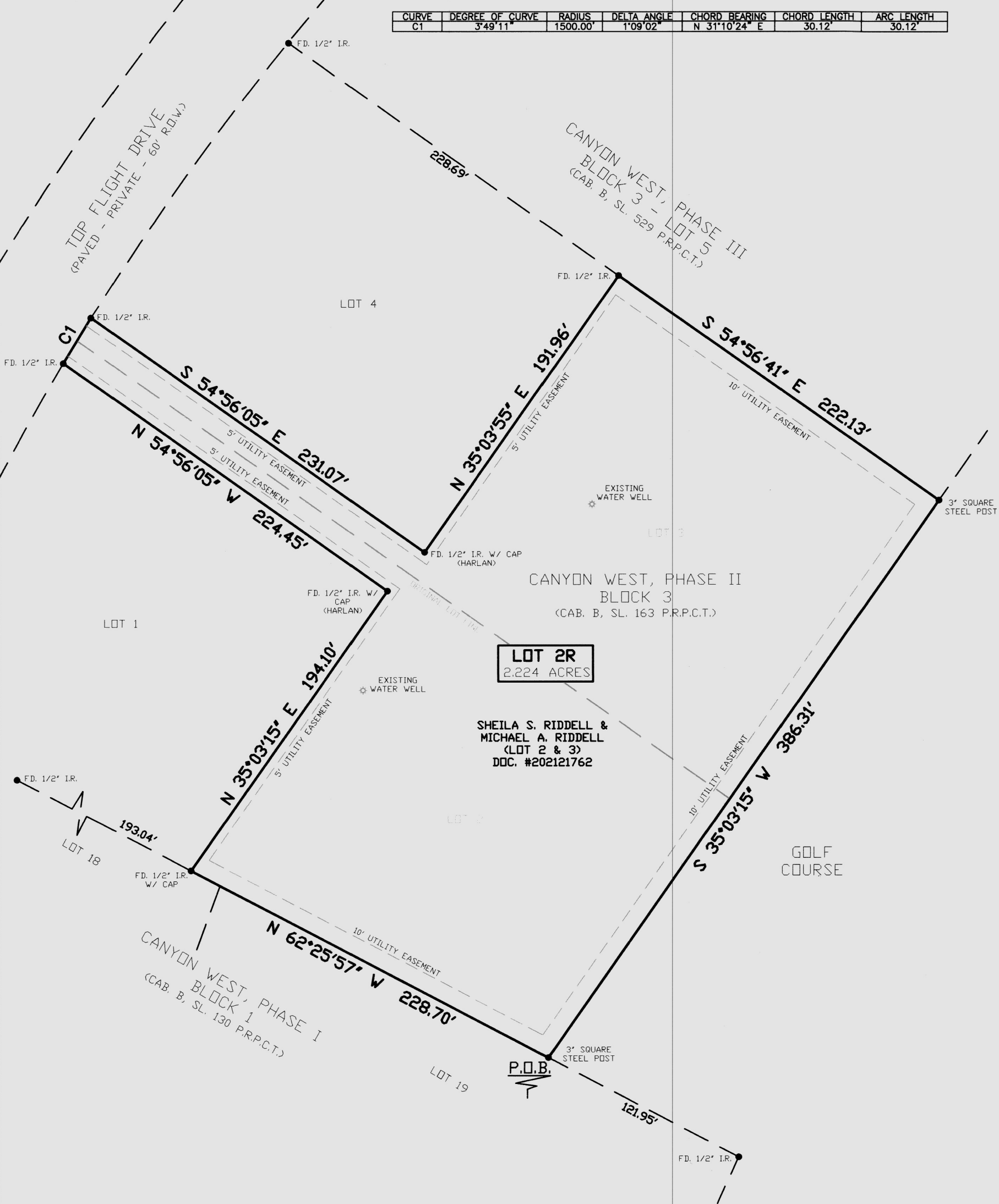


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	54.11	1500.00	1.09.02	N 31°10'24" E	30.12	30.12

202503411 PLAT Total Pages: 1



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 483670375E,
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

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PENALTIES

NOTE: 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 GROUNDWATER AVAILABILITY.

NOTE: WATER SOURCE IS PRIVATE WATER WELLS

NOTE: THE WAIVER FOR GROUNDWATER STUDY WAS
APPROVED IN COMMISSIONERS COURT ON DECEMBER 9, 2024

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE
NUMBERS BY THEIR DRIVEWAY THAT ARE LEGIBLE AND
VISIBLE AT ALL TIMES FROM THE PUBLIC ROAD

LEGAL DESCRIPTION

Of a 2.224 acres tract of land, being all of Lot 2 and Lot 3 in Block 3 of Canyon West, Phase II, according to plat recorded in Cabinet B, Slide 163 of the Plat Records of Parker County, Texas; being the same tract described in Document No. 202121762 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a 3" square steel post at the most southerly corner of said Lot 2 for the most southerly and beginning corner of this tract.

Thence N. 62 deg. 25 min. 57 sec. W. 228.70 feet to a found 1/2" iron rod with cap for the a corner of this tract and said Lot 2.

Thence N. 35 deg. 03 min. 15 sec. E. 194.10 feet to a found 1/2" iron rod with cap (HARLAN) for an ell corner of this tract and said Lot 2.

Thence N. 54 deg. 56 min. 05 sec. W. 224.45 feet to a found 1/2" iron rod in the southeast right of way line of Top Flight Drive (paved) for the most westerly corner of this tract and said Lot 2.

Thence northeasterly along the arc of a 03 deg. 49 min. 11 sec. curve to the right with a radius of 1500.00 feet, a central angle of 01 deg. 09 min. 02 sec., a chord of N. 31 deg. 10 min. 24 sec. E. 30.12 feet and an arc length of 30.12 feet along the southeast right of way line of said Top Flight Drive to a found 1/2" iron rod for a corner this tract and said Lot 3.

Thence S. 54 deg. 56 min. 05 sec. E. 231.07 feet to a found 1/2" iron rod with cap (HARLAN) for an ell corner of this tract and said Lot 3.

Thence N. 35 deg. 03 min. 55 sec. E. 191.96 feet to a found 1/2" iron rod for the most northerly corner of this tract and said Lot 3.

Thence S. 54 deg. 56 min. 41 sec. E. 222.13 feet to a 3" square steel post for the most easterly corner of this tract and said Lot 3.

Thence S. 35 deg. 03 min. 15 sec. W. 386.31 feet to the place of beginning.

OWNER'S CERTIFICATE

That we, SHEILA S. RIDDELL and MICHAEL A. RIDDELL, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 2R in BLOCK 3 of Canyon West, Phase II, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 15 DAY OF January, 2025

BY: Sheila S. Rid dell
SHEILA S. RIDDELL

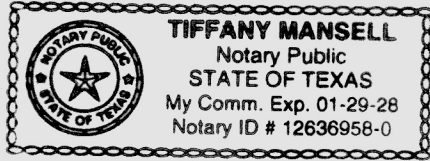
BY: Michael A. Rid dell
MICHAEL A. RIDDELL

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SHEILA S. RIDDELL and MICHAEL A. RIDDELL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 15 day of January, 2025

Signature
Tiffany Mansell



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202503411
02/10/2025 01:40 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER

SHEILA S. RIDDELL AND
MICHAEL A. RIDDELL
104 TOP FLIGHT DRIVE
WEATHERFORD, TX 76087
817-789-0940

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

CANYON WEST, PHASE II
BLOCK 3, LOT 2R

BEING A REPLAT OF ALL OF
LOT 2 AND LOT 3 IN BLOCK 3
OF CANYON WEST, PHASE II,
ACCORDING TO PLAT RECORDED
IN CABINET B, SLIDE 163 OF
THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: JANUARY 15, 2025

10970.003.002.00
10970.003.003.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET A SLIDE 061
DATE 2/10/2025

