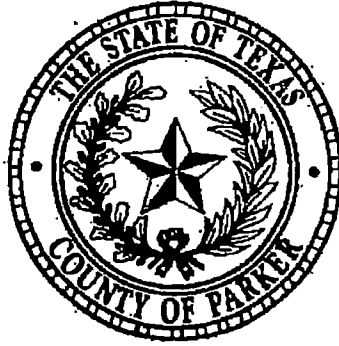




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Dalzell Acres

Description Lots 1 and 2

Filed in Plat Cabinet G slide # 265

File Date 4/14/26 Instrument Date 3/20/26

of pages 1

Official Public Record Filed
Recorded on: 04/14/2026 10:14:19 AM
Doc # 202610234
Lila Deakle, County Clerk
Parker County Texas



State of Texas
County of Parker

Whereas Randy Dalzell and Charlene Dalzell, being the sole owners of a 3.008 acre tract of land, out of the J. M. Moore Survey, Abstract No. 884 and the I. & G. N. R.R. Co. Survey, Abstract No. 1998, Parker County, Texas; being out of Block 3, Dun Roamin Estates, as shown on plat recorded in Volume 288, Page 601, Plat Records, Parker County, Texas (P.R.P.C.T.); being all of that certain tract conveyed to Dalzell in Clerk's File No. 202424261, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 5/8" iron rod inside a 1" iron pipe, in the west right-of-way of Russell Road (60 feet wide) and at the northeast corner of that called 4.242 acre tract conveyed to Barnett in CF# 202314833, R.P.R.P.C.T., for the southeast and beginning corner of this tract, WHENCE a found 1/2" capped iron rod, at the southwest corner of Tract 4, Block I, of said Dun Roamin Estates, bears N 07°16'48" E, 259.79 feet;

THENCE S 89°28'13" W, 749.29 feet, with the north line of said Barnett tract, to a found 1" iron pipe, in the east line of Airport Addition, Phase I, as recorded in Plat Cabinet D, Slide 527, R.P.R.P.C.T., for the southwest corner of this tract;

THENCE N 00°53'43" W, 174.52 feet, to a found 3/8" iron rod in concrete, at the southwest corner of that called 4.02 acre tract conveyed to Privitt in CF# 202204396, R.P.R.P.C.T., for the northwest corner of this tract;

THENCE N 89°24'43" E, 746.97 feet, with the south line of said Privitt tract, to a found "X" cut, in the west right-of-way of said Russell Road, for the northeast corner of this tract;

THENCE with the west right-of-way of said Russell Road as follows:
along the arc of a curve to the right, having a radius of 297.50 feet, an arc length of 45.90 feet, and whose chord bears S 03°44'09" E, 45.86 feet, to a found 3/8" iron rod, for a corner of this tract;
S 00°54'48" E, 129.49 feet, to the POINT OF BEGINNING, and containing 3.008 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.


Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2512049-P
Field Date: March 18, 2026
Revised Date: March 20, 2026



Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within the following area(s):

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

According to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2015; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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 - US Survey Feet

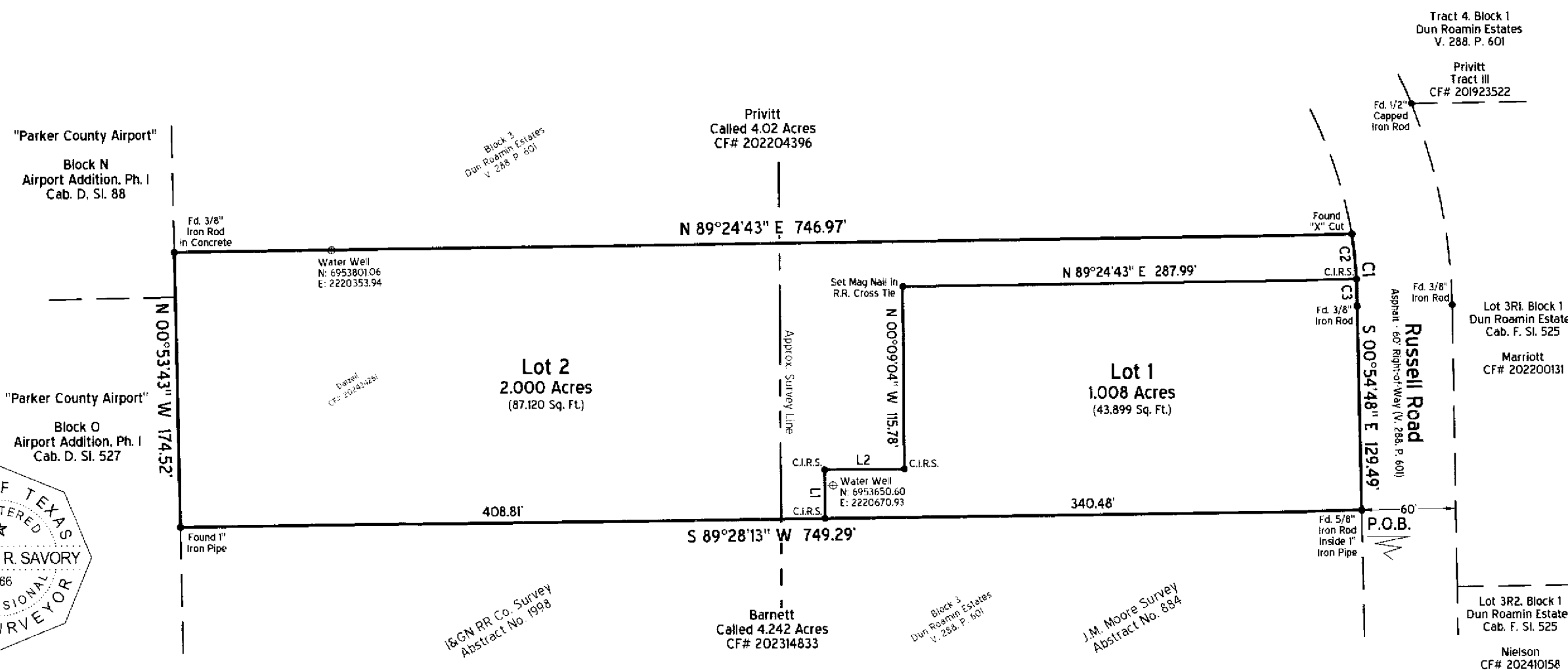
4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

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

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."

LINE	BEARING	DISTANCE
L1	N 00°09'04" W	30.93'
L2	N 89°50'56" E	50.52'

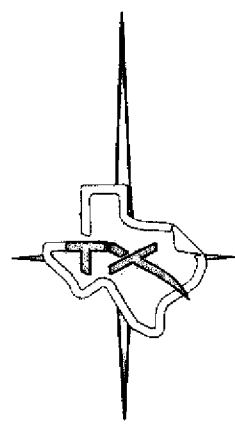
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	297.50'	45.90'	S 03°44'09" E	45.86'
C2	297.50'	28.72'	S 05°23'27" E	28.71'
C3	297.50'	17.19'	S 00°58'14" E	17.18'



20884.010.000.00

11734
AL

K-16



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX. 76086

Owner(s):
Randy & Charlene Dalzell
550 Russell Rd
Hudson Oaks, TX 76087

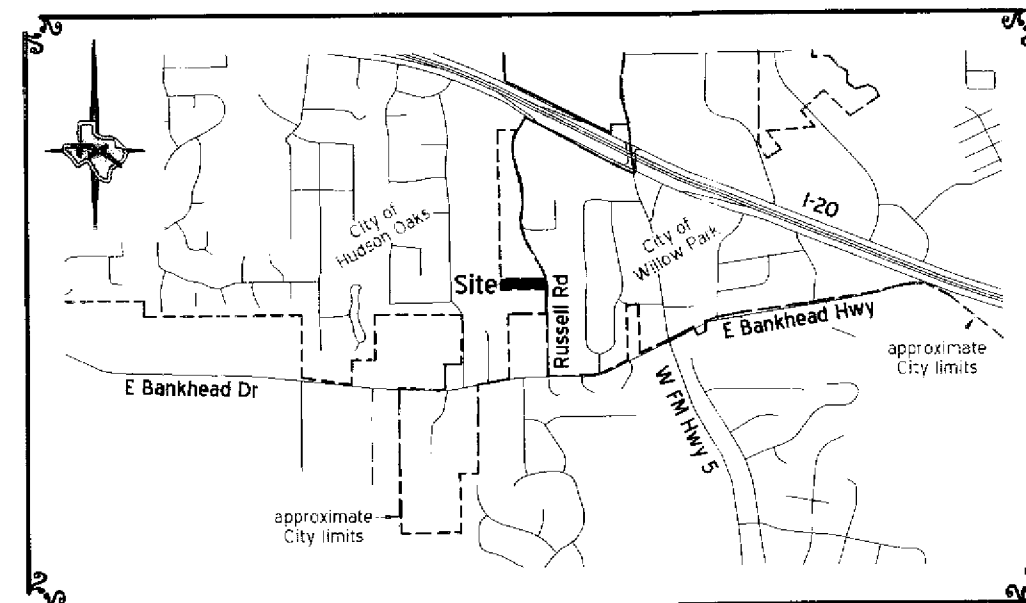
1" = 80'



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Lila Deakle, County Clerk
Parker County Texas



Plat Cabinet G Slide 265



Vicinity Map (1" = 3,200')

Sheet 1 of 1
Arch C (18" x 24")

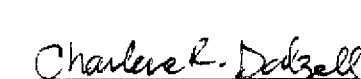
Now, Therefore, Know All Men By These Presents:

That Randy Dalzell and Charlene Dalzell, do(es) hereby adopt this plat designating the herein above described property as **Lots 1 and 2, Dalzell Acres, an addition to Parker County, Texas;** and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown herein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was removed from the Extraterritorial Jurisdiction of the City of Hudson Oaks on December 6, 2024.

Witness, my hand, this the 20 day of March, 2026.

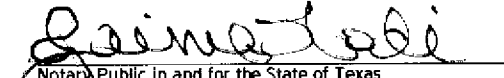

Randy Dalzell (Owner)

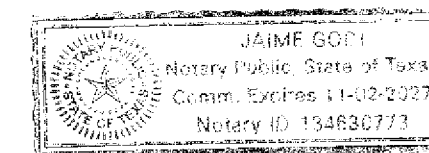

Charlene Dalzell (Owner)

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 Randy Dalzell, 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 20 day of March, 2026.


Notary Public in and for the State of Texas

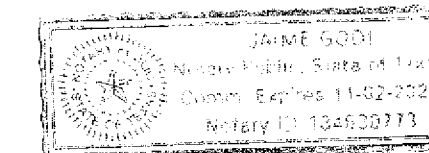


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Charlene Dalzell, 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 20 day of March, 2026.

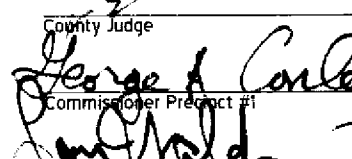

Notary Public in and for the State of Texas

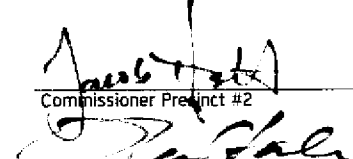


State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas

this the 13th day of April, 2026.

County Judge

Commissioner Precinct #1


Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

C) Water is to be provided by private water wells.

D) 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.

E) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was removed from the Extraterritorial Jurisdiction of the City of Hudson Oaks on December 6, 2024.

F) At time of plat, Russell Road (county right-of-way) has a posted speed limit of 25 miles per hour.

G) Owner is advised to consult with their Precinct Commissioner, regarding drive entrances and culvert requirements.

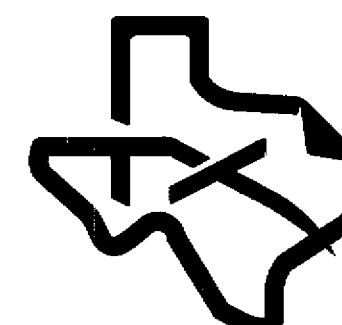
H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

I) The Parker County Commissioners' Court approved the waiver for a groundwater study on March 9, 2026.

Final Plat
Lots 1 and 2
Dalzell Acres
an addition to Parker County, Texas

Being a 3.008 acre tract of land out of the J. M. Moore Survey, Abstract No. 884 and the I. & G. N. R.R. Survey, Abstract No. 1998 (being out of Block 3, Dun Roamin Estates, according to the plat recorded in Volume 288, Page 601, Plat Records), Parker County, Texas

April 2026


**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586