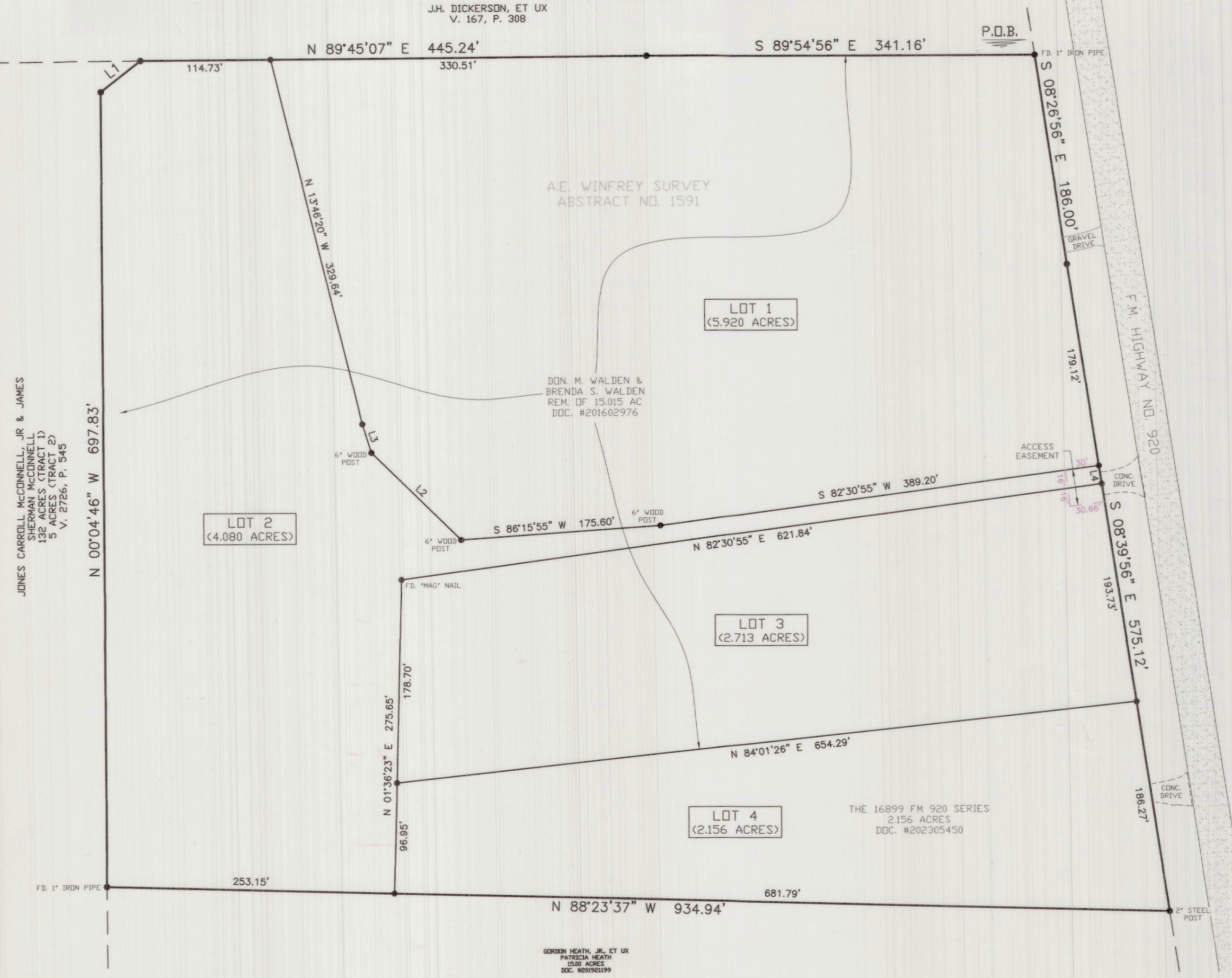




- 1) BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
- 2) ALL DISTANCES ARE SURFACE DISTANCES
- 3) THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING
TO F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER
26, 2008
- 4) SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES
- 5) 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.
- 6) WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON _____
- 7) WATER IS SUPPLIED BY:
WALNUT CREEK SUB
1155 W. HIGHWAY 199
SPRINGTOWN, TX 76082
817-220-7707
- 8) SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER
COUNTY
- 9) REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS
- 10) EXISTING CULVERT SIZES:
LOT 1 - 16"
LOT 2 & 3 - 16"
LOT 4 - 16"
- 11) CURRENT SPEED LIMIT ON FM 920 IS 55 MPH
- 12) ALL CORNERS ARE FOUND 1/2" IRON ROD WITH
CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

Of a 14.869 acres tract of land out of the A.E. Winfrey Survey, Abstract No. 1591, Parker County, Texas; being part of a certain 15.015 acres tract described in Document No. 201602976 and all of a certain 2.156 acres tract described in Document No. 202305450, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1" iron pipe in the west right of way line of F.M. Highway No. 920 and at the northeast corner of said 15.015 acres tract for the northeast and beginning corner of this tract. Whence the northwest corner of the M. Mills Survey, Abstract No. 932 is called to bear South 4293.02 feet and East 780.31 feet.

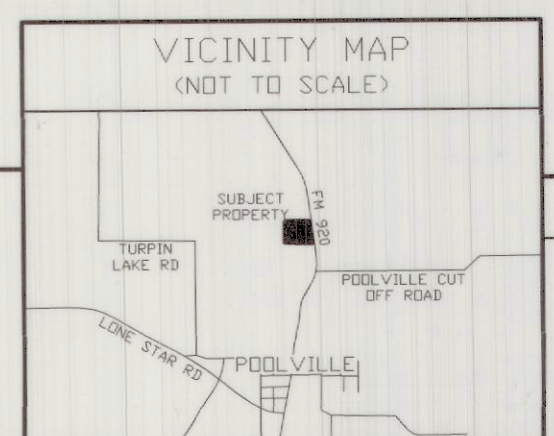
Thence along the west right of way line of said F.M. Highway No. 920 the following courses and distances:

- S. 08 deg. 26 min. 56 sec. E. 186.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 15.015 acres tract
- S. 08 deg. 39 min. 56 sec. E. 575.12 feet to a 2" steel post for the southeast corner of this and said 2.156 acres tract
- Thence N. 88 deg. 23 min. 37 sec. W. 934.94 feet to a found 1" iron pipe for the southwest corner of this and said 15.015 acres tract
- Thence N. 00 deg. 04 min. 46 sec. W. 697.83 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this and said 15.015 acres tract
- Thence N. 52 deg. 23 min. 59 sec. E. 44.38 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this and said 15.015 acres tract
- Thence N. 89 deg. 45 min. 07 sec. E. 445.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 15.015 acres tract
- Thence S. 89 deg. 54 min. 56 sec. E. 341.16 feet to the place of beginning.

LINE	BEARING	DISTANCE
L1	N 52°23'59" E	44.38
L2	N 45°35'27" W	109.95
L3	N 17°19'53" W	26.36
L4	S 08°39'56" E	16.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 220
DATE 12/22/25

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534710
12/22/2025 03:32 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



OWNER'S CERTIFICATE

202534710 PLAT Total Pages: 1

That We, DON M. WALDEN, BRENDA S. WALDEN and THE 16899 FM 920 SERIES, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as NEDLAW ACRES. This plat being a subdivision of 14.869 acres out of the A.E. Winfrey Survey, Abstract No. 1591, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 9 DAY OF December, 2025

BY: Don M. Walden
DON M. WALDEN, Individually and as Managing Member of 16899 FM 920 Series

BY: Brenda S. Walden
BRENDA S. WALDEN

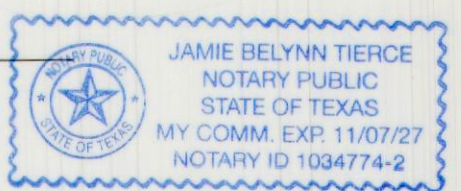
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DON M. WALDEN and BRENDA S. WALDEN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 9 day of December, 2025

Signature Don M. Walden



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 22 DAY OF December, 2025.

[Signature]
COUNTY JUDGE

George & Conley
COMR. PRECINCT #1

James H. H.
COMR. PRECINCT #2

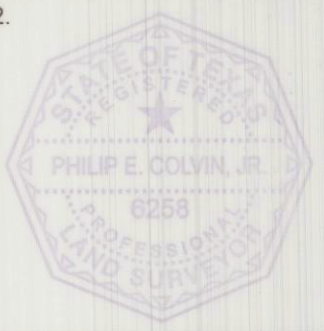
Sam H. H.
COMR. PRECINCT #3

Sam H. H.
COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 JULY 13, 2022.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251122 16008.crd FN251081



21591.053.004.00
21591.053.004.50
21591.053.004.0*
21591.053.005.000

FINAL PLAT
NEDLAW ACRES
LOTS 1 THRU 4
BEING A SUBDIVISION OF 14.869
ACRES OUT OF THE A.E. WINFREY
SURVEY, ABSTRACT NO. 1591,
PARKER COUNTY, TEXAS
PLAT DATE: NOVEMBER 20, 2025

DEVELOPER
DON M. WALDEN AND
BRENDA S. WALDEN
16951 FM 920
POOLVILLE, TX 76487
817-706-5112

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