

I, JONATHAN NEPAULSINGH, 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.

Jonathan Nepaulsingh
JONATHAN NEPAULSINGH

202308852 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Jonathan Nepaulsingh and Falasha Nepaulsingh, being the owners of that certain tract of land more particularly described as follows:

Description for all of Lots 7 & 8, Block D, La Madera, Phase Three, an addition to Parker County, Texas, according to the plat recorded in Cabinet D, Slide 219, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the Northerly line of Angelina Drive and being for the Southeast corner of said Lot 7, Block D and for the Southwest corner of Lot 6, Block D and being for the beginning of a curve to the right whose radius is 570.00 feet;

thence with the North line of said Angelina Drive and with said curve to the right with whose chord bears S 87°13'20" W, 478.79 feet and being an arc length of 494.12' to a capped iron found at the Southwest corner of said Lot 8, Block D and being at the intersection of the North line of said Angelina Drive and the East line of Rustic View Lane, and being for beginning of a curve to the left whose radius is 630.00 feet;

thence with the East line of said Rustic View Lane and with said curve to the left whose chord bears N 03°11'04" W, 374.93 feet and being an arc length of 380.70' to a 1/2" iron found at the Northwest corner of said Lot 8, Block D and being for the Southwest corner of Lot 9, Block D;

thence N 75°53'11" E, with the North line of said Lots 8 & 7, Block D and with the South line of said Lot 9, Block D, 427.41 feet to a capped iron found at the Northeast corner of said Lot 7, Block D and the Southeast corner of said Lot 9, Block D and for the Southwest corner of Lot 4, Block D and the Northwest corner of said Lot 6, Block D;

thence S 05°22'49" E, with the common line of said Lot 6, Block D and said Lot 7, Block D, 457.39 feet to the POINT OF BEGINNING and containing 4.493 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jonathan Nepaulsingh and Falasha Nepaulsingh acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 7-R, Block D
LA MADERA, PHASE THREE,
Parker County, Texas

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

Executed this the 30th day of March, 2023.

Jonathan Nepaulsingh
Jonathan Nepaulsingh

Falasha Nepaulsingh
Falasha Nepaulsingh

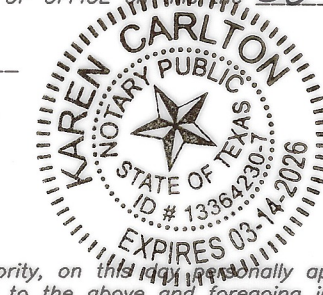
14238
AL
L-19

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Nepaulsingh, 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 30th day of March, 2023.

Karen Carlton
Notary Public State of Texas

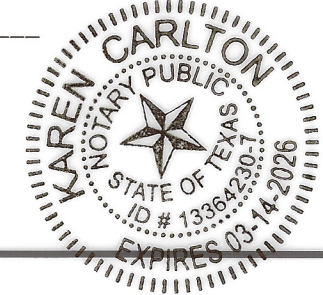


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Falasha Nepaulsingh, 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 30th day of March, 2023.

Karen Carlton
Notary Public State of Texas



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 01st DAY OF April, 2023.

George A Conley COMMISSIONER PRECINCT #1
George A Conley COMMISSIONER PRECINCT #1
George A Conley COMMISSIONER PRECINCT #2
George A Conley COMMISSIONER PRECINCT #3
George A Conley COMMISSIONER PRECINCT #4

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. 48367CD425-F, DATED APRIL 05, 2019, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

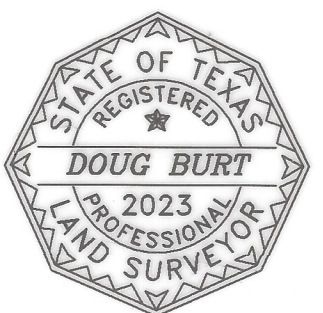
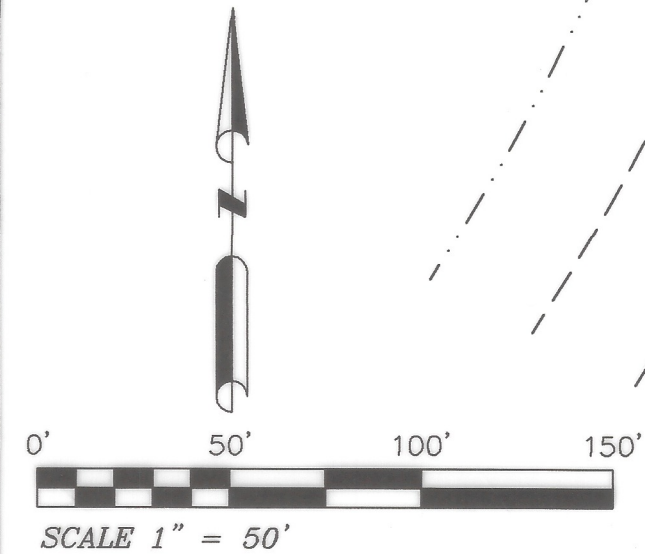
SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY PRIVATE WATER WELLS.
SEPTIC PROVIDED BY PRIVATE SEPTIC SYSTEMS.

R=630.00'
L=380.70'
C.B.=N 03°11'04" E
374.93'

LOT 7-R
BLOCK D
4.493 ACRES

R=570.00'
L=494.12'
C.B.=S 87°13'20" W
478.79'



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 22, 2023

14238.000.007.00
14238.000.008.00

F461

OWNER/DEVELOPER
Jonathan Nepaulsingh
Falasha Nepaulsingh
39096 Clear Creek Lane
Temecula, California 92592

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle
202308852
04/11/2023 09:15 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

RE-PLAT
Lot 7-R, Block D,
LA MADERA - PHASE THREE,
Being a re-plat of Lots 7 & 8, Block D, La Madera -
Phase Three, an addition to Parker County, Texas,
according to the plat recorded in Cabinet D, Slide
219, Plat Records, Parker County, Texas.