

OWNER'S CERTIFICATE

202103275 PLAT Total Pages: 1

That I, MOORE 6 PROPERTIES, LLC, the owner 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 SRM ESTATES. This being a subdivision of 12.426 acres out of the Southwest 1/4 of Section No. 232, M.E.P. & P. RR. Co. Survey (J.E. Morgan Survey), Abstract No. 984, Parker County, Texas. I, by the recordation of this plat, do hereby plat 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 9th DAY OF January, 2021

BY: CHRIS MOORE, President

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 CHRIS MOORE, 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 19 day of January, 2021

Signature of DEREK GRAY, Notary Public, State of Texas, Comm. Expires 10-25-2021, Notary ID 128085007

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

ON THIS THE 25 DAY OF January, 2021.

Signature of County Judge

Signature of George A. Galley, COMR. PRECINCT #1

Signature of COMR. PRECINCT #2

Signature of COMR. PRECINCT #3

Signature of COMR. PRECINCT #4

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle

202103275 01/25/2021 01:26 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

SURVEYOR'S CERTIFICATE

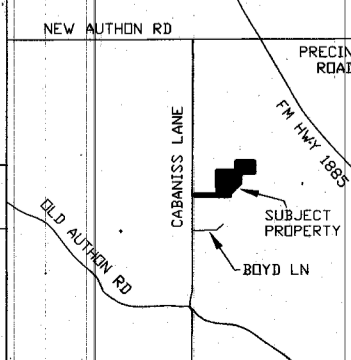
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 1, 2020.

Signature of Philip E. Colvin, Jr., R.P.L.S. No. 6258 JN201349 19709.crd FN201267

OWNER INFORMATION

MOORE 6 PROPERTIES, LLC 5507 REAGAN RD COLLEYVILLE, TX 76034 817-991-3075

VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E SLIDE 654

DATE

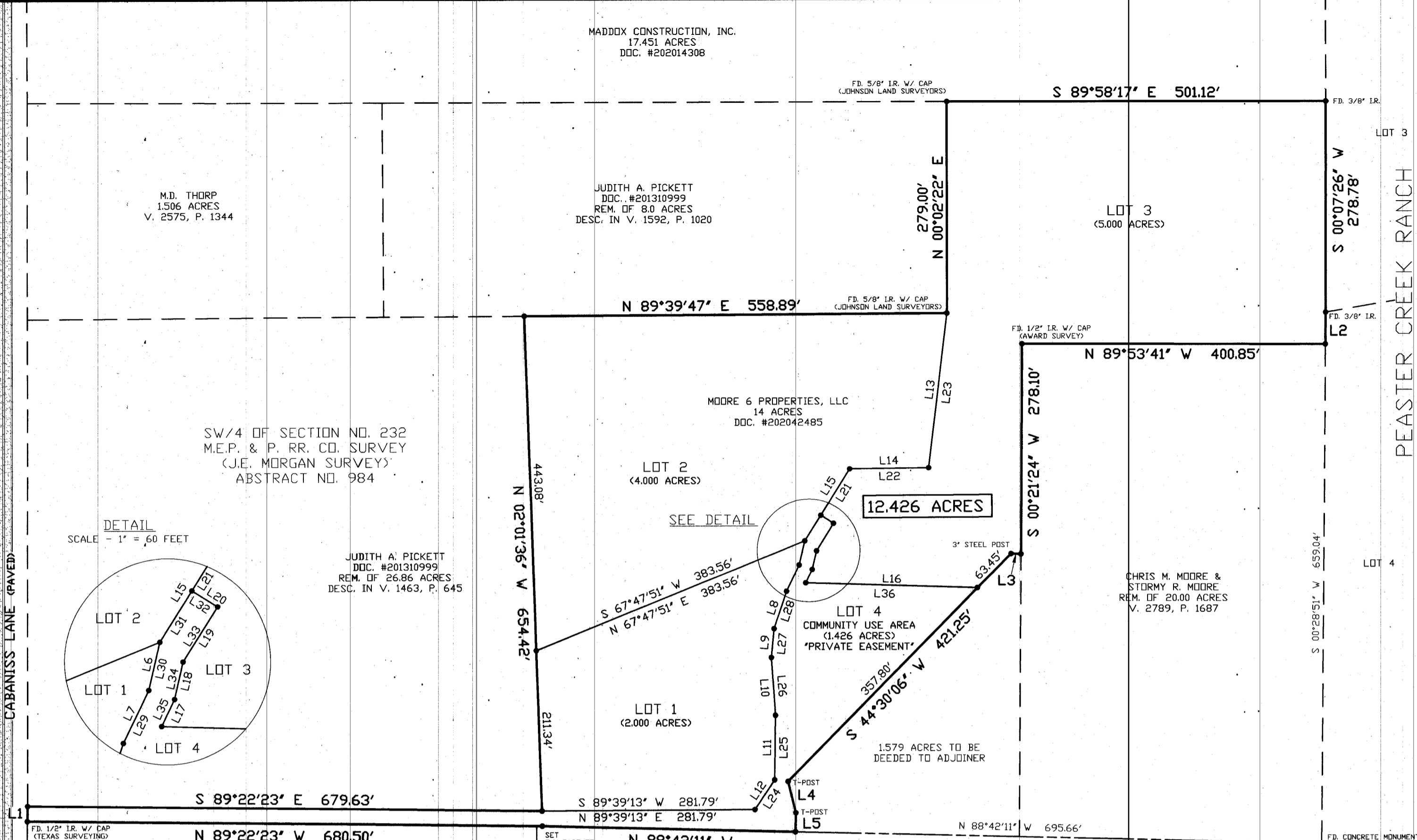
SURVEYOR

PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76057 940-325-4841

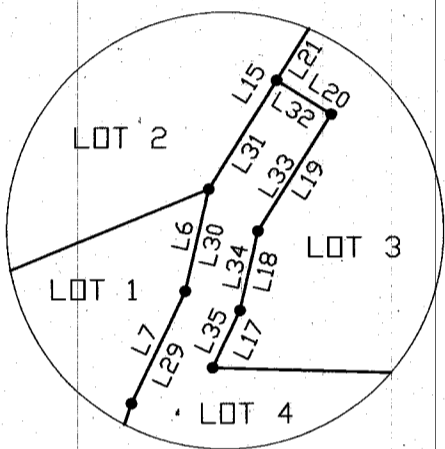
FINAL PLAT SRM ESTATES LOTS 1 THRU 4

BEING A SUBDIVISION OF 12.426 ACRES OUT OF THE SOUTHWEST 1/4 OF SECTION NO. 232, M.E.P. & P. RR. CO. SURVEY (J.E. MORGAN SURVEY), ABSTRACT NO. 984, PARKER COUNTY, TEXAS

PLAT DATE: JANUARY 6, 2021



DETAIL SCALE - 1" = 60 FEET



JUDITH A. PICKETT DDC. #201310999 REM. OF 26.86 ACRES DESC. IN V. 1463, P. 645

M. SIEGAL 10.042 ACRES DDC. #202005718

LEGAL DESCRIPTION

Of a 12.426 acres tract of land out of the Southwest 1/4 of Section No. 232, M.E.P. & P. RR. Co Survey (J.E. Morgan Survey), Abstract No. 984, Parker County, Texas; being part of a certain 14 acres tract described in Document No. 202042485 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows: Beginning at a found 1/2" iron rod with cap (TEXAS SURVEYING) in the east line of Cabaniss Lane (paved) and at the northwest corner of a certain 10.042 acres tract described in Document No. 202005718 of said Official Public Records and at the southwest corner of said 14 acres tract for the southwest and beginning corner of this tract. When a found 60D nail at the northwest corner of said J.E. Morgan Survey bears N. 00 deg. 59 min. 03 sec. W. 1642.33 feet. Thence N. 00 deg. 47 min. 37 sec. E. 20.00 feet along the east line of said Cabaniss Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this and said 14 acres tract. Thence S. 89 deg. 07 min. 23 sec. E. 679.63 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this and said 14 acres tract. Thence N. 02 deg. 01 min. 36 sec. W. 654.42 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 14 acres tract. Thence N. 89 deg. 39 min. 47 sec. E. 558.89 feet to a found 5/8" iron rod with cap (JOHNSON LAND SURVEYORS) for an ell corner of this and said 14 acres tract. Thence N. 00 deg. 02 min. 22 sec. E. 279.00 feet to a found 5/8" iron rod with cap (JOHNSON LAND SURVEYORS) in the south line of a certain 17.451 acres tract described in Document No. 202014308 of said Official Public Records for the most northerly northwest corner of this and said 14 acres tract. Thence S. 89 deg. 58 min. 17 sec. E. 501.12 feet to a found 3/8" iron rod at the southeast corner of said 17.451 acres tract and in the west line of Lot 3 of Peaster Creek Ranch, according to plan recorded in Cabinet "C", Slide 767 of the Plat Records, for the northeast corner of this and said 14 acres tract. Thence S. 00 deg. 07 min. 26 sec. W. 278.78 feet to a found 3/8" iron rod at the southwest corner of said Lot 3 for a corner of this and said 14 acres tract. Thence S. 00 deg. 28 min. 51 sec. W. 41.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this and said 14 acres tract. Thence N. 89 deg. 53 min. 41 sec. W. 400.85 feet to a found 1/2" iron rod with cap (AWARD SURVEY) for an ell corner of this and said 14 acres tract. Thence S. 00 deg. 21 min. 24 sec. W. 278.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in an east line of said 14 acres tract for a corner of this tract. Thence N. 86 deg. 38 min. 18 sec. W. 12.99 feet to a 3" steel post for a corner of this tract. Thence S. 44 deg. 30 min. 06 sec. W. 421.25 feet to a T-Post for an ell corner of this tract. Thence S. 14 deg. 06 min. 47 sec. E. 42.53 feet to a corner of this tract. Thence S. 01 deg. 17 min. 49 sec. W. 24.98 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 14 acres tract for the most southerly southeast corner of this tract. Thence N. 88 deg. 42 min. 11 sec. W. 334.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 14 acres tract. Thence N. 89 deg. 22 min. 23 sec. W. at 7.6 feet pass a found 1" iron bar at the northeast corner of said 10.042 acres tract and in all 680.50 feet to the place of beginning.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 36 line items with bearings and distances.

20984.003.010.00

