	N 21°50'57" E	123.24'
L2	N 18°57'43" E	96.98'
L3	S 00°15'27" E	29.87'

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0175E DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

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

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 23B.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 12 DAY OF October, 2021.

[Signature] COUNTY JUDGE

[Signature] COMR. PRECINCT #1

[Signature] COMR. PRECINCT #2

[Signature] COMR. PRECINCT #3

[Signature] COMR. PRECINCT #4

LEGAL DESCRIPTION

Of a 10.980 acres tract of land out of Section No. 109, T. & P. RR. Co. Survey, Abstract No. 1388, Parker County, Texas; being part of a certain 5.343 acres tract (Tract 1) and part of a certain 5.854 acres tract (Tract 2), both described in Document No. 202138277 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) in the east right of way line of Murray Road (paved) and in the north line of said 5.854 acres tract for the northwest and beginning corner of this tract. Whence a found 1/2" iron pipe at the northwest corner of said 5.854 acres tract bears N. 89 deg. 56 min. 38 sec. W. 1.97 feet and the southwest corner of the W. Pickard Survey, Abstract No. 2681, is called to bear S. 89 deg. 56 min. 38 sec. E. 1317.43 feet.

Thence S. 89 deg. 56 min. 38 sec. E. 540.52 feet to a found 1/2" iron rod at the northwest corner of a certain 4.3027 acres tract described in Volume 2801, Page 1709 of said Official Public Records for the northeast corner of this and said 5.854 acres tract.

Thence S. 00 deg. 15 min. 01 sec. E. 701.84 feet to a found 1/2" iron rod in the north right of way line of Oak Ridge Estates (paved) and at the southwest corner of said 4.3027 acres tract for the southeast corner of this and said 5.854 acres tract.

Thence S. 89 deg. 42 min. 41 sec. W. 250.45 feet along the north right of way line of said Oak Ridge Estates to a set 1/2" iron rod with cap in the south line of said 5.854 acres tract for a corner of this tract.

Thence westerly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 149 deg. 55 min. 14 sec., a chord of S. 74 deg. 53 min. 50 sec. W. 115.89 feet, and an arc length of 157.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 5.343 acres tract and in the north line of a certain 8.033 acres tract described in Volume 2631, Page 1694 of said Official Public Records for a corner of this tract. Whence a found 1/2" iron rod at the most southerly southeast corner of said 5.343 acres tract bears N. 89 deg. 56 min. 13 sec. E. 60.00 feet.

Thence S. 89 deg. 56 min. 13 sec. W. 435.84 feet along the north line of said 8.033 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Murray Road and in the south line of said 5.343 acres tract for the southwest corner of this tract.

Thence along the east right of way line of said Murray Road the following courses and distances:

- N. 21 deg. 50 min. 57 sec. E. 123.24 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 18 deg. 57 min. 43 sec. E. 96.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 16 deg. 07 min. 37 sec. E. 242.29 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 20 deg. 24 min. 21 sec. E. 315.22 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 platted 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 SEPTEMBER 16, 2021.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211358 FN210981 FN211022-23

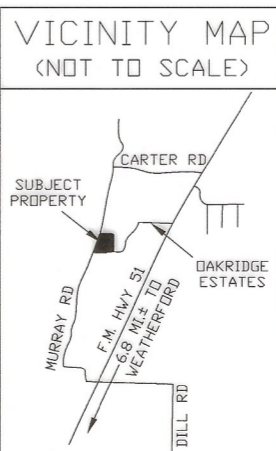
21388.008.000.00
21388.002.000.50

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]
Lila Deakle
202140045
10/12/2021 01:44 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER INFORMATION
THE GABRIELA, DELACRUZ & WELLS COMPANY
PO BOX 1195
WEATHERFORD, TX 76086
PH. 817-694-2067

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 64
DATE 10/12/2021



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

FINAL PLAT
EASY ACRES
LOTS 1 THRU 5

BEING A SUBDIVISION OF 10.980 ACRES OUT OF SECTION NO. 109, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1388, PARKER COUNTY, TX

PLAT DATE: OCTOBER 5, 2021

12001
WE
I-9