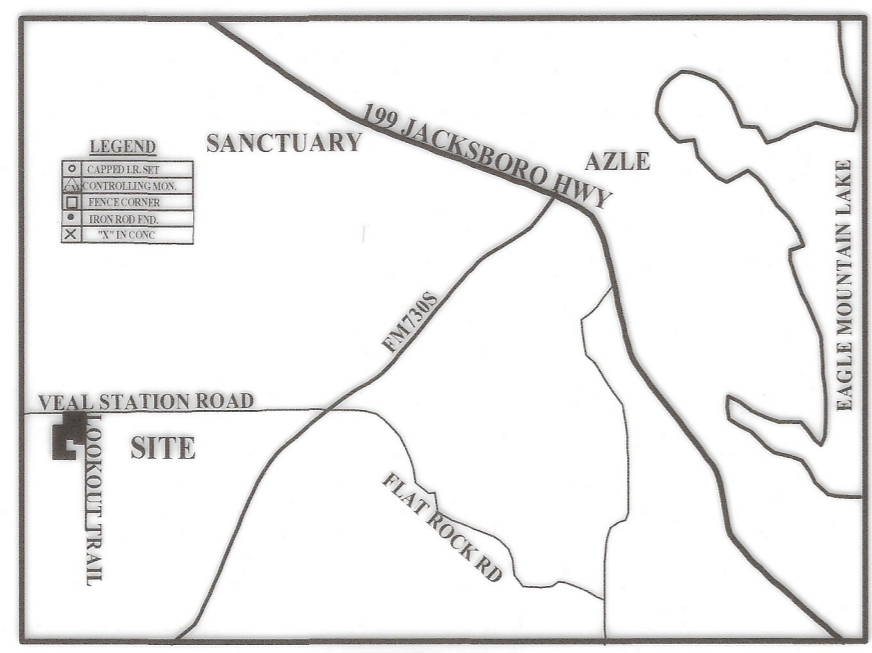


**LEGEND**

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED I.R. SET
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ GAS RISER
- ⊕ TEL. PED.
- ⊕ FENCE CORNER
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT
- ⊕ MAG NAIL SET

1/2" CIRS - CAPPED IRON SET  
STAMPED "RPLS 4818"



VICINITY MAP  
NOT TO SCALE

**PROPERTY DESCRIPTION**

BEING a 3.680 acre tract of land in the T.&P. R.R. Co. Survey, Number 41, Abstract Number 1427, situated in Parker County, Texas, and being a portion of that certain tract of land described in deed to JCEF Limited, recorded in Instrument Number 202022199, Deed Records, Parker County, Texas, and being all of that certain tract of land described in a deed to JCEF Limited, LLC, recorded in Instrument Number 202105935, Deed Records, Parker County, Texas. The bearings for this survey are based on the bearings as they appear in Volume 362-A, Page 37, Plat Records, Parker County, Texas. Said 3.680 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the northwest corner of a certain tract of land described as Lot 142, Block 4, Enchanted Lakes, Inc., an addition to Parker County, Texas recorded in Book 362-A, Page 37, Plat Records, Parker County, Texas and the southwest corner of Lot 143, of said Block 4, Enchanted Lakes, Inc.;

THENCE South 0°12'17" East, along the west line of said Block 4, a distance of 139.23 Feet to the southwest corner of said Lot 141 and the north line of Lot 20, Block 1, Replat of Enchanted Lakes Addition, Phase 2, an addition to Parker County, Texas recorded in Cabinet B, Slide 251, Plat Records, Parker County, Texas;

THENCE North 89°42'33" West, departing said west line and continuing along the north line of said Lot 20, a distance of 260.08 Feet to the northwest corner of said Lot 20 and in an east line of The Jeffrey L. Rider 1996 Irrevocable Trust, recorded in Volume 1832, Page 142, Deed Records, Parker County, Texas.;

THENCE North 0°08'54" West, departing said north line and continuing along the said east line, a distance of 405.45 Feet;

THENCE South 90°00'00" East, departing said east line and continuing over and across said JCEF Limited tract, a distance of 150.00 Feet;

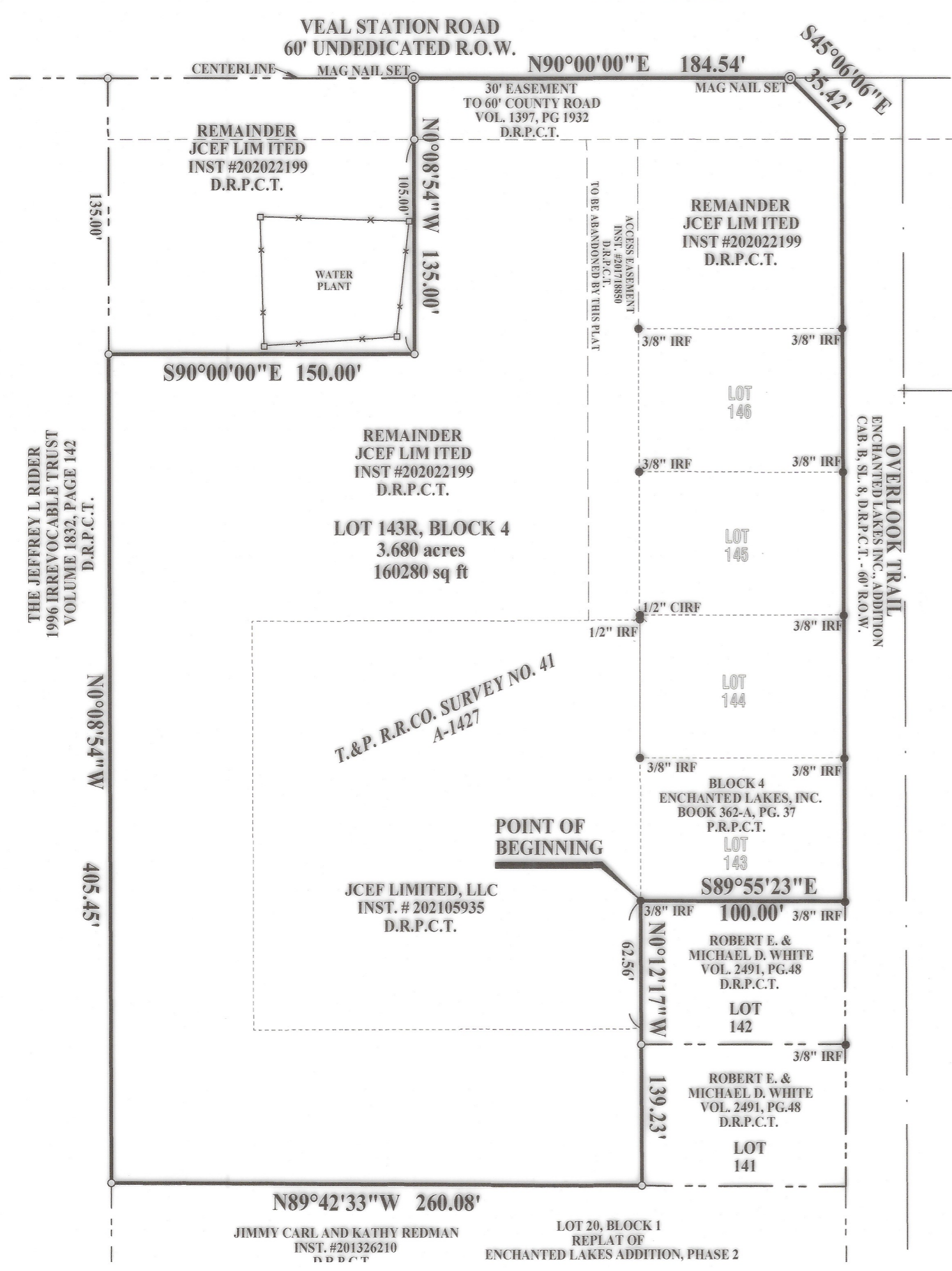
THENCE North 0°08'54" West, continuing over and across said JCEF Limited tract, a distance of 135.00 Feet to the south right of way line of Veal Station Road, a variable width right of way;

THENCE North 90°00'00" East, along said south right of way line, a distance of 184.54 Feet to the northwest corner of a corner clip at the intersection of the south right of way line of said Veal Station Road and the west right of way line of Overlook Trail, a 60' wide right of way;

THENCE South 45°06'06" East, departing said south right of way line and continuing along said corner clip a distance of 35.42 Feet to the southeast corner of said corner clip;

THENCE South 0°12'13" East, departing said corner clip and continuing along said west right of way line, a distance of 377.68 Feet to a 3/8" iron rod found for the southeast corner of said Lot 143 and the northeast corner of said Lot 142;

THENCE North 89°55'23" West, departing said west right of way line and continuing along the common line of said Lots 142 and 143, a distance of 100.00 Feet to the POINT OF BEGINNING and containing a computed area of 3.680 Acres, more or less.



I, JCEF LIMITED, HEREBY MAKE APPLICATION TO THE PARKER COUNTY PLATTING OFFICE FOR A REVISION OF A PLAT OF A SUBDIVISION KNOWN AS ENCHANTED LAKES INC. LOCATED ON MEADOW ROAD IN PRECINCT #1, PARKER COUNTY, TEXAS PER SECTION #232.041 OF THE LOCAL GOVERNMENT CODE. THE PROPOSED REVISION IS OUTLINED BELOW:

COMBINE LOT 143-146, BLOCK 4 ENCHANTED LAKES INC, AS RECORDED IN VOLUME 362-4, PAGE 37, PLAT RECORDS, PARKER COUNTY, TEXAS, WITH A REMAINDER PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO JCEF LIMITED, LLC, RECORDED IN INSTRUMENT NUMBER 202022199, DEED RECORDS, PARKER COUNTY, TEXAS, AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO JCEF LIMITED, LLC, RECORDED IN INSTRUMENT NUMBER 202105935, DEED RECORDS, PARKER COUNTY, TEXAS, RESULTING IN A SINGLE LOT BEING 143R, BLOCK 4, AND CONTAINING 3.680 ACRES.

I UNDERSTAND THAT ALL COSTS RELATED TO THE REVISION PROCESS (BASE FEE, ADVERTISING COSTS, ETC.) MUST BE PAID IN FULL BEFORE ANY ACTION WILL BE TAKEN BY COMMISSIONERS COURT.

DATED THIS 17 DAY OF June, 2021.

*Robin Wallace*  
JCEF LIMITED  
ROBIN WALLACE  
P.O. BOX 150189  
FT. WORTH, TX. 76108-0189

ACKNOWLEDGED  
*Johnny D.L. Williams*  
JOHNNY D.L. WILLIAMS  
PLATTING COORDINATOR

THE STATE OF TEXAS § 202125495 PLAT Total Pages: 1  
COUNTY OF PARKER §

THAT JCEF LIMITED, IS THE OWNER OF ENCHANTED LAKES INC., DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND DOES HEREBY ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIROMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATERS ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES WATER SUPPLY.

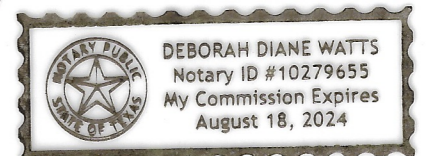
*Robin Wallace*  
JCEF LIMITED  
ROBIN WALLACE

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBIN WALLACE, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF ROBIN WALLACE AND THAT HE/SHE EXECUTED THE SAME AS THE ACT OF SAID JCEF LIMITED, LLC., THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 17 DAY OF June, 2021.

*Deborah Diane Watts*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF PARKER §

JCEF LIMITED IS OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION DOES HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

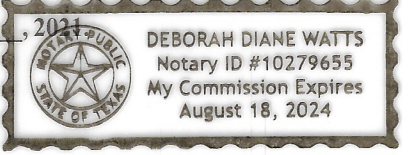
*Robin Wallace*  
JCEF LIMITED  
ROBIN WALLACE

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

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GIVEN UNDER MY HAND AND SEAL ON THIS THE 17 DAY OF June, 2021.

*Deborah Diane Watts*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS §  
COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this the 16 day of June, 2021.

*Pat Deen*  
Pat Deen, County Judge

*George Conley*  
George Conley  
Commissioner Precinct #1

*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2

*Larry Walder*  
Larry Walder  
Commissioner Precinct #3

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

**FINAL PLAT  
SHOWING  
LOTS 143R, BLOCK 4  
ENCHANTED LAKES INC.**

BEING A REPLAT OF  
A PORTION OF THE  
JCEF LIMITED, LLC, RECORDED IN INSTRUMENT NUMBER 202022199, D.R.P.C.T.  
AND

ALL OF LOTS 143 THROUGH 146, BLOCK 4  
ENCHANTED LAKES INC, AN ADDITION TO PARKER COUNTY, TEXAS  
AS RECORDED IN VOLUME 362-A, PAGE 37, P.R.P.C.T.  
OUT OF THE T. & P. RR. CO. SURVEY NO. 41 ABSTRACT NO. 1427  
SITUATED IN PARKER COUNTY, TEXAS

**OWNER:**  
JCEF LIMITED  
A LIMITED LIABILITY COMPANY  
PO BOX 150189  
FT WORTH TX. 76108-0189  
ATTN: ROBIN WALLACE

**SURVEYOR:**  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916

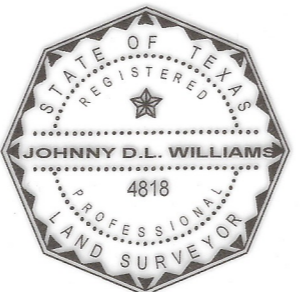
- Notes:
- The bearings for this property exhibit are based on the bearings as they appear in Volume 362-A, Page 37, Plat Records, Parker County, Texas.
  - No portion of the property depicted on this survey lies within an existing 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP for Parker County, and Incorporated areas, Community Map No. 48367C0200E, Rev. SEPT. 26, 2008
  - This property is not within the extra-territorial jurisdiction of any city or county.
  - All on-site sewage disposal systems shall comply with state and local requirements
  - Water will be supplied by individual water well.

THE STATE OF TEXAS §  
COUNTY OF PARKER §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Johnny D.L. Williams*  
JOHNNY D.L. WILLIAMS  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
T.B.P.L.S. Firm Reg. No. 10138500

DATE: JUNE 17, 2021



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
202125495  
06/28/2021 04:18 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

E 798

PROJECT FILES\PCS 2007\07-087 ENCHANTED LAKES\ENCLAKLA 2.10.pgs