

# REPLAT OF LOT 3, WHITE ESTATES

202217902 PLAT Total Pages: 2

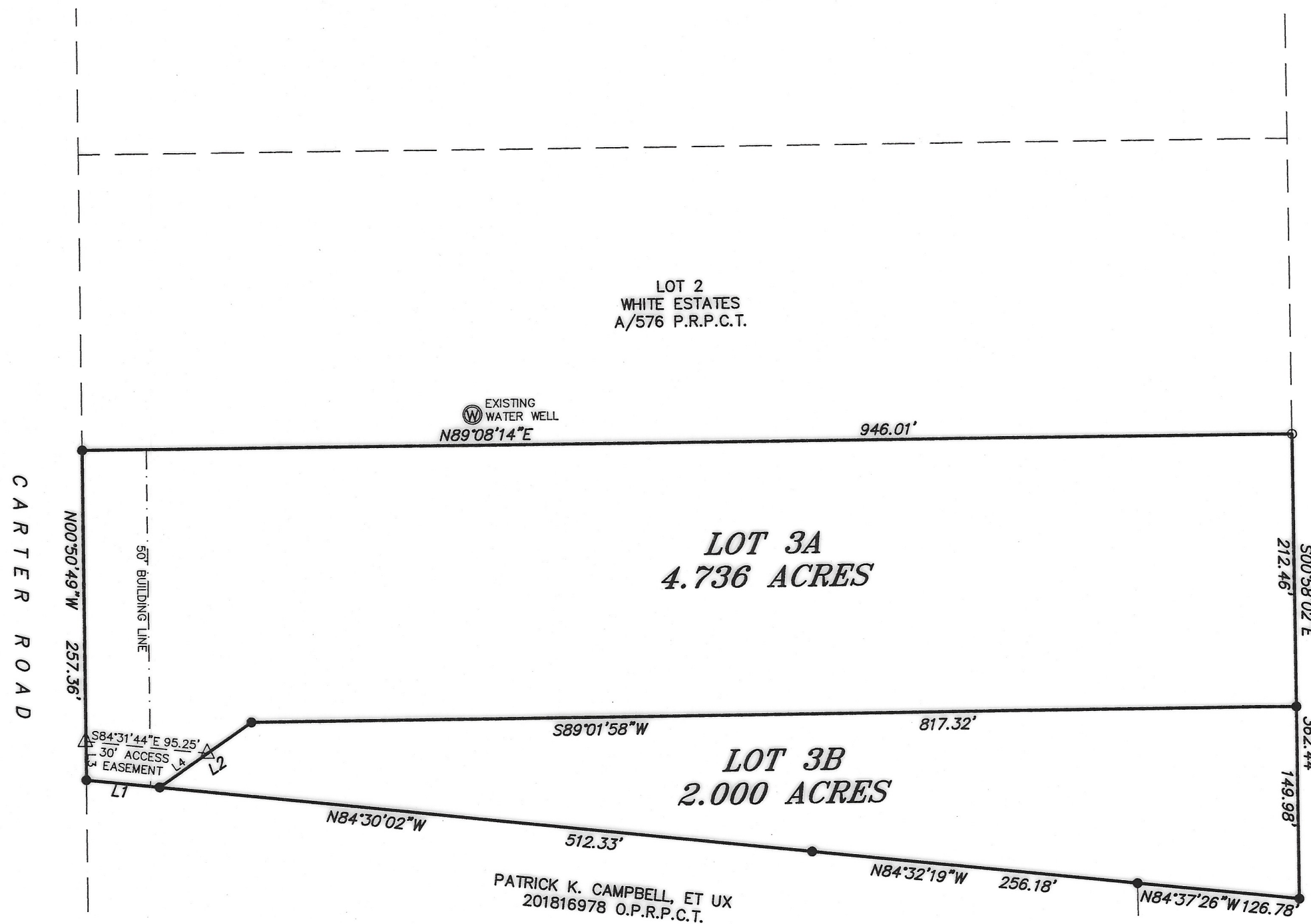
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

- LEGEND**
- = IRON ROD FOUND
  - = IRON ROD SET
  - △ = CALC. PROP. COR.
  - PUE = PUBLIC UTILITY EASEMENT
  - O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS

19385.001.003.00



COMDEN LAND & CATTLE COMPANY, LLC  
201509914 O.P.R.P.C.T.

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, SANDRA KAY SMITH, BEING THE OWNER OF LOT 3, WHITE ESTATES, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 576, PLAT RECORDS OF PARKER COUNTY, TEXAS, DO ADOPT THIS PLAT AS MY AMENDED PLAT TO BE KNOWN AS "REPLAT OF LOT 3, WHITE ESTATES" AND DO DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

*Sandra Kay Smith*  
SANDRA KAY SMITH  
3540 CARTER ROAD  
SPRINGTOWN, TEXAS 76082-7500

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA KAY SMITH, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3<sup>rd</sup> DAY OF May, 2022.

*Karen Carlton*  
NOTARY SIGNATURE DATE  
NOTARY IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 9<sup>th</sup> DAY OF May, 2022.

*Pa Dean*  
COUNTY JUDGE

*George A Conley*  
COMMISSIONER PRECINCT #1

*Larry Walker*  
COMMISSIONER PRECINCT #3

*Craig Pearson*  
COMMISSIONER PRECINCT #2

*[Signature]*  
COMMISSIONER PRECINCT #4

19385  
WE  
I-8  
NWE

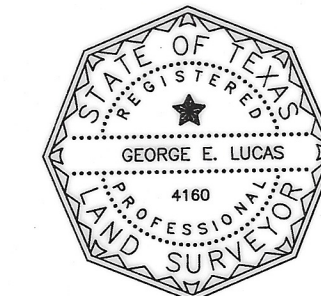
SURVEYOR CERTIFICATION:

STATE OF TEXAS  
COUNTY OF PARKER KNOWN BY ALL MEN PRESENT

I, GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

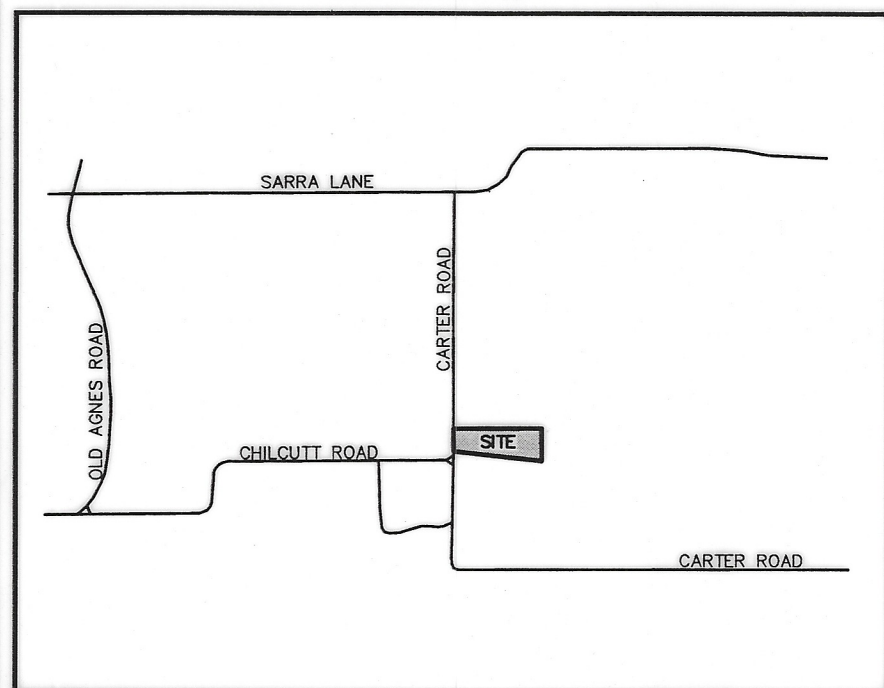
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 10TH DAY OF MARCH, 2022

*[Signature]*  
GEORGE E. LUCAS  
R.P.L.S. 4160  
18018 OVERLOOK LOOP, SUITE 105, UNIT 239  
SAN ANTONIO, TEXAS 78259  
512-635-4857



SHEET 1 OF 2

LOCATION MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N84°31'44"W	57.27'
L2	S54°35'31"W	87.69'
L3	N00°50'49"W	30.18'
L4	S54°35'31"W	45.84'

F222

CELCO SURVEYING  
REG. #: 10193975  
GEORGE E. LUCAS, R.P.L.S. 4160  
18018 OVERLOOK LOOP, SUITE 105, UNIT 239  
SAN ANTONIO, TEXAS 78259  
TEL: 830-214-5109  
eddie@celcosurveying.com  
www.celcosurveying.com

# REPLAT OF LOT 3, WHITE ESTATES

BEING A TRACT OR PARCEL OF LAND SITUATED IN PARKER COUNTY, TEXAS, AND BEING ALL PART OF LOT 3, WHITE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 576, PLAT RECORDS OF PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Carter Road, for the Northwest corner of that certain tract of land conveyed to Patrick K. Campbell and wife, Gayla L. Campbell from Earl R. Mendenhall and wife, Elizabeth Mendenhall, dated June 25, 2018, recorded in Document No. 201816978, Official Public Records of Parker County, Texas, for the Southwest corner of said Lot 3 and for the Southwest corner of this tract;

THENCE with the east right of way line of said Carter Road and the west line of said Lot 3, North 00°50'49" West, a distance of 257.36 feet to an iron rod found, for the Southwest corner of Lot 2 of the said White Estate, for the Northwest corner of said Lot 3, and for the Northwest corner of this tract;

THENCE with the south line of said Lot 2 and the north line of said Lot 3, North 89°08'14" East, a distance of 946.01 feet to an iron rod set in the west line of that certain tract of land conveyed to Cowden Land & Cattle Company, LLC, recorded in Document No. 201509914, Official Public Records of Parker County, Texas, for the Southeast corner of said Lot 2, for the Northeast corner of said Lot 3, and for the Northeast corner of this tract;

THENCE with the west line of the said Cowden tract and the east line of said Lot 3, South 00°58'02" East, a distance of 362.44 feet to an iron rod found, for an interior corner of the said Cowden tract, for the Southeast corner of said Lot 3, and for the Southeast corner of this tract;

THENCE with a north line of the said Cowden tract and the south line of said Lot 3, North 84°37'26" West, a distance of 126.78 feet to an iron rod found, for the southerly most Northwest corner of the said Cowden tract, for the Northeast corner of the said Campbell tract, for an angle corner of said Lot 3, and for an angle corner of this tract;

THENCE with the north line of the said Campbell tract and continuing with the south line of said Lot 3, the following three (3) courses:

1. North 84°32'19" West, a distance of 256.18 feet to an iron rod found, for an angle corner of this tract;
2. North 84°30'02" West, a distance of 512.33 feet to an iron rod found, for an angle corner of this tract;
3. North 84°31'44" West, a distance of 57.27 feet to the POINT OF BEGINNING, containing 6.736 acres of land, more or less.

## PLAT NOTES:

- 1) NO PART OF THIS TRACT OF LAND LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48367C0150E, DATED SEPTEMBER 26, 2008.
- 2) 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}.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) 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.
- 5) 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.)
- 6) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW. AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) 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.
- 8) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 9) ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT
- 10) THE ACCESS EASEMENT AS SHOWN ON THIS PLAT IS FOR THE PURPOSE OF ACCESS TO LOTS 3A AND 3B.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202217902  
05/09/2022 03:12 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

F222

SHEET 2 OF 2

CELCO SURVEYING  
REG. #: 10193975  
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