

21750.001.001.00
22266.001.001.00

15274
PO
E-8

NOTES:

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

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367D025F, DATED APRIL 5, 2019

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 FIRM MAP NO. 48367D025F, DATED APRIL 5, 2019

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: OWNER, ARBUCKLE II PIPELINE, L.L.C. OPERATES AND THE MAINTENANCE OF THE 48" D.I. DRAINAGE PIPELINE SHOWN ON THIS PAGE OF THE PLAT AND REFERENCED BY INST. NO. 201802029 & 201923216, SHALL BE FOR THE EXCLUSIVE USE OF THE PIPELINES RIGHT-OF-WAY HOLDER AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE. THE RIGHT OF THE EASEMENT HOLDER TO PLACE, MAINTAIN, REPAIR, OR REPLACE ANY STRUCTURE OF PERMANENT NATURE MAY BE CONSTRUCTED UPON OR OVER SAID EASEMENT WITHOUT WRITTEN CONSENT OF THE EASEMENT HOLDER.

ROAD LENGTHS
LEO LANE = 2593'
DECIL COURT = 397'

FINAL PLAT

MONARCH MANDOR

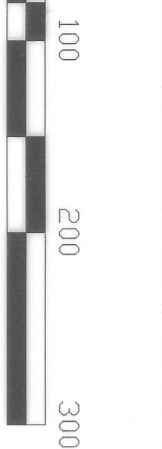
PHASE 3

LOTS 24 THRU 36 AND

LOTS 38 THRU 52

DOWNER 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 **230**
DATE **5/10/22**



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

BEING A SUBDIVISION OF 65.164 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 (AAA STOUT SURVEY), ABSTRACT NO. 2266, PARKER COUNTY, TEXAS

PLAT DATE: MAY 5, 2022

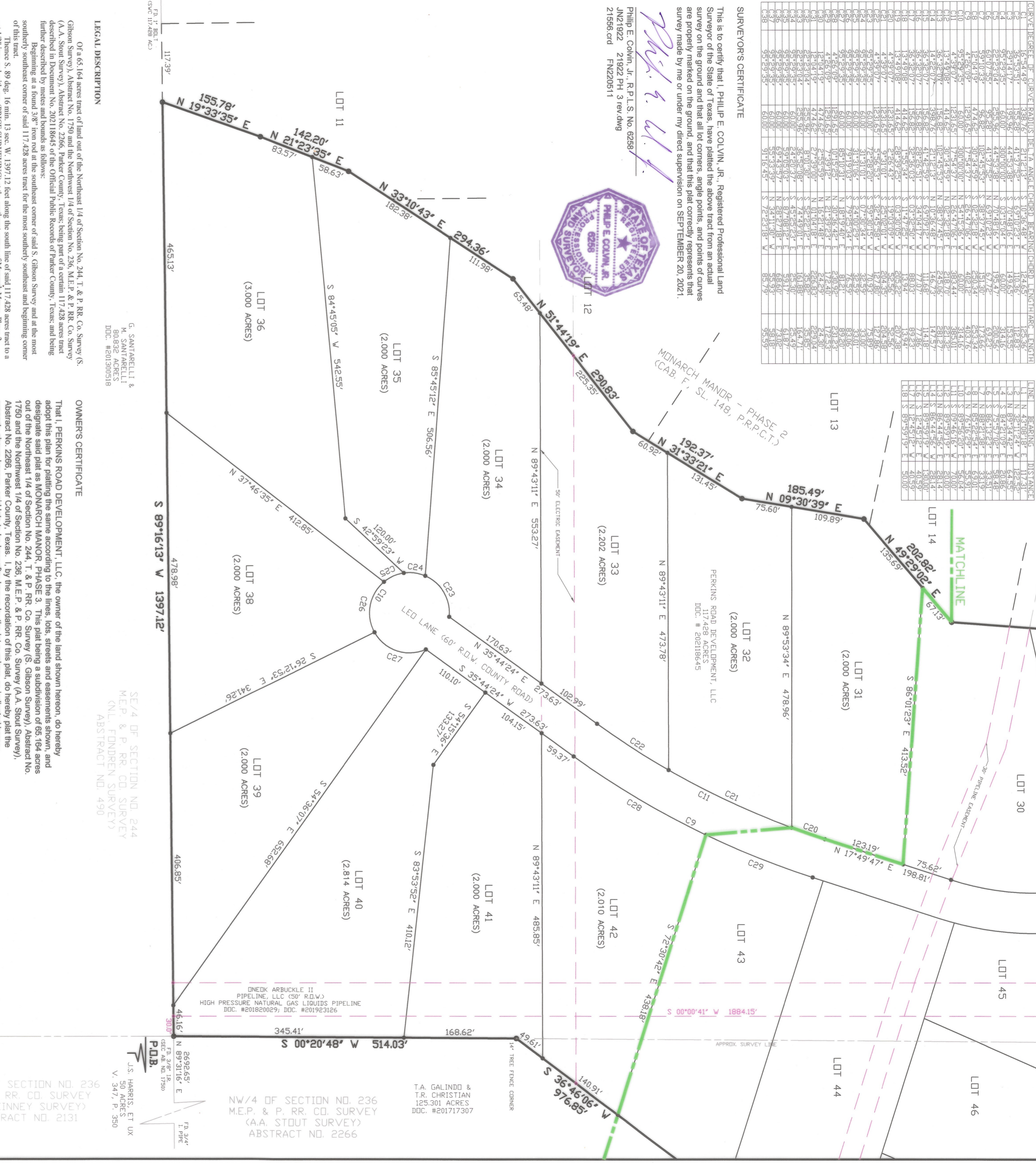
LINE	BEARING	DISTANCE
1	N 31°19'42" E	127.39'
2	N 89°44'42" E	64.55'
3	N 89°44'42" E	64.55'
4	S 84°41'09" E	208.84'
5	S 79°57'02" E	508.84'
6	N 88°43'58" E	333.79'
7	N 88°43'58" E	333.79'
8	N 89°28'54" E	629.01'
9	N 78°16'59" E	555.91'
10	S 89°28'54" E	560.04'
11	N 89°53'34" E	478.96'
12	N 89°53'34" E	478.96'
13	S 86°01'23" E	413.52'
14	S 86°01'23" E	413.52'
15	N 17°49'47" E	198.81'
16	N 17°49'47" E	198.81'
17	N 15°45'12" E	403.97'
18	N 89°53'34" E	500.00'

SURVEYORS 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 SEPTEMBER 20, 2021.

Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 62588
 JN121922 21922 PH 3 rev/dwg
 21556.crd FNZ20511



LEGAL DESCRIPTION

Of a 65.164 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, Parker County, Texas; being part of certain 117.428 acres tract described in Document No. 202118664 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at the southeast corner of said S. Gibson Survey and at the most southerly southeast corner of said 117.428 acres tract for the most southerly southeast and beginning corner of this tract.

Thence S. 89 deg. 16 min. 13 sec. W. 1397.12 feet along the south line of said 117.428 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of Monarch Manor, Phase 2, according to plat recorded in Cabinet F, Slide 148 of the Plat Records, for the southwest corner of this tract.

Thence along the east line of said Monarch Manor, Phase 2, the following courses and distances:

- N. 19 deg. 43 min. 35 sec. E. 155.78 feet
- N. 21 deg. 23 min. 35 sec. E. 142.20 feet
- N. 33 deg. 10 min. 43 sec. E. 294.36 feet
- N. 31 deg. 44 min. 19 sec. E. 290.83 feet
- N. 31 deg. 44 min. 21 sec. E. 292.57 feet
- N. 09 deg. 30 min. 39 sec. E. 883.49 feet
- N. 49 deg. 29 min. 02 sec. E. 202.82 feet
- N. 04 deg. 13 min. 57 sec. E. 330.13 feet
- N. 09 deg. 08 min. 17 sec. W. 331.10 feet
- N. 30 deg. 53 min. 36 sec. E. 139.87 feet
- N. 39 deg. 34 min. 42 sec. E. 238.69 feet to a corner of said Monarch Manor, Phase 2 for a corner of this tract
- Thence N. 43 deg. 08 min. 18 sec. E. at 24.80 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly northeast corner of said Monarch Manor, Phase 2 and at the southerly southeast corner of Lot 22 of Monarch Manor, Phase 1, according to plat recorded in Cabinet F, Slide 62 of said Plat Records, and all 117.31 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly southeast corner of said Lot 22 for a corner of this tract.
- Thence N. 32 deg. 11 min. 24 sec. W. 122.52 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract and said Lot 22.
- Thence N. 00 deg. 01 min. 44 sec. W. 185.16 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 23 in said Monarch Manor, Phase 1, for the most westerly northwest corner of this tract.
- Thence S. 89 deg. 35 min. 13 sec. E. 610.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 23 for an ell corner of this tract.
- Thence N. 21 deg. 12 min. 55 sec. E. 154.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Perkins Road (paved) and at the northeast corner of Lot 23 for the most northerly northwest corner of this tract.
- Thence N. 89 deg. 42 sec. E. 64.55 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Perkins Road and at the northwest corner of Lot 23 of said Monarch Manor, Phase 1, for the most northerly northeast corner of this tract.
- Thence S. 21 deg. 12 min. 55 sec. W. 337.97 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 53 for an ell corner of this tract.
- Thence S. 68 deg. 47 min. 05 sec. E. 267.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most southerly southeast corner of said Lot 53 and in the east line of said 117.428 acres tract for a corner of this tract.

Thence along the east line of said 117.428 acres tract the following courses and distances:

- S. 01 deg. 38 min. 32 sec. E. 407.62 feet to a 2" steel post
- S. 84 deg. 21 min. 09 sec. E. 20.86 feet to a 2" steel post
- S. 75 deg. 27 min. 02 sec. E. 58.48 feet to a 2" steel post
- S. 86 deg. 13 min. 23 sec. E. 33.51 feet to a 2" steel post
- N. 88 deg. 21 min. 38 sec. E. 33.19 feet to a 2" steel post
- N. 85 deg. 22 min. 54 sec. E. 69.01 feet to a 2" steel post
- N. 76 deg. 16 min. 29 sec. E. 55.91 feet to a found 3/8" iron rod with cap (PRICE SURVEYING)
- S. 89 deg. 56 min. 20 sec. E. 56.04 feet to a found 3/8" iron rod at a corner of said 125.301 acres tract for the most easterly northeast corner of this and said 117.428 acres tract
- S. 04 deg. 09 min. 14 sec. W. 440.37 feet to a found 3/8" iron rod
- S. 36 deg. 46 min. 06 sec. W. 976.83 feet to a 14" tree fence corner
- S. 00 deg. 20 min. 48 sec. W. 514.03 feet to the place of beginning

OWNERS CERTIFICATE

That I, PERKINS ROAD DEVELOPMENT, LLC, the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as MONARCH MANDR, PHASE 3. This plat being a subdivision of 65.164 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 recodation 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 5th DAY OF May 2022

BY: *[Signature]*
 RYAN D ZAMARRON, Manager

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 5th day of May 2022

[Signature]
 Notary Public, State of Texas
 Notary ID 132318357

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deale
 County Clerk
 Parker County, Texas

202217944
 Fee: 107.25
 Fee: 68.00
 Lila Deale, County Clerk
 Parker County, Texas
 PLAT

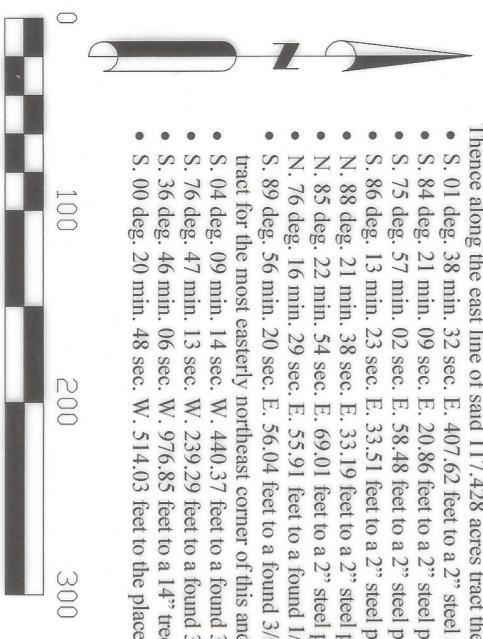
FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 230
 DATE 5/10/22

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

FINAL PLAT
MONARCH MANDR
PHASE 3
LOTS 24 THRU 36 AND
LOTS 38 THRU 52

BEING A SUBDIVISION OF 65.164 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: MAY 5, 2022



LEGAL DESCRIPTION (continued from previous page)

OWNERS CERTIFICATE (continued from previous page)

FILED AND RECORDED (continued from previous page)

SURVEYOR (continued from previous page)

FINAL PLAT (continued from previous page)

SE/4 OF SECTION NO. 244
 M.E.P. & P. RR. CO. SURVEY
 (N.L. FONDREN SURVEY)
 ABSTRACT NO. 490

J.S. HARRIS, ET UX
 50 ACRES
 V. 347, P. 350

NW/4 OF SECTION NO. 236
 M.E.P. & P. RR. CO. SURVEY
 (A.A. STOUT SURVEY)
 ABSTRACT NO. 2266

ONEOK ARBUCKLE II
 PIPELINE, LLC (50' R.O.W.)
 HIGH PRESSURE NATURAL GAS LIQUIDS PIPELINE
 DDC. #201820029; DDC. #201923126

T.A. GALINDO &
 T.R. CHRISTIAN
 125.301 ACRES
 DDC. #201713707