

State of Texas
County of Parker

Whereas Terry Edwards and Robin Edwards, being the sole owners of a 4.000 acre tract situated in the J.E. ROBERTS SURVEY, ABSTRACT No. 2850 and the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, Parker County, Texas, being all of that certain tract conveyed to Edwards in CF# 202513734, Real Property Records, Parker County, Texas, (R.P.R.C.T.), also being known as Lot 16-R3, Green Meadows II, according to the plat recorded in Cabinet F, Slide 650, Plat Records, Parker County, Texas (P.R.P.C.T.); said 4.000 acre tract being more particularly described as follows:

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

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, in the west line of Manderley Lane (paved surface), being the southeast corner of said Lot 16-R3 (Cab. F, Sl. 650), and also being the easterly northeast corner of Lot 16-RL Green Meadows II, according to the plat recorded in Cabinet F, Slide 416, P.R.P.C.T., for the southeast and beginning corner of the herein described tract:

THENCE with the south line of said Lot 16-R3 (Cab. F, Sl. 650) the following courses and distances:

S 87°33'23" W 439.93 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for the southerly southwest corner of the herein described tract:

N 01°09'38" W 113.33 feet, to a rail road spike set for an interior corner of the herein described tract:

S 89°11'31" W 79.70 feet, to a rail road spike set, for an interior corner of the herein described tract:

S 68°52'48" W 264.74 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the east line of a called 10.00 acre tract described in instrument to Cardona, recorded under CF# 202007859, R.P.R.C.T., for the most westerly southwest corner of the herein described tract:

THENCE N 37°37'06" E, with the west line of said Lot 16-R3, at 300.95 feet pass a fence corner found for the east corner of said Cardon tract, being the south corner of that certain tract described in instrument to Wilhelm, recorded in Volume 1223, Page 521, Real Property Records, Wise County, Texas, Real Property Records, Wise County, Texas (R.P.R.W.C.T.) (same tract also recorded in Volume 2057, Page 31, R.P.R.C.T.), in all a total distance of 369.82 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for the northwest corner of the herein described tract:

THENCE N 88°02'06" E 508.15 feet, with the north line of said Lot 16-R3, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, for the northeast corner of the herein described tract:

THENCE S 04°35'22" E 74.69 feet, with the east line of said Lot 16-R3, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of said Manderley Lane, said point being in a 60.00 radius curve to the left:

THENCE 104.48 feet, with the east line of said 10.02 acre tract, the west line of said Manderley Lane, and with said 60.00 foot radius curve to the left, having a chord bearing of S 09°48'04" E, and chord distance of 91.77 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a corner:

THENCE S 05°17'29" E 144.12 feet, continuing with the east line of said Lot 16-R3 and the west line of said Manderley Lane, to the POINT OF BEGINNING, and containing 4.000 acres.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
Weatherford@txs-e.com - 817-594-0400
Project ID: W2505011-RP
Field Date: June 26, 2025
Revised Date: July 23, 2025



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 9001382500383 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Water Line Easement - V. 1192, P. 712, R.P.R.C.T. (not shown - blanket);
Dedication of Easements - V. 1541, P. 1695, R.P.R.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area(s):

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

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008 and 48497C0550D, dated December 16, 2011; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

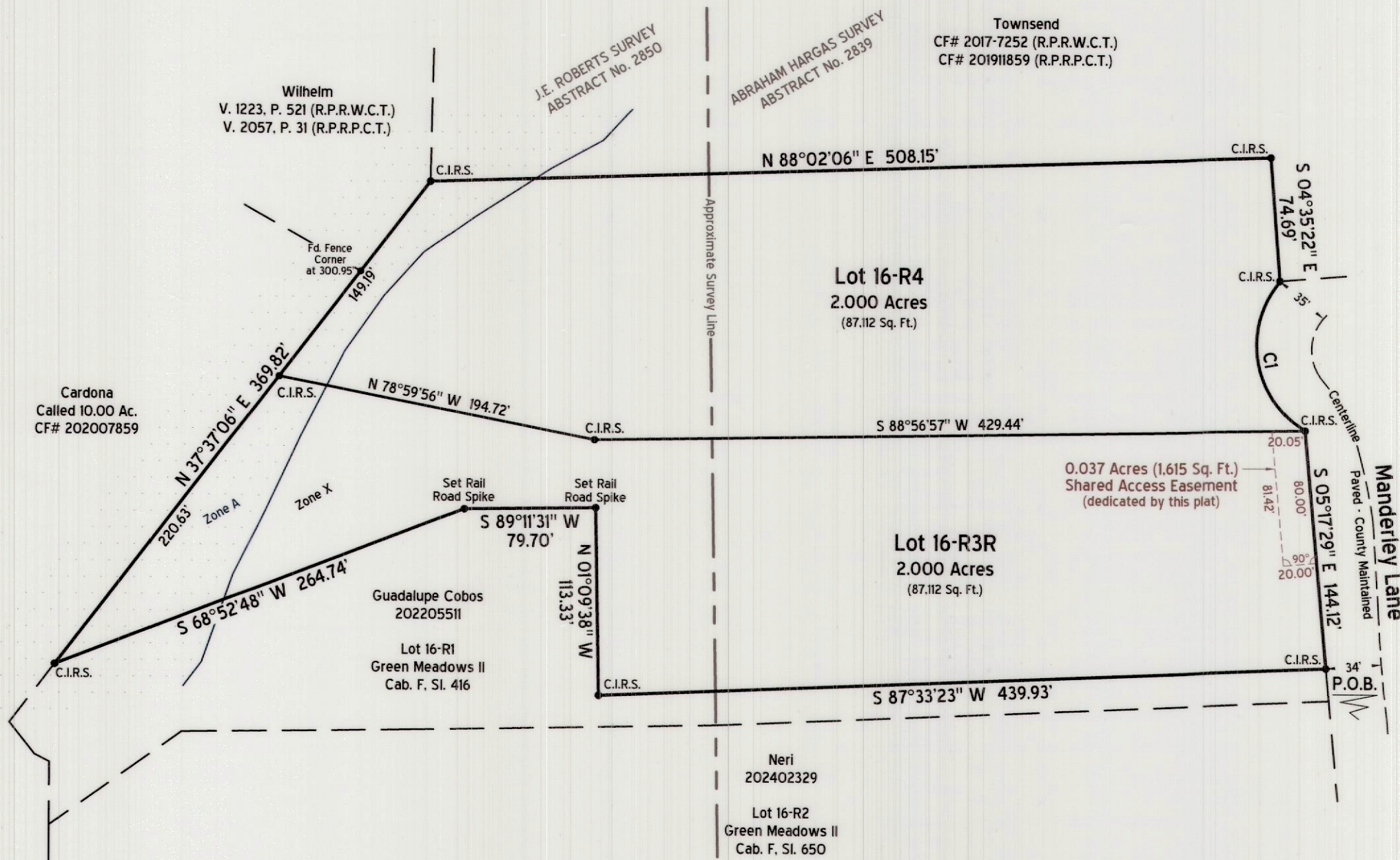
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

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 and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	60.00'	104.48'	S 09°48'04" E	91.77'

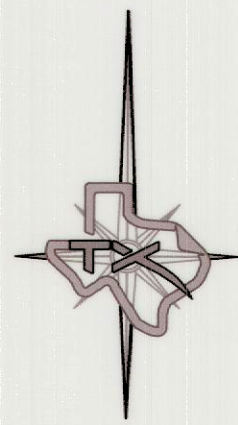


12881.001.016.30

12881
SP

K-4

Lot #	Culvert Size & Type
16-R3R	18" C.M.P. (shared entrance)
16-R4	18" C.M.P. (shared entrance)



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
Terry & Robin Edwards
5024 Gage St
Fort Worth, TX 76117

1" = 80'



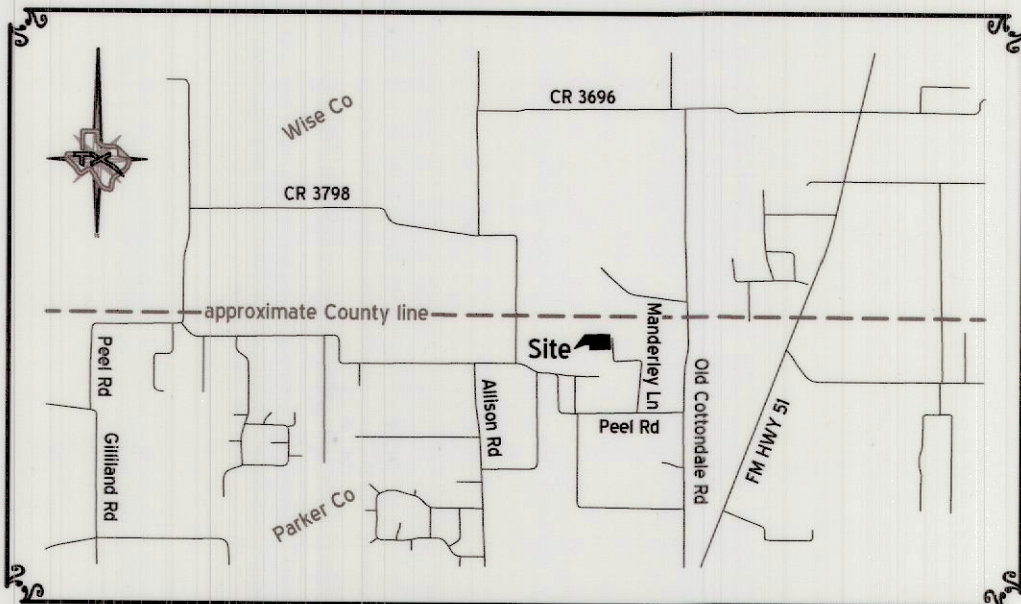
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202521620
08/12/2025 08:51 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet A Slide 156



Vicinity Map (1" = 4,000')

202521620 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Terry Edwards and Robin Edwards, do(es) hereby adopt this plat designating the herein above described property as Lots 16-R3R and 16-R4, Green Meadows II, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 31 day of July, 2025.

By:

Terry Edwards
Terry Edwards (Owner)

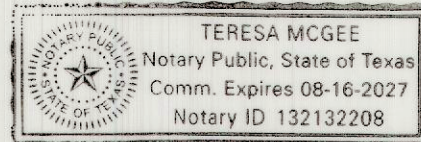
Robin Edwards
Robin Edwards (Owner)

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 Terry Edwards, 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.

given under my hand and seal of office on this the 31 day of July, 2025.

Teresa McGee
Notary Public in and for the State of Texas

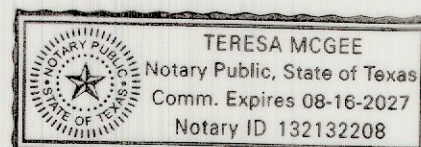


State of Texas
County of Parker

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

given under my hand and seal of office on this the 31 day of July, 2025.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

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

this the 11 day of August, 2025.

County Judge
Dorset Gray
Commissioner Precinct #1
Commissioner Precinct #3

Commissioner Precinct #2
Commissioner Precinct #4

Parker County Notes:

- Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- Water is to be provided by Walnut Creek Special Utility District.
- This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- At time of plat, Manderley Lane does not have a posted speed limit. The nearest intersecting county road, Peel Road, has a posted speed limit of 35 MPH.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The 20 foot Shared Access Easement (as shown) is dedicated by this plat, and reserved for mutual use between owners of Lots 16-R3R and 16-R4, for a shared drive entrance. Unless and/or until established otherwise via separate agreement, both owners are to share equal responsibility in maintenance costs associated with said easement.
- The Parker County Commissioners' Court approved the variance for driveway distance on July 14, 2025.

Replat
Lots 16-R3R and 16-R4
Green Meadows II
an addition to Parker County, Texas

Being a 4.000 acre replat of Lot 16-R3, Green Meadows II,
according to the plat recorded in Cabinet F, Slide 650,
Plat Records, Parker County, Texas

August 2025

TEXAS
SURVEYING &
ENGINEERING
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586