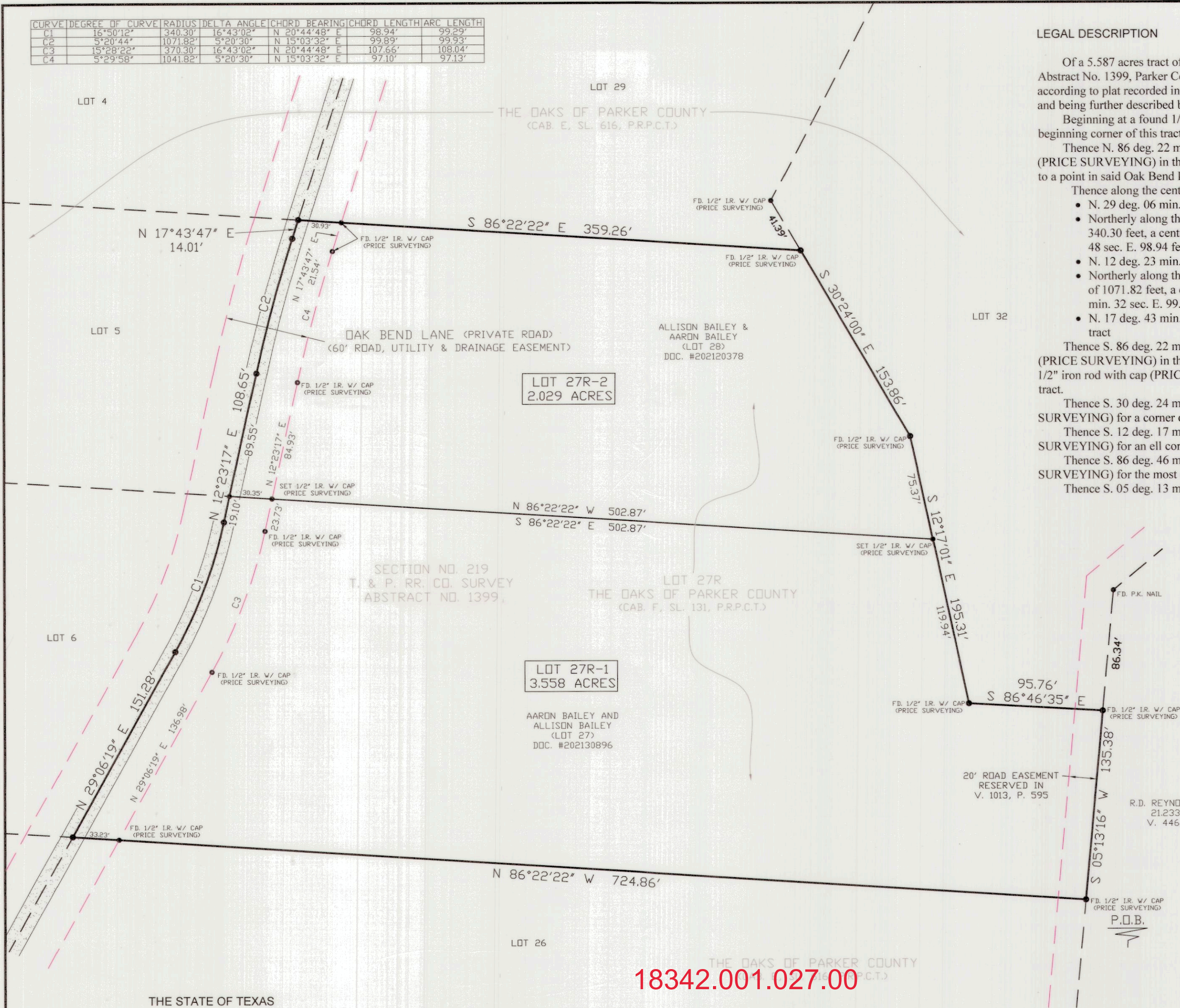


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	16°50'12"	340.30'	16°43'02"	N 20°44'48" E	98.94'	99.29'
C2	5°20'44"	1071.82'	5°20'30"	N 15°03'32" E	99.93'	99.93'
C3	15°28'22"	370.30'	16°43'02"	N 20°44'48" E	107.66'	108.04'
C4	5°29'58"	1041.82'	5°20'30"	N 15°03'32" E	97.10'	97.13'



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 8 DAY OF April, 2024.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

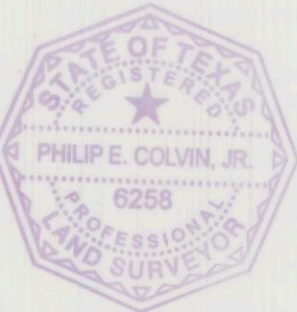
[Signature]
COMR. PRECINCT #3

[Signature]
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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me on OCTOBER 6, 2020.

[Signature]
PHILIP E. COLVIN, JR., R.P.L.S. No. 6258
940-325-4841 JN24260 201163.crd FN240310



LEGAL DESCRIPTION

Of a 5.587 acres tract of land of land out of Section No. 219, T. & P. RR. Co. Survey, Abstract No. 1399, Parker County, Texas; being all of Lot 27R of The Oaks of Parker County, according to plat recorded in Cabinet F, Slide 131 of the Plat 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 (PRICE SURVEYING) for the southeast and beginning corner of this tract.

Thence N. 86 deg. 22 min. 22 sec. W. at 691.63 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Oak Bend Lane (private road) and in all 724.86 feet to a point in said Oak Bend Lane for the southwest corner of this tract.

Thence along the centerline of said Oak Bend Lane the following courses and distances:

- N. 29 deg. 06 min. 19 sec. E. 151.28 feet to a point
- Northerly along the arc of a 16 deg. 50 min. 12 sec. curve to the left with a radius of 340.30 feet, a central angle of 16 deg. 43 min. 02 sec., a chord of N. 20 deg. 44 min. 48 sec. E. 98.94 feet and an arc length of 99.29 feet to a point
- N. 12 deg. 23 min. 17 sec. E. 108.65 feet to a point
- Northerly along the arc of a 05 deg. 20 min. 44 sec. curve to the right with a radius of 1071.82 feet, a central angle of 05 deg. 20 min. 30 sec., a chord of N. 15 deg. 03 min. 32 sec. E. 99.93 feet and an arc length of 99.93 feet to a point
- N. 17 deg. 43 min. 47 sec. E. 14.01 feet to a point for the northwest corner of this tract

Thence S. 86 deg. 22 min. 22 sec. E. at 30.93 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Oak Bend Lane and in all 359.26 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract.

Thence S. 30 deg. 24 min. 00 sec. E. 153.86 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 12 deg. 17 min. 01 sec. E. 195.31 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence S. 86 deg. 46 min. 35 sec. E. 95.76 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly northeast corner of this tract.

Thence S. 05 deg. 13 min. 16 sec. W. 135.38 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, AARON BAILEY and ALLISON BAILEY, 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 LOT 27R-1 AND LOT 27R-2, THE OAKS OF PARKER COUNTY. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS THE 8 DAY OF March, 2024

BY: *[Signature]*
AARON BAILEY

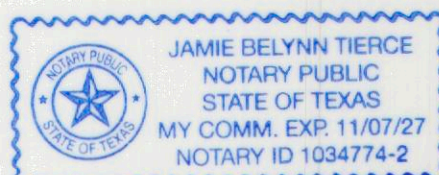
BY: *[Signature]*
ALLISON BAILEY

STATE OF TEXAS
COUNTY OF Barber

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared AARON BAILEY and ALLISON BAILEY, 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 8 day of March, 2024

[Signature]
Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
202408818
04/08/2024 04:17 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT

THE OAKS OF PARKER COUNTY
LOT 27R-1 AND LOT 27R-2

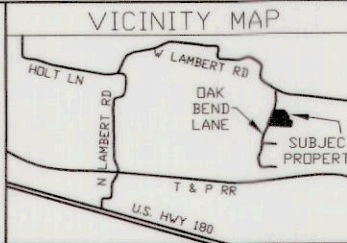
A REPLAT OF ALL OF LOT 27R
OF THE OAKS OF PARKER COUNTY,
ACCORDING TO PLAT RECORDED IN
CABINET F, SLIDE 131 OF THE PLAT
RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: MARCH 14, 2024

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 693

DATE 4-8-24



OWNER INFORMATION

AARON BAILEY AND
ALLISON BAILEY
2321 MCCLENDON RD
WEATHERFORD, TX 76087
(817) 994-9807

SURVEYOR

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