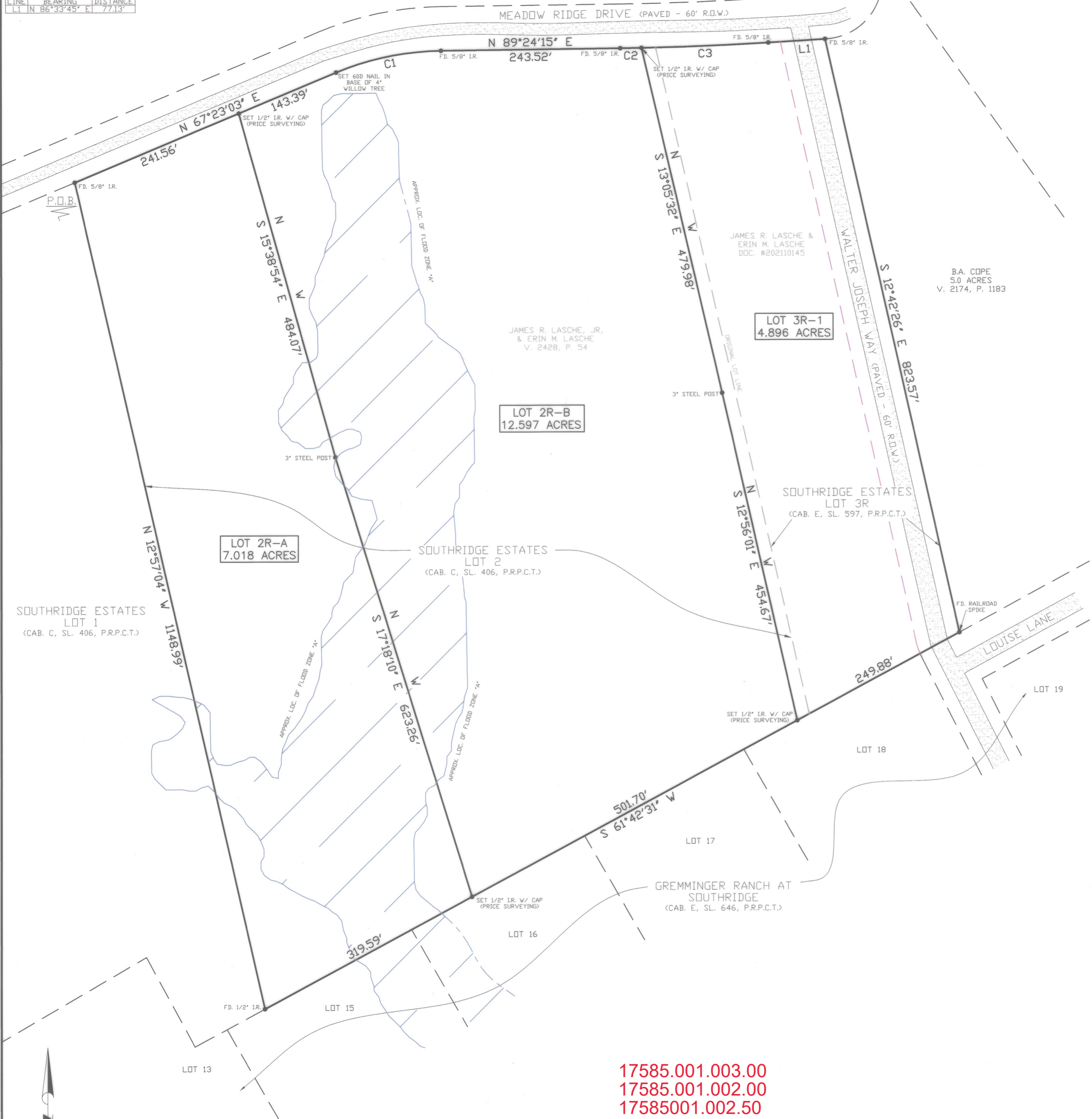


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15°02'18"	381.00'	22°01'07"	N 78°25'57" E	145.52'	146.42'
C2	1°24'05"	4088.37'	0°24'12"	N 89°13'43" E	28.79'	28.79'
C3	1°24'05"	4088.37'	2°25'03"	N 87°49'07" E	172.49'	172.51'

LINE	BEARING	DISTANCE
L1	N 86°33'45" E	77.13'



BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0400F, DATED APRIL 5, 2019

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 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

**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 OCTOBER 27, 2022.

*Philip E. Colvin, Jr.*

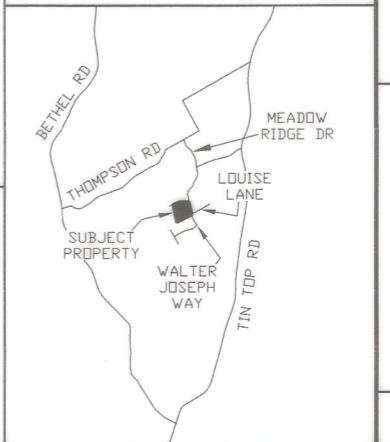
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN221200 20623.crd FN221258



17585  
 WW  
 G-20  
 SWE

17585.001.003.00  
 17585.001.002.00  
 17585.001.002.50

**VICINITY MAP**  
 (NOT TO SCALE)



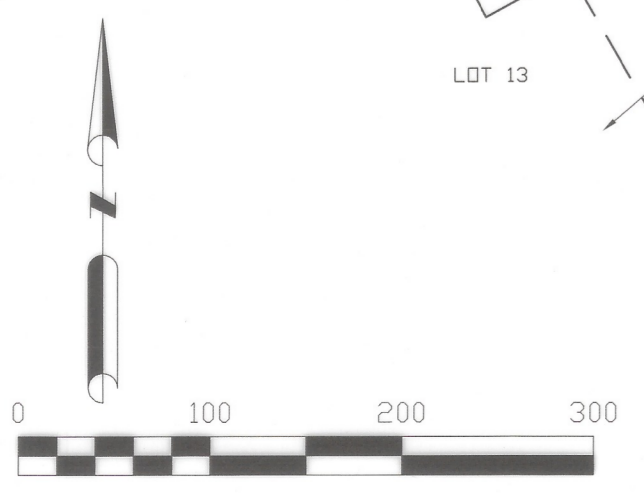
**REPLAT**  
 SOUTHRIDGE ESTATES  
 LOT 2R-A, LOT 2R-B &  
 LOT 3R-1

BEING A REPLAT OF ALL OF LOT 2 OF SOUTHRIDGE ESTATES, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 406, AND ALL OF LOT 3-R OF SOUTHRIDGE ESTATES, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 597 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 20, 2022

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET **F**, SLIDE **419**  
 DATE **1-24-2023**



**LEGAL DESCRIPTION**

Of a 24.511 acres tract of land, being all of Lot 2 of Southridge Estates, according to plat recorded in Cabinet C, Slide 406, and all of Lot 3R of Southridge Estates, according to plat recorded in Cabinet E, Slide 597, both in the Plat Records of Parker County, Texas; and being the same tracts described in Volume 2428, Page 54 and in Document No. 202110145, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod in the south right of way line of Meadow Ridge Drive (paved) and at the northwest corner of said Lot 2 for the northwest and beginning corner of this tract.

Thence N. 67 deg. 23 min. 03 sec. E. 384.95 feet along the south right of way line of said Meadow Ridge Drive to a set 60D nail in the base of a 4" willow tree for a corner of this tract and said Lot 2.

Thence easterly along the arc of a 15 deg. 02 min. 18 sec. curve to the right with a radius of 381.00 feet, a central angle of 22 deg. 01 min. 07 sec., a chord of N. 78 deg. 25 min. 57 sec. E. 145.52 feet and an arc length of 146.42 feet along the south right of way line of said Meadow Ridge Drive to a found 5/8" iron rod for a corner of this tract and said Lot 2.

Thence N. 89 deg. 24 min. 15 sec. E. 243.52 feet along the south right of way line of said Meadow Ridge Drive to a found 5/8" iron rod for a corner of this tract and said Lot 2.

Thence easterly along the arc of a 01 deg. 24 min. 05 sec. curve to the left with a radius of 4088.37 feet, a central angle of 02 deg. 49 min. 16 sec., a chord of N. 88 deg. 01 min. 13 sec. E. 201.27 feet and an arc length of 201.29 feet along the south right of way line of said Meadow Ridge Drive to a found 5/8" iron rod for a corner of this tract and said Lot 3R.

Thence N. 86 deg. 33 min. 45 sec. E. 77.13 feet along the south right of way line of said Meadow Ridge Drive to a found 5/8" iron rod at the northwest corner of a certain 5.0 acres tract described in Volume 2174, Page 1183 of said Official Public Records for the northeast corner of this tract and said Lot 3R.

Thence S. 12 deg. 42 min. 26 sec. E. 823.57 feet to a found railroad spike at the southwest corner of said 5.0 acres tract and in the north right of way line of Louise Lane (paved) for the southeast corner of this tract and said Lot 3R.

Thence S. 61 deg. 42 min. 31 sec. W. 1071.17 feet along the north line of Gremminger Ranch at Southridge, according to plat recorded in Cabinet E, Slide 646 of said Plat Records, to a found 1/2" iron rod for the southeast corner of this tract and said Lot 2.

Thence N. 12 deg. 57 min. 04 sec. W. 1148.99 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 23<sup>rd</sup> DAY OF January, 2023.

  
COUNTY JUDGE

  
COMR. PRECINCT #1

  
COMR. PRECINCT #2

  
COMR. PRECINCT #3

  
COMR. PRECINCT #4

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



202302086  
01/24/2023 10:47 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

F 419

**OWNER'S CERTIFICATE**

That I, James R. Lasche, Jr. and Erin M. Lasche, the owners of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 2R-A, LOT 2R-B, AND LOT 3R-1, SOUTHRIDGE ESTATES. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots 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 11 DAY OF JANUARY, 2023

BY:   
JAMES R. LASCHE, JR.

BY:   
ERIN M. LASCHE

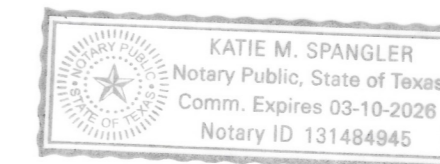
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Lasche, Jr. and Erin M. Lasche, 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 11 day of January, 2023

  
Signature



<b>REPLAT</b>	
SOUTHRIDGE ESTATES LOT 2R-A, LOT 2R-B & LOT 3R-1	
BEING A REPLAT OF ALL OF LOT 2 OF SOUTHRIDGE ESTATES, ACCORDING TO PLAT RECORDED IN CABINET C, SLIDE 406, AND ALL OF LOT 3-R OF SOUTHRIDGE ESTATES, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 597 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS	
PLAT DATE: DECEMBER 20, 2022	

DEVELOPER	SURVEYOR
JAMES R. LASCHE ERIN M. LASCHE 6137 MEADOW RIDGE DR. WEATHERFORD, TX 76087 (817) 771-0672	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841