

LEGAL DESCRIPTION

Of a 29.480 acres tract of land out of the A. Price Survey, Abstract No. 1061, Parker County, Texas; being part of a certain 61.96 acres tract described in Document No. 201314235 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 4" steel post at an ell corner of said 61.96 acres tract and at the most northerly northwest corner of a certain 32.000 acres tract described in Document No. 202112159 of said Official Public Records and at the southeast corner of a certain 9.165 acres tract described in Document No. 201408308 of said Official Public Records for the southwest and beginning corner of this tract. Whence the southeast corner of the Ira Gray Survey, Abstract No. 2113, is called to bear N. 67 deg. 13 min. 28 sec. E. 3965.64 feet.

Thence N. 06 deg. 19 min. 50 sec. E. 1381.41 feet along the west line of said 61.96 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of West Lambert Road (paved) and in the east line of said 9.165 acres tract for the northwest corner of this tract. Whence a found 3/8" iron rod at the most northerly northwest corner of said 61.96 acres tract bears N. 06 deg. 19 min. 50 sec. E. 8.78 feet.

Thence along the south right of way line of said West Lambert Road the following courses and distances:

- S. 83 deg. 45 min. 46 sec. E. 487.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 84 deg. 52 min. 02 sec. E. 492.77 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 61.96 acres tract and in the west line of a certain 22.140 acres tract described in Document No. 201923012 of said Official Public Records for the northeast corner of this tract

Thence S. 11 deg. 02 min. 39 sec. W. 1414.50 feet along the east line of said 61.96 acres tract and the west line of said 22.140 acres tract to a found 1/2" iron rod with cap (TX SURVEYING) at the northeast corner of said 32.000 acres tract for the southeast corner of this tract.

Thence N. 82 deg. 31 min. 38 sec. W. 863.75 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, PRAIRIE CATTLE CO., LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LAMBERT MEADOWS. This plat being a subdivision of 29.480 acres out of the A. Price Survey, Abstract No. 1061, 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 18th DAY OF April, 2022

BY: [Signature]
TOM SCOTT, President

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 9th DAY OF May, 2022.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

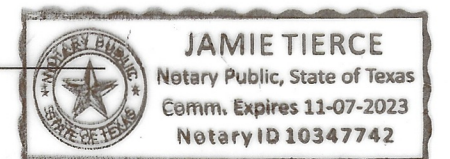
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TOM SCOTT, 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 18 day of April, 2022

[Signature]
Signature



SURVEYOR'S CERTIFICATE

This is to certify that 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 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 AUGUST 27, 2021.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21862 FN211106 & FN211110



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. 48367C0250F,
DATED APRIL 5, 2019

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

ROAD LENGTH: LAMBERT COURT - 1065'

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 232.002. 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

FINAL PLAT

LAMBERT MEADOWS
LOTS 1 THRU 8

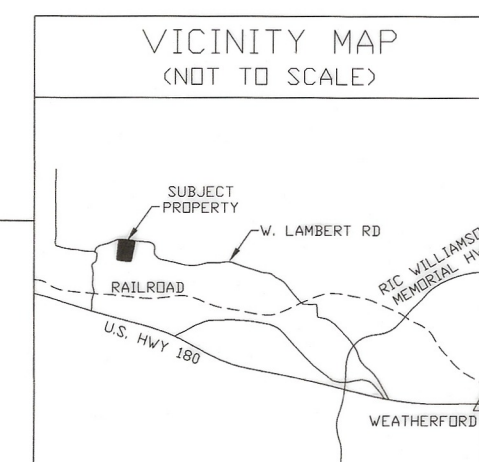
BEING A SUBDIVISION OF
29.480 ACRES OUT OF THE
A. PRICE SURVEY, ABSTRACT
NO. 1061, PARKER COUNTY, TX

PLAT DATE: FEBRUARY 3, 2022

SURVEYOR

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

VICINITY MAP
(NOT TO SCALE)



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

202217932
05/09/2022 04:03 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 226
DATE 5/9/2022

OWNER INFORMATION

PRAIRIE CATTLE CO., LLC
3233 W LAMBERT RD
WEATHERFORD, TX 76088
PH. 817-980-9697

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	300°00'00"	N 80°16'46" W	60.00'	314.16'

PINTO RANCH 1031, LLC
32.000 ACRES
DOC. #202112159

P.O.B.
4" STEEL POST



CARLOS LUNA
9165 ACRES
DOC. #201408308

LOT 8
(4.000 ACRES)

LOT 7
(3.000 ACRES)

PRAIRIE CATTLE CO., LLC
REM. OF 61.96 ACRES
DOC. #201314235

LOT 6
(3.000 ACRES)

A. PRICE SURVEY
ABSTRACT NO. 1061

LOT 5
(3.832 ACRES)

LOT 4
(4.000 ACRES)

LOT 3
(3.000 ACRES)

LOT 2
(3.000 ACRES)

LOT 1
(4.000 ACRES)

WEST LAMBERT ROAD (PAVED)

LAMBERT COURT (60' ROW) (COUNTY ROAD)

FLYING HORSE
PROPERTIES, LLC
22.140 ACRES
DOC. #201923012

FB. 1/2" IR. W/ CAP
(TX SURVEYING)

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	300°00'00"	N 80°16'46" W	60.00'	314.16'