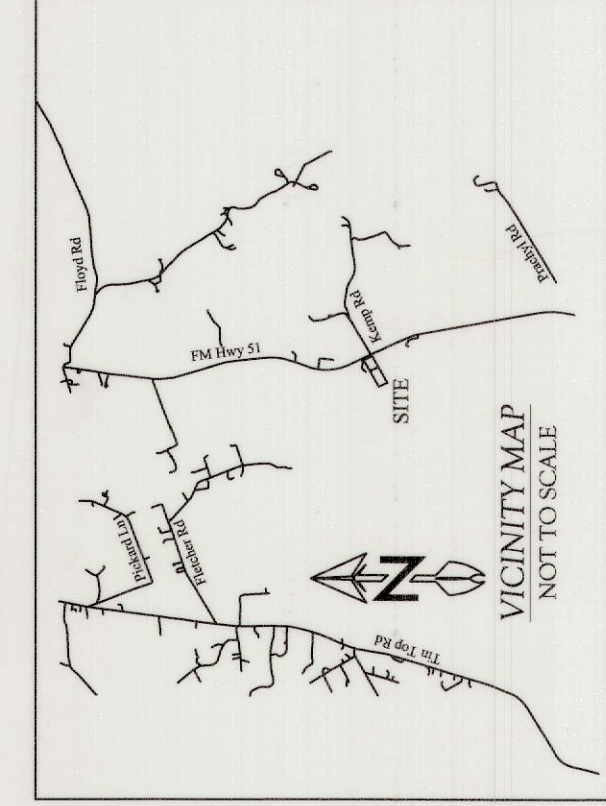




FINAL PLAT OF
ROJEK RETREAT

LOTS 1 & 2, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS

4.888 ACRES OF LAND LOCATED IN THE T.J. SHAW SURVEY, A-1190, BEING ALL OF A CALLED 5.00 ACRES TRACT AS DESCRIBED IN DOCUMENT 20223837, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF GRANBURY HIGHWAY (FARM TO MARKET HIGHWAY No. 51) AND BEING THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 279.17 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 2494, PAGE 1037 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID 279.17 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 60°26'49" W, A DISTANCE OF 834.82 FEET TO A 5/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING AN E.L. CORNER OF A CALLED 12 ACRES TRACT OF LAND DESCRIBED IN VOLUME 532, PAGE 646 RECORDED IN SAID DEED RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 12 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCE:

- N 24°25'54" W A DISTANCE OF 256.37 FEET TO A RAILROAD TIE FENCE POST FOUND;
- N 60°26'21" E A DISTANCE OF 832.38 FEET RAILROAD TIE FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF GRANBURY HIGHWAY;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF GRANBURY HIGHWAY, S 24°58'35" E A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING AND CONTAINING **4.888 ACRES** OF LAND.

THE STATE OF TEXAS
COUNTY OF PARKER

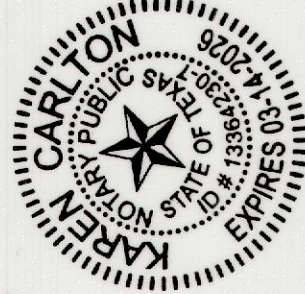
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Michael Rojek Mooney Winthrop LLC
OWNER SIGNATURE
Michael Rojek
OWNER PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY TO ME, THE UNDERSIGNED, AND TO THE FOREGOING INSTRUMENT, AND PERSONS WHOSE NAMES ARE SET FORTH THEREIN, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 1 DAY OF July 2024

Karen Cullow
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Deed Records, Parker County, Texas
Called 12 Acres
Volume 532, Page 646
Record Bearing & Distance: N 60° 26' 21" E 834.82'

Lot 2, Block 1
2.887 Acres

N(S) 24°25'54" W(E) 256.37'
(Record Bearing & Distance: N 24°03' W 260.9')
Called 12 Acres
Deed Records, Parker County, Texas

COMMISSIONERS COURT BLOCK
THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 8th DAY OF July, 2024

Theresa A. Conley
COMMISSIONER PRECINCT #1

James H. Hest
COMMISSIONER PRECINCT #2

Carol Walden
COMMISSIONER PRECINCT #3

John Miller
COMMISSIONER PRECINCT #4

COUNTY JUDGE

ACCT. NO: 16916
SCH. DIST:
CITY:
MAP NO:

OWNER/DEVELOPER(S)
8728 GRANBURY,
a series of
MOONEY WINTHROP, LLC
212 Rancho Vista Cr.
Aledo, Texas 76008

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctumaps.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202417400
07/08/2024 02:38 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
Plat

CABINET F, SLIDE 745

