



OWNER'S CERTIFICATE  
That I, PERKINS ROAD DEVELOPMENT, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as MONARCH MANOR, PHASE 1. This plat being a subdivision of 5.965 acres, 10.381 acres and 1.949 acres out of the Northeast 1/4 of Section No. 244, T. & P. RR. Co. Survey (S. Gibson Survey), Abstract No. 1750 and the Northwest 1/4 of Section No. 236, M.E.P. & P. RR. Co. Survey (A.A. Stout Survey), Abstract No. 2266, 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 21st DAY OF September, 2021

BY: [Signature]  
RYAN D. ZAMARRON, Manager

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 RYAN D. ZAMARRON 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 21st day of September, 2021

SURVEYOR'S CERTIFICATE  
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plated 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 SEPTEMBER 20, 2021.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21922 21922 PHASE 1.dwg  
21556.crd FN210971-73

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR PHILIP E. COLVIN, JR. 6258  
NOTICE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS AT A MINIMUM 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE OBLIGATED TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT IN REGARDS TO A LOT ON WHICH WELL HAS ALREADY BEEN DRILLED. IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.  
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 23E0032. 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  
NOTE: ONEK ARBUCKLE II PIPELINE, L.L.C. OPERATES AND MAINTAINS A 50 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON THE FACE OF THE PLAT AND REFERENCED BY INST. NO. 20180029 & 20190026, SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES RIGHT-OF-WAY HOLDER AND SHALL NOT BE USED BY ANY OTHER UTILITY PROVIDER WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER. NO LAKE, POND, BUILDING OR OTHER STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

LIEN HOLDER STATEMENT  
G CAP, LLC, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature]  
J. GRIFFIN GUNTER, JR., Managing Member

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 J. GRIFFIN GUNTER, JR., 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 21st day of September, 2021

[Signature]  
Signature  
KRISTLE D. BRADFORD  
Notary Public, State of Texas  
Comm. Expires 01-16-2024  
Notary ID 132318357

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
ON THIS THE 27 DAY OF September, 2021

[Signature] COMR. PRECINCT #1  
[Signature] COMR. PRECINCT #2  
[Signature] COMR. PRECINCT #3  
[Signature] COMR. PRECINCT #4

15274  
PO  
E-8  
OWNER INFORMATION  
PERKINS ROAD DEVELOPMENT, LLC  
PO BOX 1195  
WEATHERFORD, TX 76086  
PH. 817-694-2067  
FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 62  
DATE 10/5/2021

LEGAL DESCRIPTION  
Of a 5.965 acres tract of land out of the Northeast 1/4 of Section No. 244, T. & P. RR. Co. Survey (S. Gibson Survey), Abstract No. 1750, Parker County, Texas; being part of a certain 117,428 acres tract described in Document No. 202118645 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Perkins Road (paved) and in the west line of said 117,428 acres tract and in the east line of a certain 4.33 acres tract described in Document No. 201622286 of said Official Public Records for the northwest and beginning corner of this tract. Whence a found "MAG" nail in said Perkins Road and at the northwest corner of said 117,428 acres tract bears N. 00 deg. 32 min. 59 sec. W. 30.00 feet and a found 3/8" iron rod at the southeast corner of said S. Gibson Survey bears S. 30 deg. 34 min. 10 sec. E. 3027.22 feet.  
Thence N. 88 deg. 54 min. 04 sec. E. 450.02 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Perkins Road for the northeast corner of this tract.  
Thence S. 00 deg. 32 min. 59 sec. E. 620.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.  
Thence N. 80 deg. 13 min. 44 sec. W. 457.40 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 117,428 acres tract and in the east line of said 4.33 acres tract for the southwest corner of this tract.  
Thence N. 00 deg. 32 min. 59 sec. W. 534.25 feet to the place of beginning.

Of a 10.381 acres tract of land out of the Northeast 1/4 of Section No. 244, T. & P. RR. Co. Survey (S. Gibson Survey), Abstract No. 1750 and the Northwest 1/4 of Section No. 236, M.E.P. & P. RR. Co. Survey (A.A. Stout Survey), Abstract No. 2266, both in Parker County, Texas; being part of a certain 117,428 acres tract described in Document No. 202118645 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Perkins Road (paved) for the northwest and beginning corner of this tract. Whence a found "MAG" nail in said Perkins Road and at the northwest corner of said 117,428 acres tract bears S. 88 deg. 54 min. 04 sec. W. 510.02 feet and N. 00 deg. 32 min. 59 sec. W. 30.00 feet and a found 3/8" iron rod at the southeast corner of said S. Gibson Survey bears S. 21 deg. 28 min. 57 sec. E. 2811.59 feet.  
Thence along the south right of way line of said Perkins Road the following courses and distances:  
• N. 88 deg. 54 min. 04 sec. E. 298.82 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)  
• S. 89 deg. 41 min. 55 sec. E. 709.68 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)  
• S. 85 deg. 34 min. 09 sec. E. 89.09 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)  
• S. 87 deg. 55 min. 57 sec. E. 124.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)  
• N. 89 deg. 34 min. 42 sec. E. 135.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract  
Thence S. 21 deg. 12 min. 55 sec. W. 154.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this tract  
Thence N. 89 deg. 35 min. 13 sec. W. 610.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.  
Thence S. 00 deg. 01 min. 44 sec. E. 185.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.  
Thence S. 32 deg. 11 min. 24 sec. E. 122.52 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.  
Thence S. 43 deg. 08 min. 18 sec. W. 92.51 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most southerly southeast corner of this tract.  
Thence S. 89 deg. 27 min. 01 sec. W. 686.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.  
Thence N. 00 deg. 32 min. 59 sec. W. 511.03 feet to the place of beginning.

Of a 1.949 acres tract of land out of the Northwest 1/4 of Section No. 236, M.E.P. & P. RR. Co. Survey (A.A. Stout Survey), Abstract No. 2266, Parker County, Texas; being part of a certain 117,428 acres tract described in Document No. 202118645 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Perkins Road (paved) and in the east line of said 117,428 acres tract and in the west line of a certain 10.65 acres tract described in Document No. 201405217 of said Official Public Records for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 117,428 acres tract bears N. 00 deg. 26 min. 01 sec. W. 11.65 feet and a found 3/8" iron rod at the southwest corner of said A.A. Stout Survey bears S. 12 deg. 12 min. 52 sec. W. 2670.09 feet.  
Thence S. 00 deg. 26 min. 01 sec. E. 287.29 feet to a 2" steel post at a corner of said 117,428 acres tract and at an ell corner of said 10.65 acres tract for the most easterly southeast corner of this tract.  
Thence S. 89 deg. 30 min. 21 sec. W. 52.91 feet to a 2" steel post at the most westerly northwest corner of said 10.65 acres tract for an ell corner of this and said 117,428 acres tract.  
Thence S. 01 deg. 38 min. 32 sec. E. 125.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 117,428 acres tract and in the west line of said 10.65 acres tract for the most southerly southeast corner of this tract.  
Thence N. 68 deg. 47 min. 05 sec. W. 267.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.  
Thence N. 21 deg. 12 min. 55 sec. E. 337.97 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Perkins Road for the northwest corner of this tract.  
Thence N. 89 deg. 34 min. 42 sec. E. 173.85 feet to the place of beginning.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202109236 12:02 PM  
E-117428  
Parker County Clerk  
Parker County, Texas  
PLAT

FINAL PLAT  
MONARCH MANOR  
PHASE 1  
BEING A SUBDIVISION OF 5.965 ACRES, 10.381 ACRES AND 1.949 ACRES OUT OF THE NORTHEAST 1/4 OF SECTION NO. 244, T. & P. RR. CO. SURVEY (S. GIBSON SURVEY), ABSTRACT NO. 1750 AND THE NORTHWEST 1/4 OF SECTION NO. 236, M.E.P. & P. RR. CO. SURVEY (A.A. STOUT SURVEY), ABSTRACT NO. 2266 PARKER COUNTY, TEXAS  
PLAT DATE: SEPTEMBER 21, 2021

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

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. 48367C0125F, DATED APRIL 5, 2019  
NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

100 200 300