

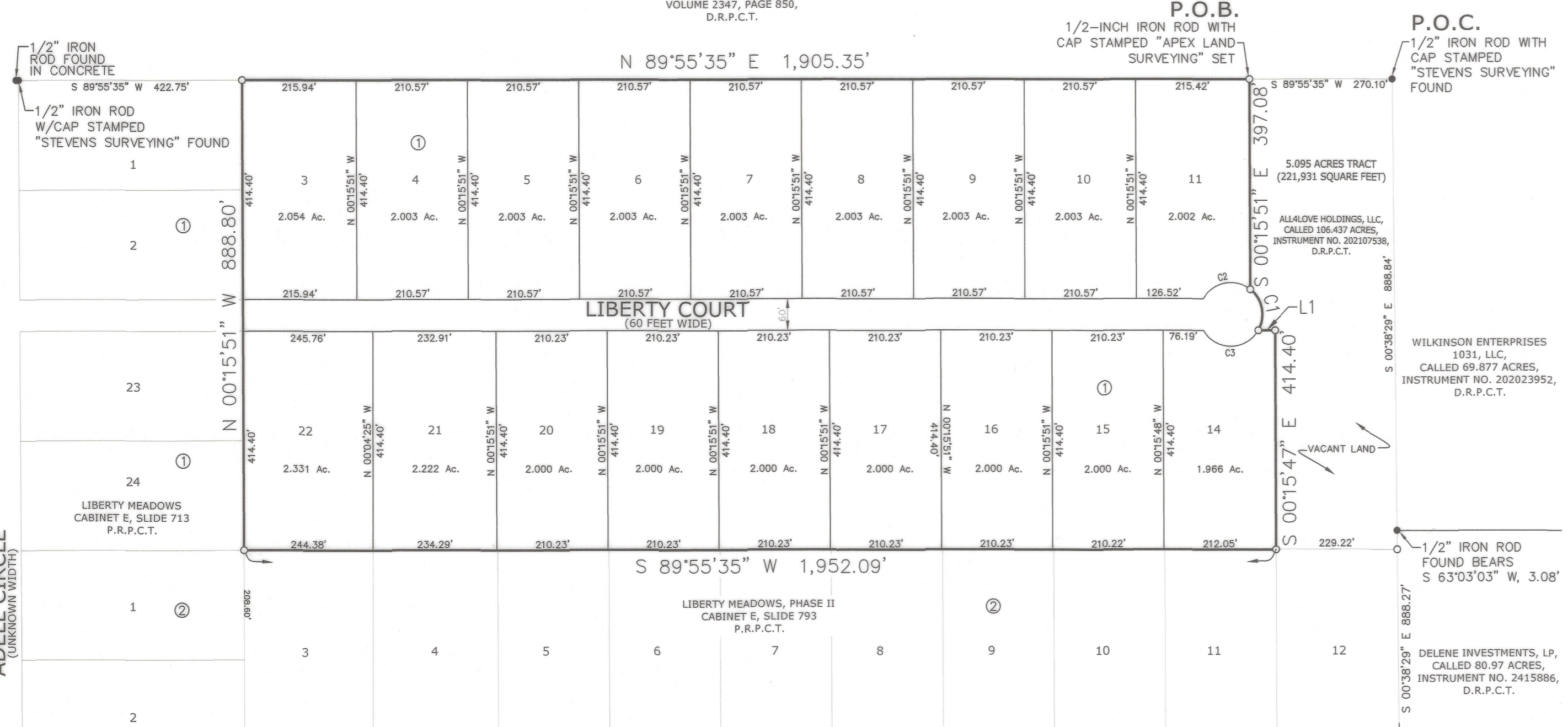
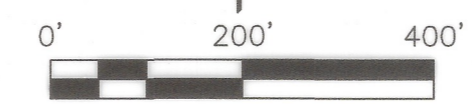
LINE	BEARING	DISTANCE
L1	N 89°55'35" E	1,905.35'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.93'	60.00'	82°03'25"	S 11°06'04" E	78.77'
C2	102.56'	60.00'	97°56'03"	S 78°54'07" W	90.52'
C3	125.67'	60.00'	120°00'32"	S 89°55'50" W	103.93'

202209181 PLAT Total Pages: 1

FINAL PLAT
LOTS 3-11 & 14-22, BLOCK 1
LIBERTY MEADOWS, PHASE III
AN ADDITION IN PARKER COUNTY,
TEXAS BEING 39.353 ACRES
SITUATED IN THE
P. W. C. PHILLIPS SURVEY,
ABSTRACT NO. 2413
PARKER COUNTY, TEXAS.

DON D. FRAZIER,
 CALLED 28.459 ACRES,
 VOLUME 2347, PAGE 850,
 D.R.P.C.T.



DEDICATION
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, ALL4LOVE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, Daniel Morgan, is the owner of the herein described property to wit:

39.353 Acres (1,714,210 Square Feet)
 P. W. C. Phillips Survey, Abstract No. 2413
 Parker County, Texas.

BEING a 39.353 Acres (1,714,210 Sq. Ft.) tract of land situated in the P. W. C. Phillips Survey, Abstract No. 2413, Parker County, Texas; being a portion of that called 106.437 Acres tract of land conveyed to ALL4LOVE HOLDINGS LLC, of record in Instrument No. 202107538, Deed Records, Parker County, Texas, (D.R.P.C.T.) and more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "STEVENS SURVEYING" found in the west line of that called 69.877 Acres tract conveyed to Wilkinson Enterprises 1031, LLC, of record in Instrument No. 202023952, D.R.P.C.T. and marking the southeast corner of that called 28.459 Acres tract conveyed to Don D. Frazier, of record in Volume 2347, Page 850, D.R.P.C.T. and marking the northeast corner of said 106.437 Acres tract;

THENCE, South 89°55'35" West, 270.10 feet with the south line of said 28.459 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE, South 00°15'51" East, 397.08 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the right-of-way line of Liberty Court (60 feet wide) for the beginning of a non-tangent curve to the right;

THENCE, 85.93 feet with said curve to the right having a radius of 60.00 feet, an interior angle of 82°03'25" and a chord that bears South 11°06'04" East, 78.77 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;

THENCE, North 89°55'35" East, 31.92 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an exterior corner of the herein described tract;

THENCE, South 00°15'47" East, 414.40 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north line of Liberty Meadows, Phase II, of record in Cabinet E, Slide 793, Plat Records, Parker County, Texas, (P.R.P.C.T.) and marking the southeast corner of the herein described tract;

THENCE, South 89°55'35" West, 1,952.09 feet with the north line of said Liberty Meadows, Phase II to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of Liberty Meadows, of record in Cabinet E, Slide 713, P.R.P.C.T., and marking the southwest corner of the herein described tract;

THENCE, North 00°15'51" West, 888.80 feet with the east line of said Liberty Meadows to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south line of the aforementioned 28.459 Acres tract and marking the northwest corner of the herein described tract;

THENCE, North 89°55'35" East, 1,905.35 feet with the south line of said 28.459 Acres tract to the POINT OF BEGINNING and CONTAINING 39.353 Acres (1,714,210 Sq. Ft.) of land.

Do hereby dedicate the same to be known as Lots 3-11 & 14-22, Block 1, Liberty Meadows, Phase III, an addition to Parker County, Texas and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, drains, easements, public utilities and public places hereon shown for the purpose and consideration therein expressed.

I also certify the property subject of this plat is not within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

[Signature]
 ALL4LOVE HOLDINGS LLC
 Daniel Morgan

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Daniel Morgan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

given under my hand and seal on this the 4th day

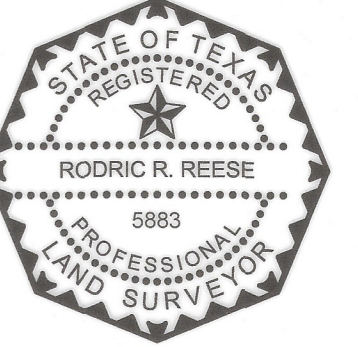
of March, 2022.
[Signature]
 Kristy Janson
 Notary Public, State of Texas

4-10-25
 My commission expires

KRISTY ANNE TRANSOU
 Notary ID #131081130
 My Commission Expires
 April 10, 2025

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

[Signature] 2/15/2022
 Rodric R. Reese, R.P.L.S. No. 5883 Date



- GENERAL NOTES:
- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
 - UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
 - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
 - 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
 - WATER SOURCE BY INDIVIDUAL PRIVATE WELLS.
 - FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING; SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - UTILITY EASEMENTS: ALL UTILITY EASEMENTS SHALL CONFORM TO PARKER COUNTY MUNICIPAL CODE OF ORDINANCES.
 - ZONING NOTE: ALL LOTS ARE A PART OF THE PLANNED DEVELOPMENT ZONING DISTRICT PLANNED DEVELOPMENT SINGLE-FAMILY RESIDENTIAL.
 - BUILDING SETBACK: ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY PARKER COUNTY MUNICIPAL CODE OF ORDINANCES.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

It is the contractor's responsibility to call 1-800-DIG-TESS before trenching on the subject site.

THE STATE OF TEXAS {}
 COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this 14 day of February, 2022

[Signature]
 George A. Conley
 Commissioner Precinct #1

[Signature]
 Larry Walden
 Commissioner Precinct #3

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deakle
 202209181
 03/10/2022 09:03 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

14554
 PE
 D-8

[Signature]
 Pat Dean, County Judge

[Signature]
 Craig Peacock
 Commissioner Precinct #2

[Signature]
 Steve Dugan
 Commissioner Precinct #4

FLOOD INFORMATION
 MAP NUMBER: 48367C0125F
 EFFECT. DATE: 04/05/2019
 FIRM: 480520
 PANEL: 0125 F
 ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

APEX Land Surveying
 TBPLS Firm Registration
 No. 101941-30
 214 Wapiti Drive
 Azle, TX. 76020
 (817) 565-6681

5313 50th St. Ste. D-8
 Lubbock, TX. 79414

F180

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 180
 DATE 3/10/2022

OWNER AND DEVELOPER:
 ALL4LOVE HOLDINGS LLC
 200 Cochran Rd
 Weatherford, TX 76085

REV	DATE	BY	DESCRIPTION	PROJECT	2021.007-Liberty Meadows Phase III	DRAWN BY:	RO	DATE:	01/05/22
1	2/15/2021	BG	Change survey name to P. W. C. Phillips Survey			FIELD CREW:	JM	DATE:	11/19/21
						SCALE:	1"=200'	PAGE:	1 OF 2