

MANUEL CASTANEDA, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

MANUEL CASTANEDA

202043382 PLAT Total Pages: 1

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Manuel Castaneda being the owner of those certain tracts of land described in Clerks File No. 201911378 and Clerks File No. 201701906, Real Records, Parker County, Texas and being more particularly described as follows:

Description for a 2.417 acre tract of land situated in the T&P R.R. CO. SURVEY, Section No. 337, Abstract No. 1537, Parker County, Texas, said tract being all of Tract I described in deed to Manuel Castaneda, recorded in Clerks File No. 201911378, Real Records, Parker County, Texas and all of that certain tract of land described in deed to Manuel Castaneda, recorded in Clerks File No. 201701906, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a spike found in the center of a called 60' road easement described as Tract III, in said Clerks File No. 201911378, said spike being for the Southeast corner of said Clerks File No. 201911378 and for the Northeast corner of that certain tract of land described in deed to Jay Maberry, recorded in Volume 1705, Page 681, Real Records, Parker County, Texas and being by deed call, whence the Northeast corner of said Section 337 bears N 14°31'13" E, 4798.29 feet;

THENCE N 85°02'52" W, with the South line of said Tract I, Clerks File No. 201911378 and with the North line of said Volume 1705, Page 681, and the North line of that certain tract of land described in deed to Jay F. Maberry, Jr., recorded in Volume 1671, Page 299, Real Records, Parker County, Texas, 208.17 feet to a 3/8" iron found at the Northwest corner of said Volume 1671, Page 299 and at the Northeast corner of said Clerks File No. 201701906;

THENCE S 00°06'51" W, with the common line of said Clerks File No. 201701906 and said Volume 1671, Page 299, 181.95 feet to a 3/8" iron found in the center of said 60' road easement and being for the Southeast corner of said Clerks File No. 201701906 and the Southwest corner of said Volume 1671, Page 299;

THENCE N 88°32'54" W, with the South line of said Clerks File No. 201701906 and with the center of said 60' road easement, 117.50 feet to a 3/8" iron found at the Southwest corner of said Clerks File No. 201701906 and at the Southeast corner of that certain tract of land described in deed to Raymond and Jerry Starks, recorded in Volume 2007, Page 1790, Real Records, Parker County, Texas;

THENCE N 00°02'46" E, with the common line of said Clerks File No. 201701906 and said Volume 2007, Page 1790, 189.31 feet to a 3/8" iron found at the Northwest corner of said Clerks File No. 201701906 and the Southwest corner of said Tract I, Clerks File No. 201911378;

THENCE N 00°05'16" E, with the common line of said Tract I, Clerks File No. 201911378 and said Volume 2007, Page 1790, 189.12 feet to a 1/2" iron set at the Northwest corner of said Tract I, Clerks File No. 201911378 and the Northeast corner of said Volume 2007, Page 1790 and being in the South line of that certain tract of land described in deed to Wren Crawford, recorded in Volume 2872, Page 187, Real Records, Parker County, Texas;

THENCE with the common line of said Tract I, Clerks File No. 201911378 and said Volume 2872, Page 187, the following calls:

N 47°26'11" E, 111.36 feet to a 3/8" iron found;  
S 59°27'37" E, 161.09 feet to a 3/8" iron found;  
N 61°17'31" E, 181.99 feet to a 3/8" iron found;  
S 54°35'46" E, 44.05 feet to a 3/8" iron found at the Northeast corner of said Tract I, Clerks File No. 201911378 and being in the center of said 60' road easement;

THENCE S 40°25'27" W, with the East line of said Tract I, Clerks File No. 201911378 and with the center of said 60' road easement, 116.98 feet to a 3/8" iron found;

THENCE S 04°52'35" W, with the East line of said Tract I, Clerks File No. 201911378 and with the center of said 60' road easement, 184.43 feet to the POINT OF BEGINNING and containing 2.417 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Manuel Castaneda, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 & 2  
TRAIL'S END DEVELOPMENT,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 22 day of December, 2020

Manuel Castaneda  
Manuel Castaneda

QUINN BREZINA  
Notary Public, State of Texas  
Comm. Expires 09-15-2023  
Notary ID: 130371532

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Manuel Castaneda, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of December, 2020.

Quinn Brezina  
Notary Public, State of Texas

QUINN BREZINA  
Notary Public, State of Texas  
Comm. Expires 09-15-2023  
Notary ID: 130371532

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL PROPERTY CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

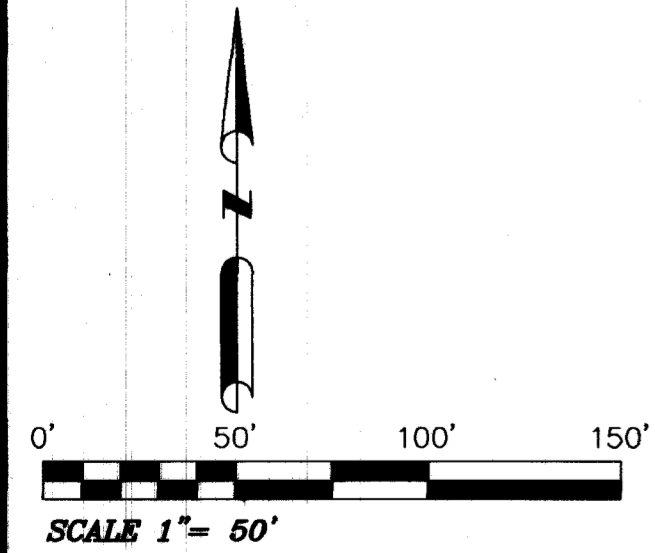
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0225-F, DATED APRIL 05, 2019, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

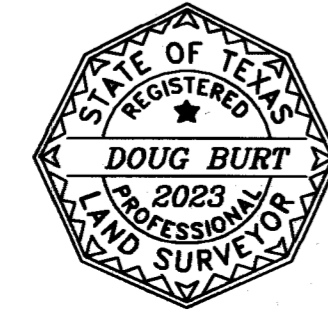
SUBJECT PROPERTY DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR TOWN.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

WATER PROVIDED BY MILSAP WATER SUPPLY CO.



**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-554-9027  
horizonlandtx@gmail.com



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202043382  
12/29/2020 09:29 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
DECEMBER 09, 2020

ACCT NO: 18474  
SCH DIST: MI  
CITY: CMI

E-642

OWNER/DEVELOPER

MANUEL CASTANEDA  
P.O. BOX 2311  
WEATHERFORD, TEXAS, 76086  
(817)880-9408

THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 15 DAY OF November, 2020.

County Judge: *George A. Conley*  
Commissioner Precinct #1: *George A. Conley*  
Commissioner Precinct #2: *James Walden*  
Commissioner Precinct #3: *Steve Duggan*  
Commissioner Precinct #4: *Steve Duggan*

18475.001.003.00  
18475.001.003.05  
18475.001.004.00

Preliminary Plat Showing  
Lots 1 & 2,  
**TRAIL'S END DEVELOPMENT,**  
Being 2.417 acres of land situated in the  
T&P R.R. CO. SURVEY, Section No. 337, Abstract No. 1537,  
Parker County, Texas.