

State of Texas
County of Parker

Whereas, Mario Muniz & Maria Cruz, being the owner of a 3.782 acres tract of land and being all of Lots 16 & 17, Block 12, WESTERN LAKE ESTATES, SECTION B, as recorded in Volume 359-A, Page 84, Plat Records, Parker County, Texas; Being all of those certain tracts conveyed to Muniz & Cruz in Volume 240, Page 989, Real Property Records, Parker County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found railroad spike, in the west line of Chisholm Trail - 50' R.o.W. (Plat), being the northeast corner of that certain tract conveyed in V. 1443, P. 1440, Real Property Records, Parker County, Texas, being the southeast corner of said Lot 17, Block 12, for the southeast and beginning corner of this tract.

THENCE S 60°20'28" W 500.90 feet, with the south line of said Lot 17, Block 12, to a found 100D Nail, in the east line of Lot 73, WESTERN LAKE ESTATES, SECTION C, as recorded in Volume 359, Page 94, P.R.P.C.T., for the southwest corner of this tract.

THENCE N 29°27'35" W 329.31 feet, with the west line of said Lots 16 & 17, Block 12, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of Lot 15 Block 12, said V. 359-A, P. 84, for the northwest corner of this tract.

THENCE N 60°14'42" E 498.42 feet, with the south line of said Lot 15, Block 12 and the north line of said Lot 16, Block 12 to a found 100D nail, in the west line of said Chisholm Trail, for the northeast corner of said Lot 16 and of this tract.

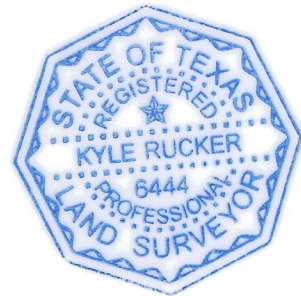
THENCE S 29°53'24" E 330.15 feet, with the west line of said Chisholm Trail, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

[Signature]
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: February 21, 2022 - W212044-P



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0400F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

County Notes:

1) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

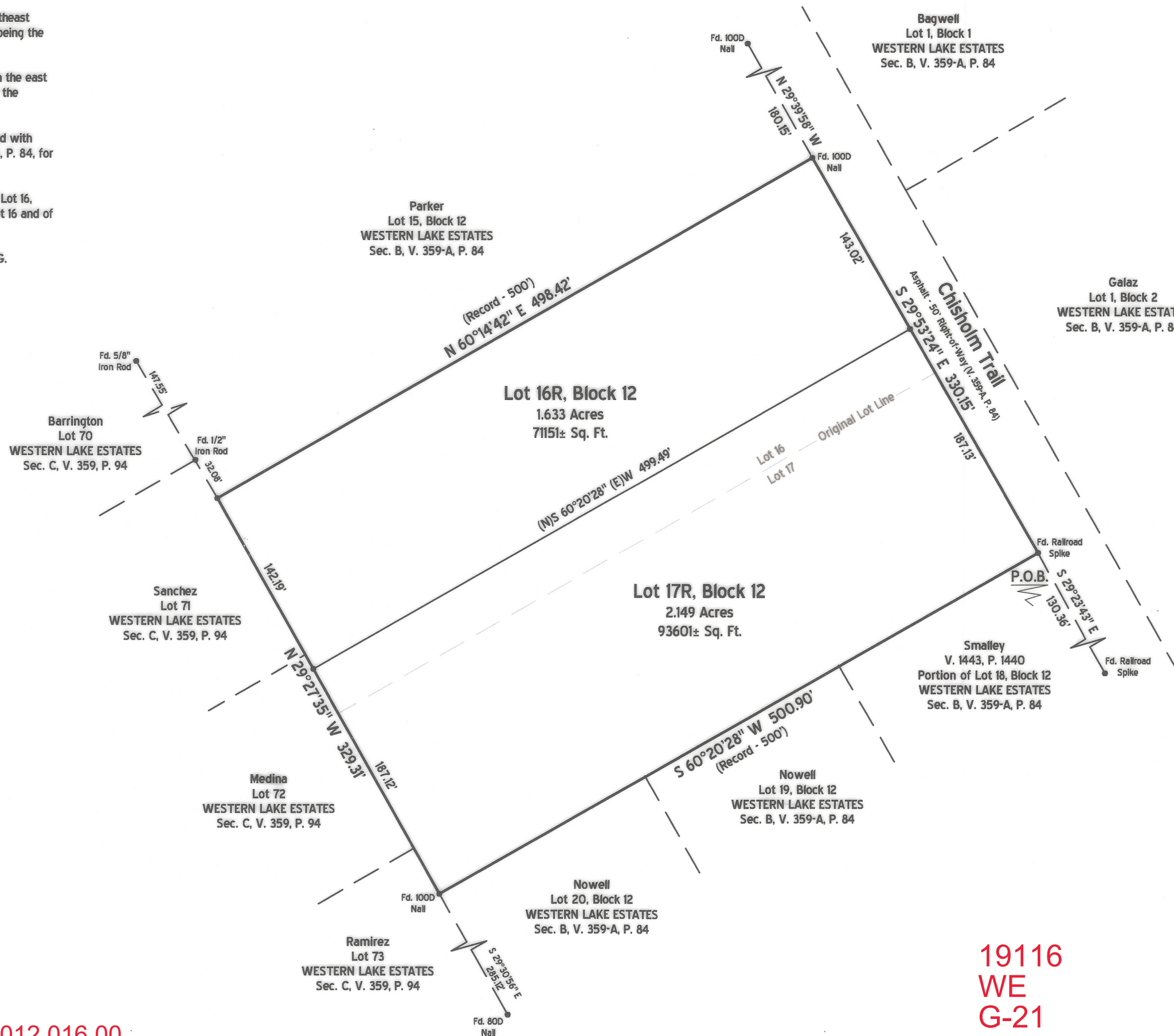
2) Water is to be provided by Aqua Texas Inc and sanitary sewer is to be provided by on-site septic facilities.

3) This plat represents property which has been 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 availability.

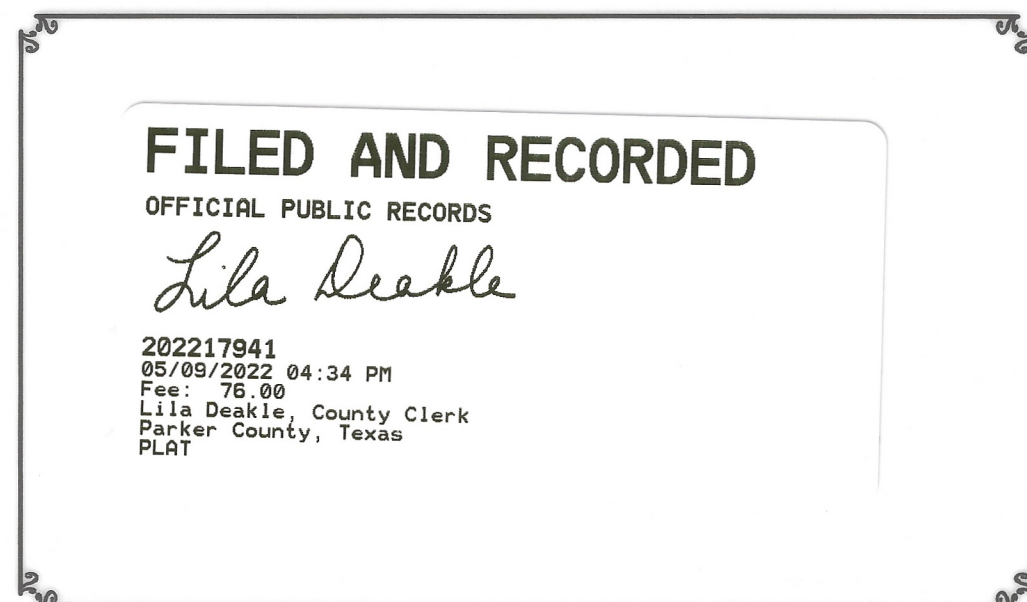
4) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

5) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



19116.012.016.00

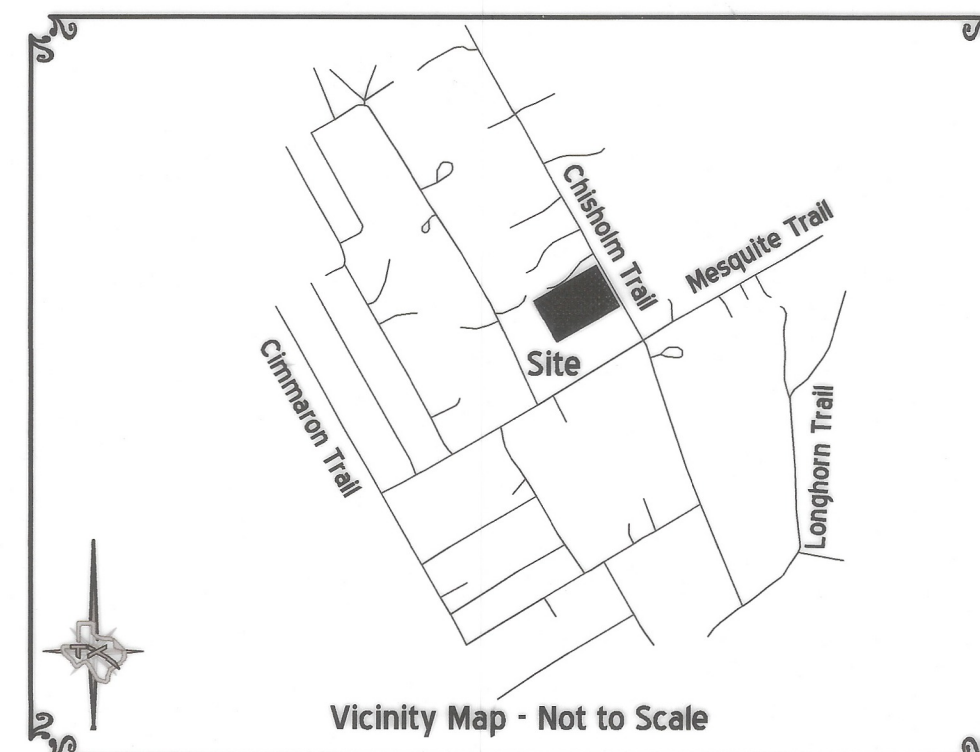


Plat Cabinet F Slide 121

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owners:
Mario Muniz & Maria Cruz
4820 Chisholm Trail
Weatherford, TX 76087

1" = 80'



Now, Therefore, Know All Men By These Presents:
That MARIO MUNIZ and Maria Cruz acting hereby and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 16R and 17R, Block 12, Western Lake Estates, Section B, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

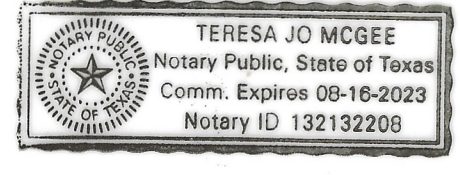
This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. Witness, my hand, this the 27th day of April, 2022.

By: Mario Muniz
Mario Muniz
Maria Cruz
Maria Cruz

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mario Muniz, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
Given under my hand and seal of office on this the 27th day of April, 2022.



State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Maria Cruz, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
Given under my hand and seal of office on this the 27th day of April, 2022.



State of Texas
County of Parker
Approved by the Commissioners' Court of Parker County, Texas, this the 9th day of May, 2022.

County Judge
George T. Carley Commissioner Precinct 1
[Signature] Commissioner Precinct 2
[Signature] Commissioner Precinct 3
[Signature] Commissioner Precinct 4

Replat
Lots 16R & 17R, Block 12
Western Lake Estates, Section B
an Addition in Parker County, Texas

Being a 3.782 acre replat of Lots 16 & 17, Block 12 Western Lake Estates, Section B, an addition in Parker County, Texas; according to the Plat recorded in Volume 359-A, Page 84, Plat Records, Parker County, Texas

May 2022

