

Whereas Jacqueline Gaber, being the sole owner of a 0.335 acres tract of land; being all of Lots 3 and 4, Block 8, Rio Brazos, Section One, as recorded in Cabinet A, Slide 131, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Jacqueline Gaber in Clerk's File No. 202312667, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod, in the east line of Meadowglenn Drive, and at the common westerly corner of said Lot 4, Block 8, Rio Brazos, Section One and Lot 5, Block 8, Rio Brazos, Section One, for the northwest and beginning corner of this tract.

THENCE S 80°16'31" E 108.52 feet, along the north line of said Lot 4, Block 8, Rio Brazos, Section One, to a found 1/2" capped iron rod at the northwest corner of Lot 8, Block 8, Rio Brazos, Section One, for the northeast corner of this tract.

THENCE S 06°43'43" W 129.91 feet, to a found 3/8" iron rod at the northeast corner of Lot 2, Block 8, Rio Brazos, Section One, same being the southeast corner of said Lot 3, Block 8, Rio Brazos Section One, for the southeast corner of this tract.

THENCE N 85°21'56" W 108.26 feet, along the common line of said Lots 2 and 3, Block 8, Rio Brazos, Section One to a found 1/2" iron rod in the east line of said Meadowglenn Drive, for the southwest corner of this tract.

THENCE N 06°39'09" E 139.54 feet along the east line of said Meadowglenn Drive to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2108069-RP
Field Date: August 7, 2023
Preparation Date: October 25, 2023



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment OF No. 2316207-140 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in:
V. 359-A, P. 64; P.R.P.C.T.
V. 447, P. 259; V. 1534, P. 1770; V. 1827, P. 386; V. 2401, P. 1307; V. 2432, P. 361; V. 2565, P. 1429; V. 2790, P. 158; Doc.#201421525; Doc.#201518161; Doc.#201520439; R.P.R.P.C.T.

Subject to the following Easement(s) and/or Document(s):
Parker County Water Supply Corp. - V. 612, P. 290; R.P.R.P.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0525F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted.

Parker County Notes:

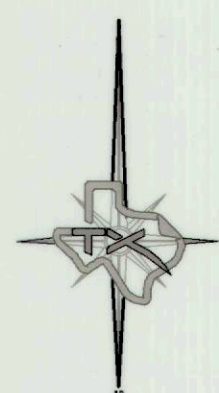
7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and state law, and is subject to fines and withholding of utilities and building permits.

8) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

9) Sanitary sewer is to be provided by on-site septic facilities.

10) Water is to be provided by Rio Brazos Water Supply Corporation.

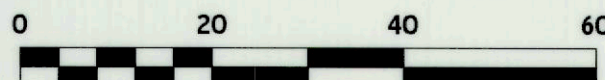
11) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.



Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086

Owner:
Jacqueline Gaber
420 Paloma St
Weatherford, TX 76087

1" = 20'



Lot 8, Block 7
Rio Brazos, Section One
V. 359-A, P. 64

Lot 9, Block 7
Rio Brazos, Section One
V. 359-A, P. 64

Lot 10, Block 7
Rio Brazos, Section One
V. 359-A, P. 64

Lot 11, Block 7
Rio Brazos, Section One
V. 359-A, P. 64

Lot 5, Block 8
Rio Brazos, Section One
V. 359-A, P. 64

Lot 6, Block 8
Rio Brazos, Section One
V. 359-A, P. 64

Lot 8, Block 8
Rio Brazos, Section One
V. 359-A, P. 64

Lot 9, Block 8
Rio Brazos, Section One
V. 359-A, P. 64

Lot 2, Block 8
Rio Brazos, Section One
V. 359-A, P. 64

Lot 3R, Block 8
0.335 Acres
(14,588 Sq. Ft.)

Meadowglenn Drive
Asphalt - Capped 50 Right-of-Way (V. 359-A, P. 64)

N 06°39'09" E 139.54'
5' Utility Easement (V. 359-A, P. 64)

20' Building Line (V. 359-A, P. 64)

S 80°16'31" E 108.52'
5' Utility Easement (V. 359-A, P. 131)

S 06°43'43" W 129.91'
5' Utility Easement (V. 359-A, P. 64)

Now, Therefore, Know All Men By These Presents:

That Jacqueline Gaber, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 3R, Block 8, Rio Brazos, Section One, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 7th day of November, 2023.

By:
Jacqueline Gaber
Jacqueline Gaber (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jacqueline Gaber, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 17th day of November, 2023.

Karen Carlton
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 13th day of November, 2023.

County Judge

George A. Corleay
Commissioner Precinct #1

Jack Holt
Commissioner Precinct #2

Sam Wald
Commissioner Precinct #3

Jim Hale
Commissioner Precinct #4

16800.008.003.00

16800
WE
G-23

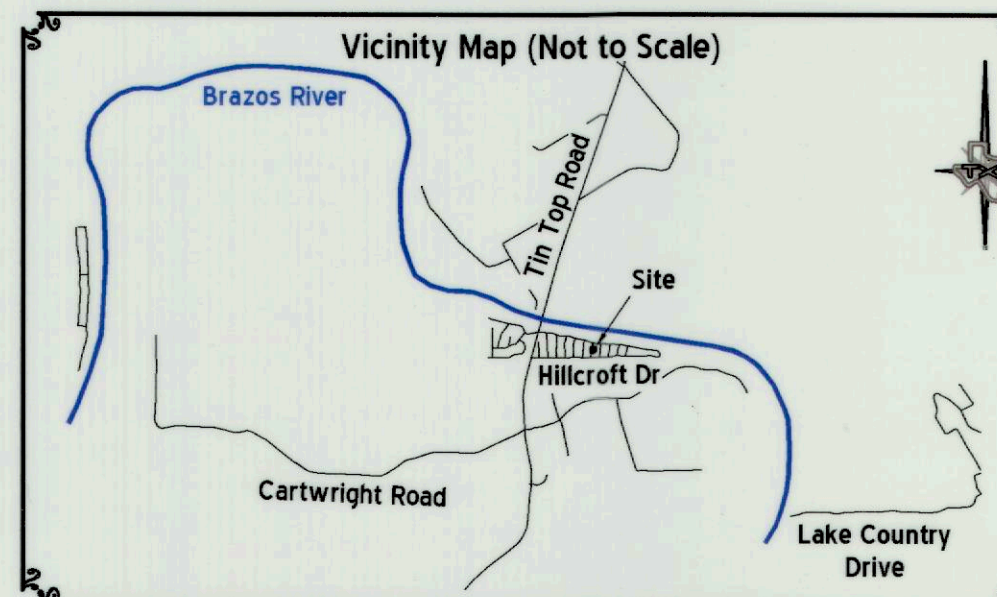
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202329500
11/14/2023 09:33 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Vicinity Map (Not to Scale)



The purpose of this replat is to combine Lots 3 and 4, Block 8, Rio Brazos, Section One into one lot.

Revision of Plat
Lot 3R, Block 8
Rio Brazos, Section One
an addition in Parker County, Texas

Being a 0.335 acre replat of Lots 3 and 4, Block 8, Rio Brazos, Section One, according to the plat recorded in Cabinet A, Slide 131, Plat Records, Parker County, Texas

November 2023

WEATHERFORD BRANCH - 817-594-0400

**TEXAS
SURVEYING**
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM