

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
 TEXAS, THIS THE 24 DAY OF OCTOBER, 2022.

Absent
 COUNTY JUDGE

George A. Conley
 COMMISSIONER PRECINCT #1
 Judge Pro-Tem

Sam Walden
 COMMISSIONER PRECINCT #3

Raymond
 COMMISSIONER PRECINCT #2

I, KELVIN MILES, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Kelvin Miles
 KELVIN MILES

BASIS OF BEARING PER PLAT.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 1358, PAGE 392, R.R.P.C.T.

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 GROUNDWATER AVAILABILITY.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL PROPERTY CORNERS ARE 2023 CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CORP.

LIENHOLDER

N.A.
 Signature of Lienholder

This the _____ day of _____, 2022.

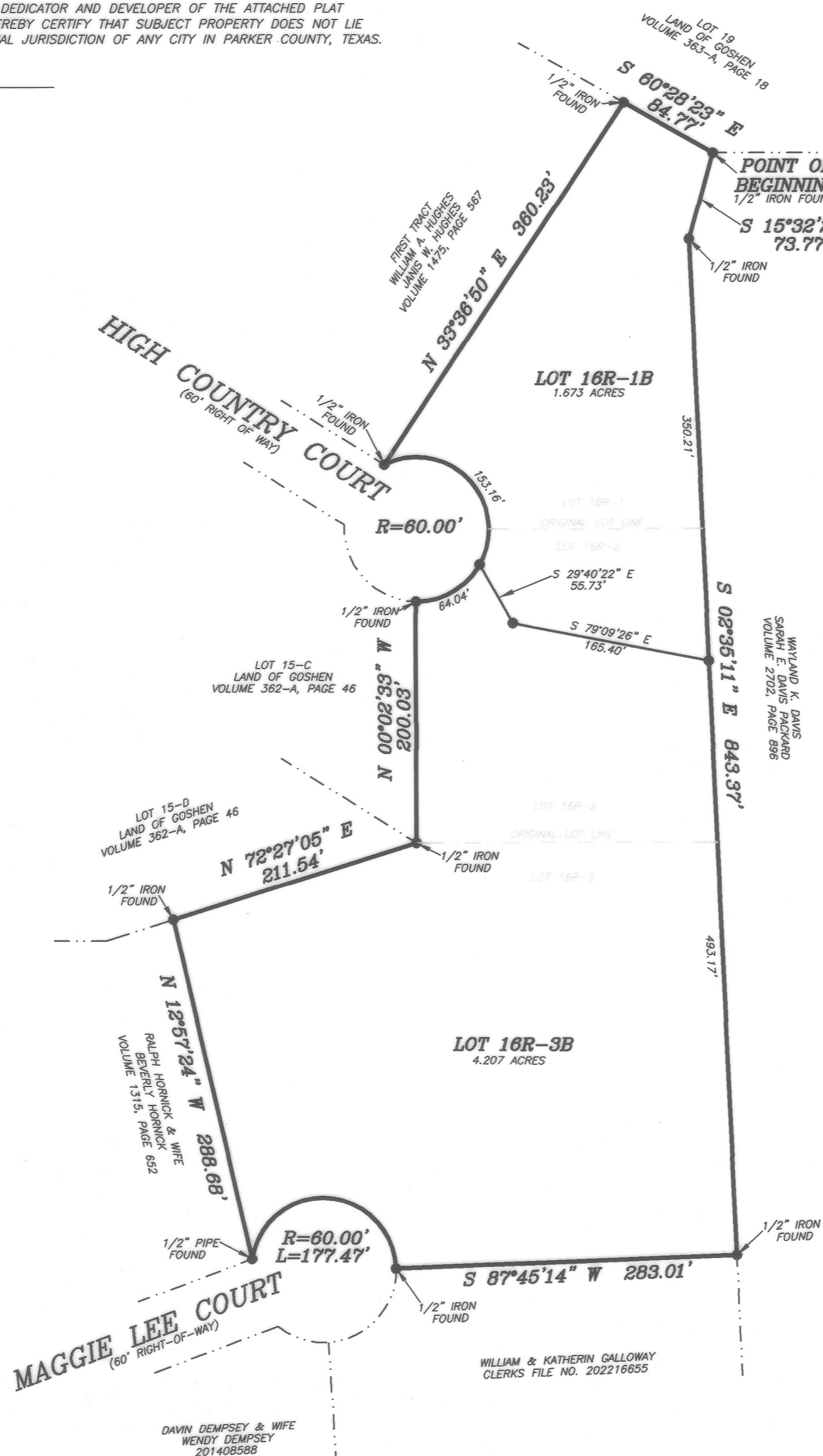
Notary Public, State of Texas

LIENHOLDER

N.A.
 Signature of Lienholder

This the _____ day of _____, 2022.

Notary Public, State of Texas



202238382 PLAT Total Pages: 1

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS Kelvin & Charlotte Miles & Kelsey L. Burkett, being the owner of that certain 5.88 acre tract of land more particularly described as follows:

Description for a 5.88 acre tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1369, Parker County, Texas, and being all of Lot 16R-1, 16R-2 & 16R-3, LAND OF GOSHEN, recorded in Cabinet D, Slide 347, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of of said Lot 16R-1, LAND OF GOSHEN, and said Volume 159B, Page 263, and being the most southerly Southwest corner of Lot 19 of said LAND OF GOSHEN;

THENCE S 15°32'20" W, 73.77 feet to a 1/2" iron found;

THENCE S 02°32'57" E, 843.37 feet to a 1/2" iron found;

THENCE S 87°45'14" W, 283.01 feet to a 1/2" iron found in the Easterly line of the cul-de-sac of Maggie Lee Court, said iron being for the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with said Maggie Lee Court and with said curve to the left whose chord bears N 86°17'20" W, 119.49 feet and being an arc length of 177.47 feet to a 1/2" iron found;

THENCE N 12°57'24" W, 288.68 feet to a 1/2" iron found;

THENCE N 72°27'05" E, 211.54 feet to a 1/2" iron found;

THENCE N 00°02'33" W, 200.03 feet to a 1/2" iron found in the Southeasterly line of the cul-de-sac of High Country Court and being for the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with said High Country Court and with said curve to the left whose chord bears N 13°00'55" W, 116.58 feet and being an arc length of 217.20 feet to a 1/2" iron found;

THENCE N 33°36'50" E, 360.23 feet to a 1/2" iron found;

THENCE S 60°28'23" E, 84.77 feet to the POINT OF BEGINNING and containing 5.88 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Kelvin and Charlotte Miles and Kelsey L. Burkett acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 16R-1B & 16R-3B
 LAND OF GOSHEN,
 Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 17 day of October, 2022.

Kelvin Miles
 Kelvin Miles

Charlotte Miles
 Charlotte Miles

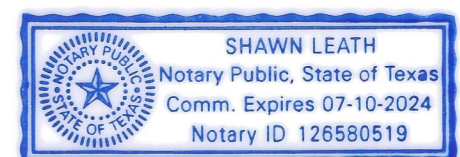
Kelsey L. Burkett
 Kelsey L. Burkett

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kelvin Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of October, 2022.

Shawn Leath
 Notary Public State of Texas

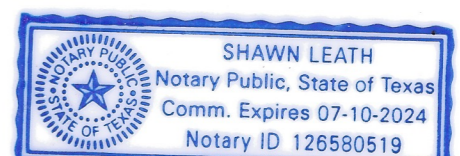


STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of October, 2022.

Shawn Leath
 Notary Public State of Texas



STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kelsey L. Burkett, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of October, 2022.

Shawn Leath
 Notary Public State of Texas



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle

202238382
 10/24/2022 03:07 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

0' 100' 200' 300'
 SCALE 1" = 100'

HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 SEPTEMBER 15, 2022

OWNER/DEVELOPER
 Kelvin & Charlotte Miles
 123 Maggie Lee Court
 Springtown, Texas 76082

OWNER/DEVELOPER
 Kelsey L. Burkett
 209 High Country Ct.
 Springtown, Texas 76082

14460.001.016.00
 14460.001.016.40
 14460.001.016.30

RE-PLAT
 Lots 16R-1B & 16R-3B,
 LAND OF GOSHEN,
 Being a re-plat of a portion of Lot 16R-1, 16R-2 & 16R-3, Land of Goshen, recorded in CABINET D, SLIDE 347, Plat Records, Parker County, Texas, and being 5.88 acres of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1369, Parker County, Texas.

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