

STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Kevin L. Goodreau II and Kristina R. Goodreau, being the owners of 0.324 of an acre of land being Lot 24, Section D, WESTERN LAKE ESTATES, according to the plat thereof recorded in Volume 360A, Page 12 (now known as Cabinet A, Slide 212), Plat Records, Parker County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That We, Kevin L. Goodreau II and Kristina R. Goodreau, do hereby adopt this plat designating the herein described real property as Lot 24R, Section D, WESTERN LAKE ESTATES, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 18th day of June 2024.

Kevin L. Goodreau II

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kevin L. Goodreau II, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of June 2024.
Notary Public My Commission Expires 3-14-2026

Witness my hand in Parker County, Texas, the 18th day of June 2024.

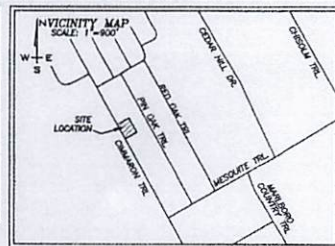
Kristina R. Goodreau

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kristina R. Goodreau, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 18th day of June 2024.
Notary Public My Commission Expires 3-14-2026

THE STATE OF TEXAS II
COUNTY OF PARKER II
Kristina R. Goodreau
I, Kristina R. Goodreau, being the owner and owner of the attached plat of said subdivision, do hereby certify that it is not within the County-termed jurisdiction of any incorporated city or town.
Signature of Notary
Before me, the undersigned authority on this day personally appeared Kristina R. Goodreau, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 18th day of June 2024.
Notary Public in and for State of Texas



LIENHOLDER

THERE IS/IS NOT A LIEN ON THIS PROPERTY

N/A

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS 8th DAY
OF July 2024

COUNTY JUDGE
Pat Dean

PRECINCT #1 COMMISSIONER
George Conley

PRECINCT #2 COMMISSIONER
Jacob Holt

PRECINCT #3 COMMISSIONER
Garry Faldren

PRECINCT #4 COMMISSIONER
Mike Hale

19118.001.024.00

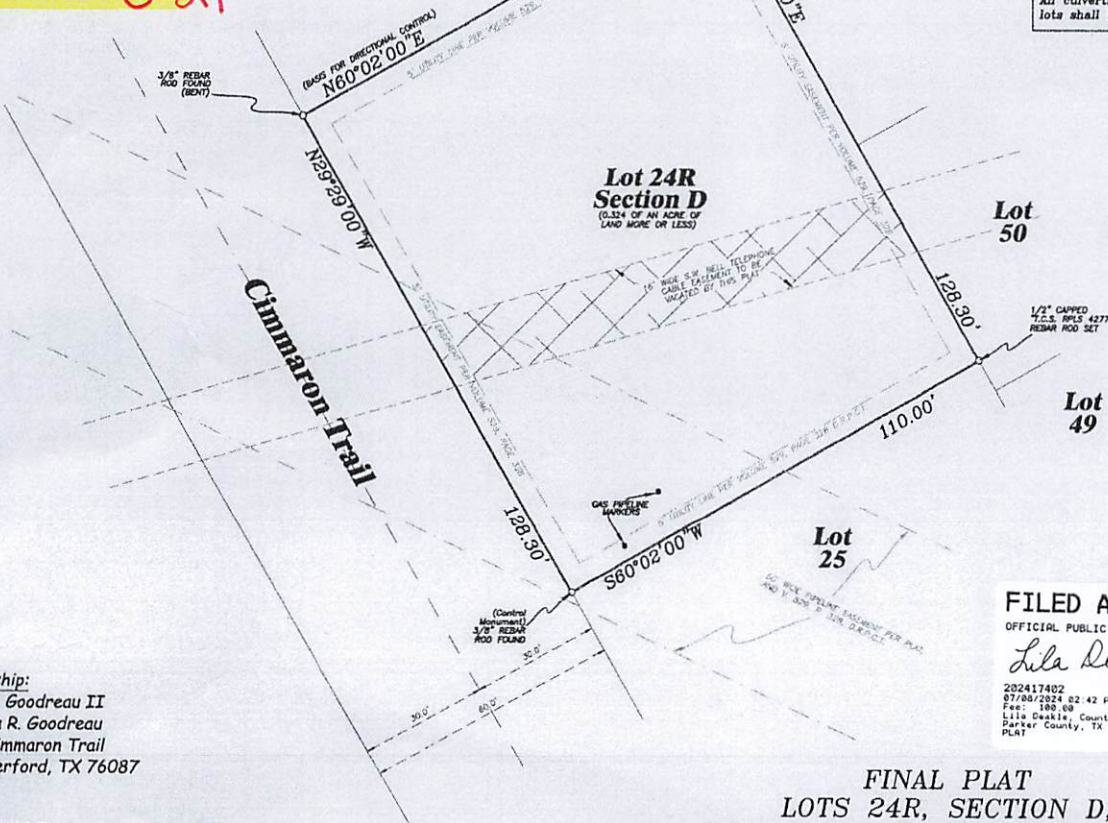
NOTES:

- 1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0400 I, dated April 5, 2019, this tract is in Zone X, an area not in the 1% annual chance flood.
- 2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
- 3) Water source is going to be public water supply (Texas Water Utility).
- 4) Sewage is to be On Site Sewage Facilities (septic systems).
- 5) Reflective house numbers shall be erected by the landowners driveway to be visible and readable day and night from the public road.
- 6) The purpose of this replat is to remove the portion of the S.W. 1/4 Telephone Cable easement shown on the recorded plat from this lot and lot size/dimensions is not affected.

NOTE:

All culverts to be installed on new lots shall be 18" in diameter.

ACCT. NO: 19118
SCH. DIST: WE
CITY:
MAP NO: G-21



Ownership:
Kevin L. Goodreau II
Kristina R. Goodreau
4815 Cimmaron Trail
Weatherford, TX 76087

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deable

202417402
87/00/2024 02:42 PM
Fee: 180.00
Lila Deable, County Clerk
Parker County, TX
PLAT

FINAL PLAT LOTS 24R, SECTION D, Western Lake Estates

BEING A REPLAT OF A 0.324 OF AN ACRE OF LAND BEING LOT 24, SECTION D, WESTERN LAKE ESTATES RECORDED IN VOLUME 360A, PAGE 12 (NOW KNOWN AS CABINET A, SLIDE 212), PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 747, DATE 7/8/24

TRI
SURVEYING
COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
118 LOCUST STREET, SUITE 100
OFFICE: 817-444-2555 FAX: 817-444-4387
tcm4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 2404019PLAT

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.
James Reed
LONNIE REED
R.P.L.S. No. 4277
05-31-2024