

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	99.89'	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'

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, THE OAKS OF PARKER COUNTY. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot number 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 10th DAY OF December, 2021

BY: [Signature]
AARON BAILEY

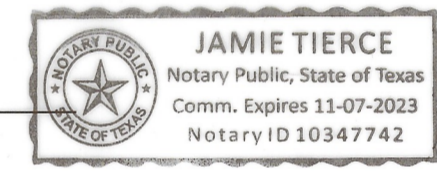
BY: [Signature]
ALLISON BAILEY

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 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 10 day of December, 2021

[Signature]
Signature



THE STATE OF TEXAS
COUNTY OF PARKER

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

ON THIS THE 10th DAY OF January, 2022

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

18342.001.028.00
18342.001.027.00

18342
MI
F-13

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 JN211649 201163.crd



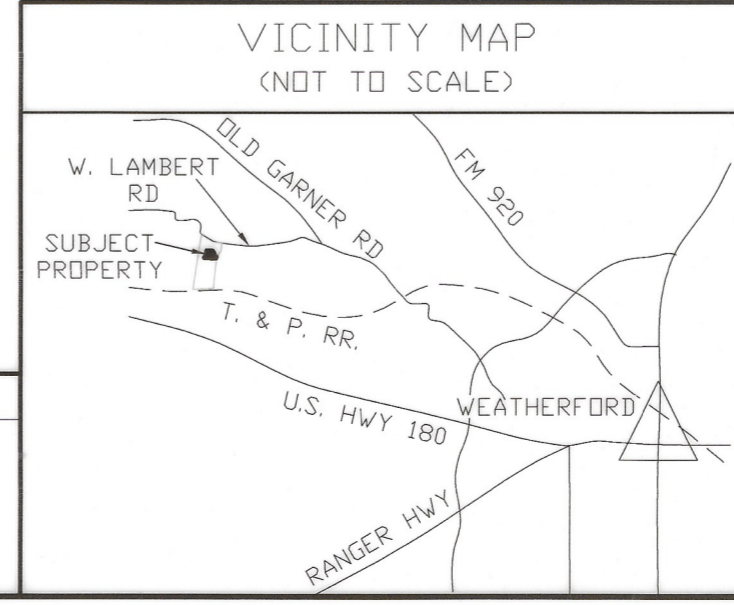
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]
202201177
01/10/2022 03:57 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F131

OWNER INFORMATION

AARON BAILEY AND
ALLISON BAILEY
430 ANDALUSIAN TRAIL
CELINA, TX 75009
(817) 994-9807



SURVEYOR

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

REPLAT

THE OAKS OF PARKER COUNTY - LOT 27R

BEING A REPLAT OF ALL OF LOT 27 AND LOT 28 OF THE OAKS OF PARKER COUNTY, ACCORDING TO PLAT RECORDED IN CABINET "E", SLIDE 616 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS

PLAT DATE: DECEMBER 6, 2021

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F, DATED APRIL 5, 2021

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: ALL CORNERS IN OAK BEND LANE ARE POINTS