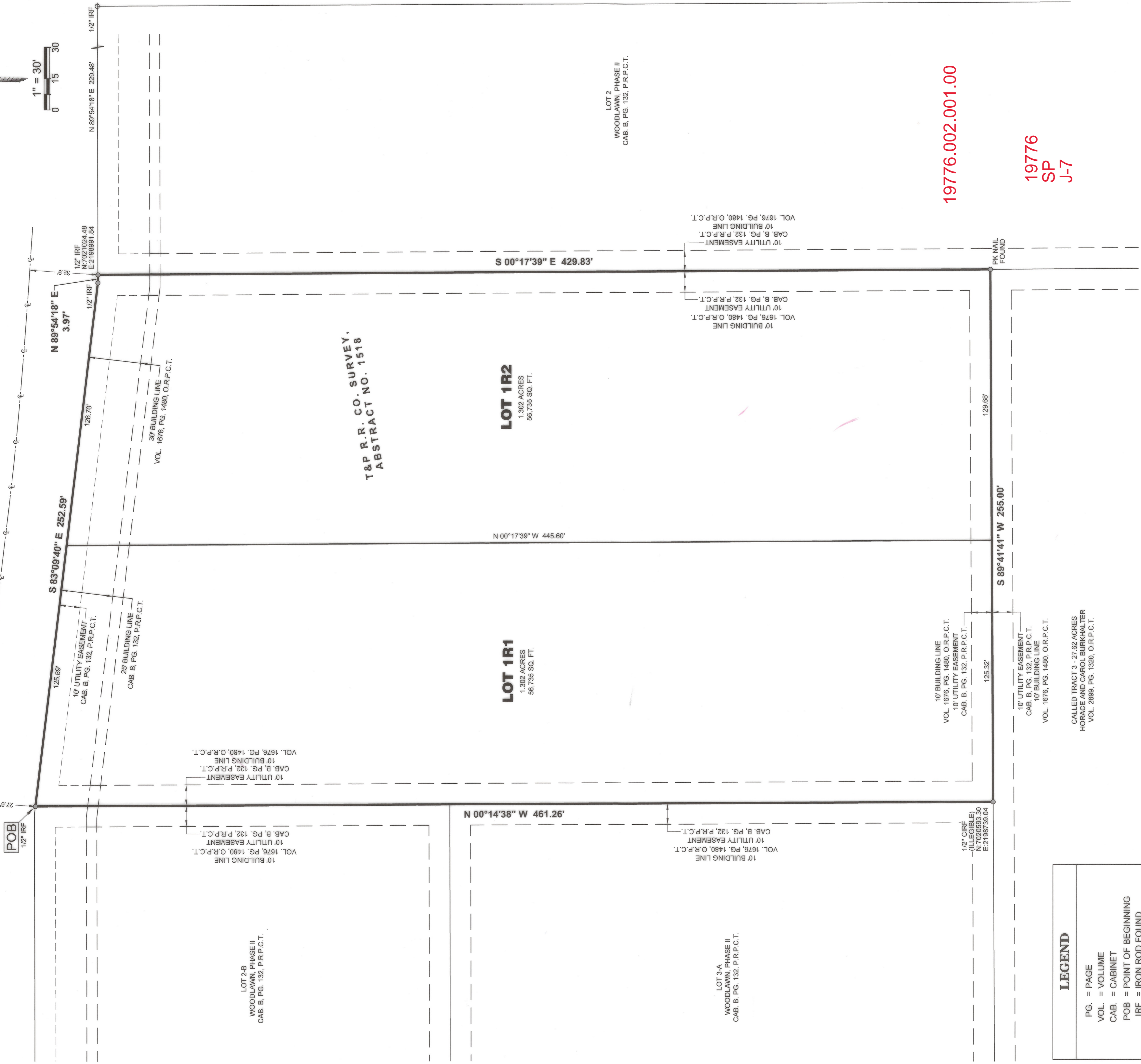


COWBOYS LANE
60' RIGHT-OF-WAY



19776.002.001.00

19776
SP
J-7

**REPLAT
WOODLAWN, PHASE II
LOTS 1R1 & 1R2
2.604 ACRES**

F-20

LEGEND

- PG. = PAGE
- VOL. = VOLUME
- CAB. = CABINET
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.R.P.C.T. = PARKER COUNTY, TEXAS
- O.R.P.C.T. = OFFICIAL RECORDS
- e— = CENTER LINE OF ROAD
- x— = APPROXIMATE LOCATION

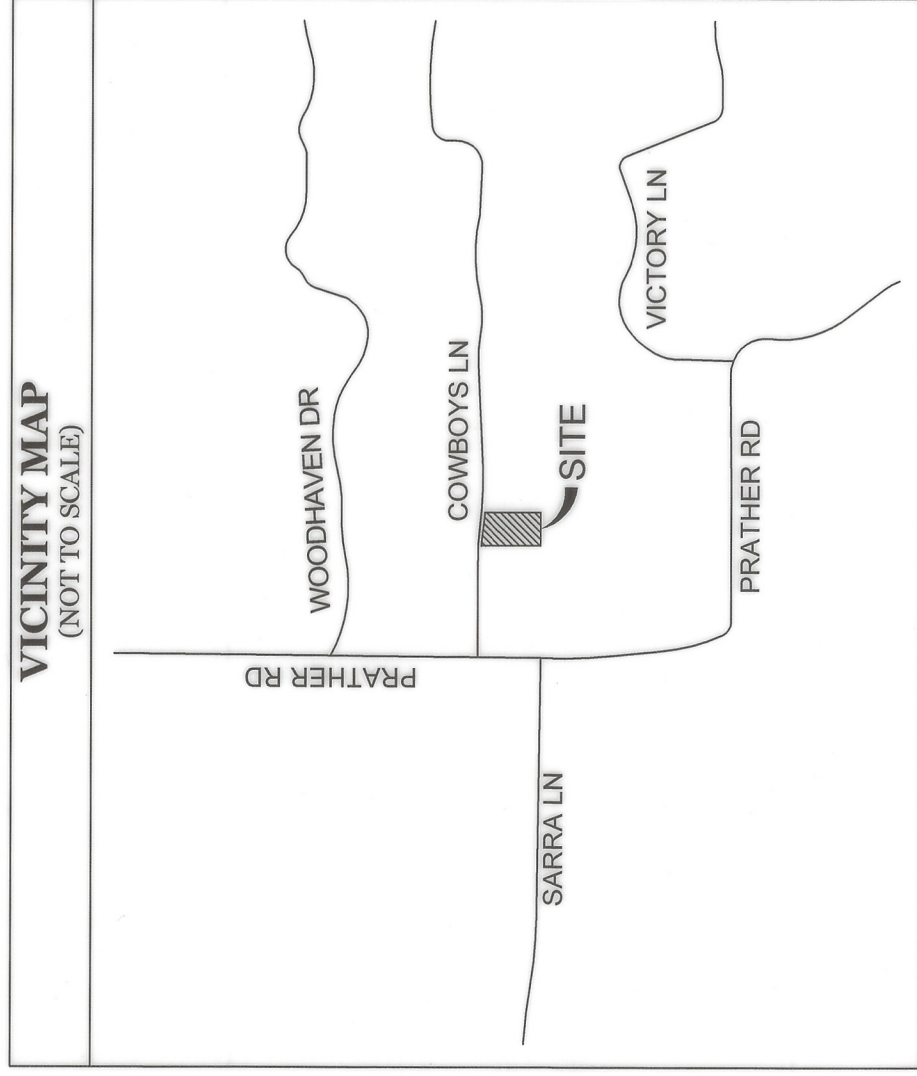
Project	2012.047
Date	04/26/2021
Drafter	CHM

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
Gallegos Improved Properties, LLC
Contact: Lourdes M. Gallegos
7318 Nine Mile Bridge Road
Fort Worth, Texas 76315

A REPLAT OF LOT 1, WOODLAWN, PHASE II,
RECORDED IN CABINET B, PAGE 132, P.R.P.C.T.,
T & P R.R. CO. SURVEY, ABSTRACT NO. 1518,
PARKER COUNTY, TEXAS
PREPARED: APRIL 16, 2021



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, GALLEGOS IMPROVED PROPERTIES, LLC, is the owner of a 2.604 acre tract of land situated in the T&P R.R. CO. SURVEY, ABSTRACT NUMBER 1518 in Parker County, Texas, and being all of Lot 1, Woodlawn, Phase II, an addition to Parker County, Texas, recorded in Cabinet B, Page 132 of the Plat Records of Parker County, Texas, being that same tract of land conveyed to Gallegos Improved Properties, LLC, recorded in Document Number 201914690, of the Official Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the South right-of-way line of Cowboys Lane (a 60' right-of-way), being the Northeast corner of Lot 2-B of said Woodlawn, Phase II, also being the Northwest corner of said Lot 1 and hereof;

THENCE, along the South right-of-way line of Cowboys Lane, being the common North line of said Lot 1, the following courses and distances:

S83°09'40"E, a distance of 252.59 feet to a 1/2 inch iron rod found;

N89°54'18"E, a distance of 3.97 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 2 of said Woodlawn, Phase II, being the Northeast corner of said Lot 1 and hereof;

THENCE, S00°17'39"E, departing the South right-of-way line of Cowboys Lane, along the West line of said Lot 2, being the common East line of said Lot 1, a distance of 423.83 feet to a PK nail found at the Northeast corner of a called Tract 3 - 27.62 acres of land conveyed to Horace and Carol Burkhalter by deed of record in Volume 2899, Page 1320 of said Official Records, being the Southeast corner of said Lot 1 and hereof;

THENCE, S89°41'14"W, departing the West line of said Lot 2, along the North line of said 27.62 acres, being the common South line of said Lot 1, a distance of 255.00 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the Southeast corner of Lot 3-A of said Woodlawn, Phase II, being the Southwest corner of said Lot 1 and hereof;

THENCE, N00°14'38"W, departing the North line of said 27.62 acres, along the East lines of said Lots 3-A and 2-B, being the common West line of said Lot 1, a distance of 461.26 feet to the **POINT OF BEGINNING**, containing an area of 2.604 Acres, or (113,470 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GALLEGOS IMPROVED PROPERTIES, LLC, does hereby adopt this plat, designating herein described property as **WOODLAWN, PHASE II, LOTS 1R1 & 1R2**, an addition to Parker County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: GALLEGOS IMPROVED PROPERTIES, LLC

BY: Lourdes M. Gallegos
Lourdes M. Gallegos, President

July 23, 2021
Date

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared **LOURDES M. GALLEGOS**, as President of GALLEGOS IMPROVED PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 23 day of July, 2021.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of Parker County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. # 6402



07/02/2021
Date

EXTRATERRITORIAL JURISDICTION STATEMENT

STATE OF TEXAS §
COUNTY OF PARKER §

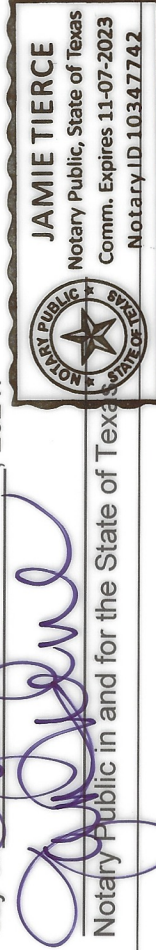
I, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that it is not within any incorporated city or town.

Lourdes M. Gallegos
Lourdes M. Gallegos, President, Gallegos Improved Properties, LLC

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared **LOURDES M. GALLEGOS**, as President of GALLEGOS IMPROVED PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 23 day of July, 2021.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202129431
07/27/2021 02:02 PM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLR

Project	2012.047
Date	04/26/2021
Drafter	CHM

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

F-20

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS §
COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this the 21 day of July, 2021.

Pat Deen
Pat Deen, County Judge

George A Conley
George Conley
Commissioner Precinct 2

Larry Walden
Larry Walden
Commissioner Precinct 3

Craig Peacock
Craig Peacock
Commissioner Precinct 2

Steve Dugan
Steve Dugan
Commissioner Precinct 4

REPLAT
WOODLAWN, PHASE II
LOTS 1R1 & 1R2
2.604 ACRES

A REPLAT OF LOT 1, WOODLAWN, PHASE II,
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