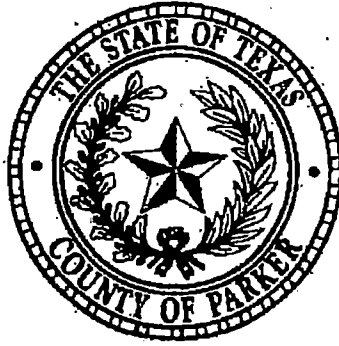




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Diamond A Estates

Description lots 7A + 8A

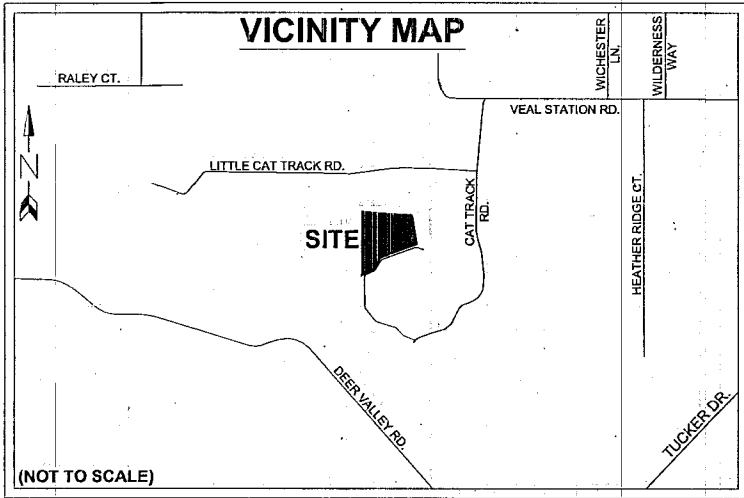
Filed in Plat Cabinet G slide # 291

File Date 6/22/2026 Instrument Date 6/18/2024

of pages 1

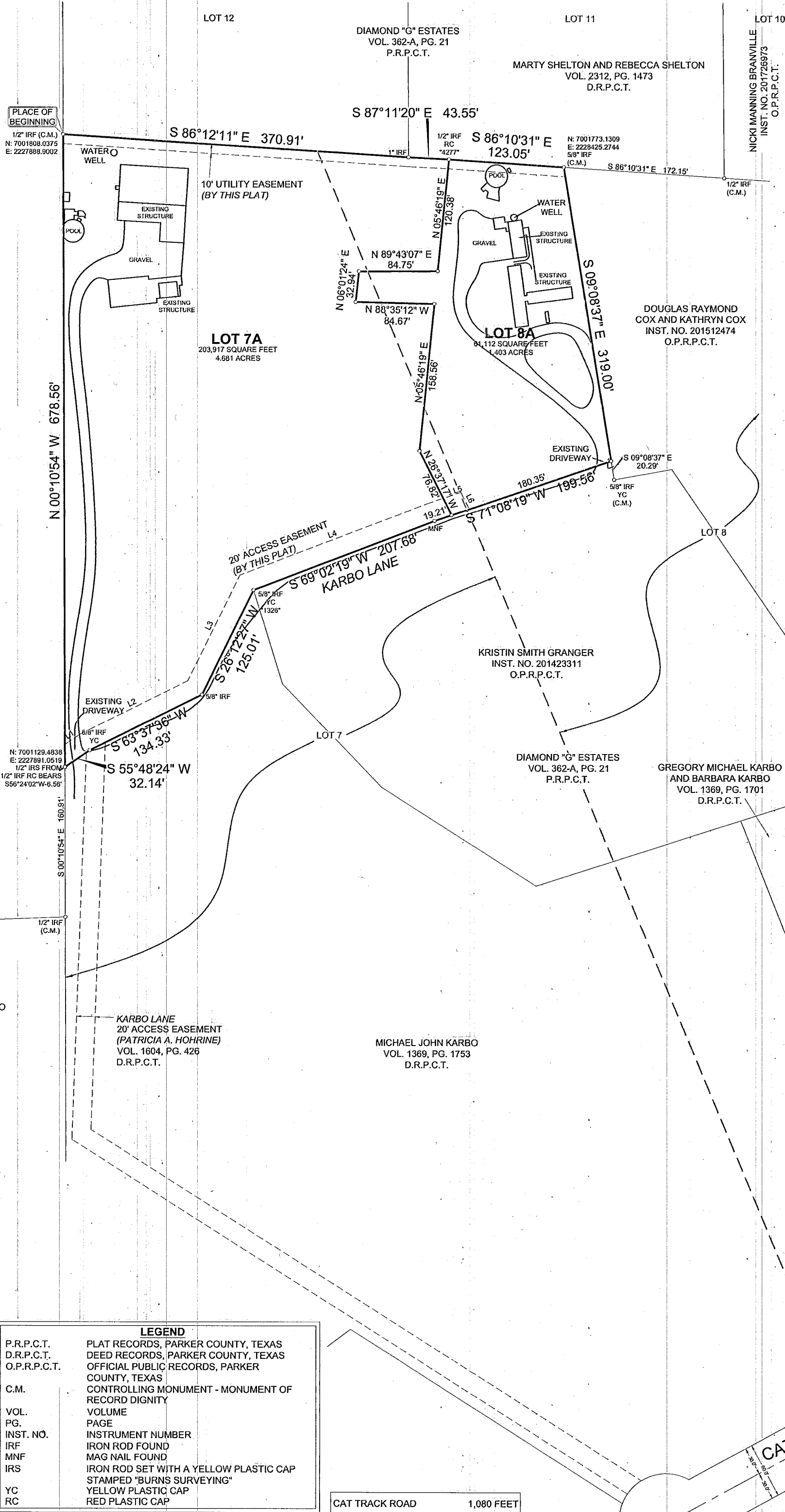
Official Public Record Filed
Recorded on: 06/22/2026 02:25:28 PM
Doc # 202617839
Lila Deakle, County Clerk
Parker County Texas





ACCESS EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L1	S 55°48'24" W	20.01'
L2	S 63°37'36" W	128.92'
L3	S 26°12'27" W	126.08'
L4	S 69°02'19" W	215.89'
L5	S 71°08'19" W	36.85'
L6	N 26°37'17" W	20.18'

JENNIFER DENISE GIEGOLDT,
CHARLES ADAM GIEGOLDT,
AND EMILY MAE GIEGOLDT
INST. NO. 202505440
O.P.R.P.C.T.



- NOTES**
- ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48367C0300E DATED 09/26/2008, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR PARKER COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
 - THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM PORTIONS OF EXISTING PLATTED LOTS.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.
 - WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.
 - WATER TO BE PROVIDED BY WELL WATER.
 - REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND WILL NEED TO BE PART OF DEED RESTRICTIONS FOR PROPERTY OWNERSHIP.
 - CERTIFICATION OF GROUNDWATER AVAILABILITY FOR THIS PLAT WAS WAIVED ON JUNE 8TH, 2026.

LEGEND	
P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT - MONUMENT OF RECORD DIGNITY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
MNF	MAG NAIL FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
YC	YELLOW PLASTIC CAP
RC	RED PLASTIC CAP

OWNER'S ACKNOWLEDGMENT AND DEDICATION

**STATE OF TEXAS
COUNTY OF PARKER**

The owners of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein stated.

Katherine Karbo
Name: Katherine Sue Karbo
Title: Owner

**STATE OF TEXAS
COUNTY OF PARKER**

Before me, the undersigned authority on this day personally appeared Katherine Sue Karbo, Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL on this 18th day of June, 2026

Shelby Sue Polvadore
Notary Public in and for the State of Texas

**STATE OF TEXAS
COUNTY OF PARKER**

We, Katherine Sue Karbo 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.

Katherine Karbo
Name: Katherine Sue Karbo
Title: Owner

**STATE OF TEXAS
COUNTY OF PARKER**

Before me, the undersigned authority on this day personally appeared Katherine Sue Karbo, Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL on this 18th day of June, 2026

Shelby Sue Polvadore
Notary Public in and for the State of Texas

APPROVAL CERTIFICATE

**STATE OF TEXAS
COUNTY OF PARKER**

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 20th DAY OF June, 2026

George A. Conley
George A. Conley
Commissioner Precinct #1

Barry Walden
Barry Walden
Commissioner Precinct #3

Pat Deen
Pat Deen, County Judge

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Mike Hale
Mike Hale
Commissioner Precinct #4

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF PARKER**

WHEREAS Katherine Sue Karbo and David Karbo, are the sole owners of a tract of land located in the T. P. PR. CO. SURVEY, Abstract No. 1430, Parker County, Texas, being a portion of Lots 7 and 8, of Diamond "G" Estates, an addition to Parker County, Texas, according to the plat thereof recorded in Volume 362-A, Page 21, Plat Records, Parker County, Texas, and being the same tract of land described in deed to Katherine Sue Karbo and David Karbo, recorded in Volume 2088, Page 378, Deed Records, Parker County, Texas, and affected by Affidavit of Facts Concerning Identity of Heirs, recorded in Instrument No. 202617566, Official Public Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of Lot 13, at the Southwest corner of Lot 12 of said Diamond "G" Estates, and being the Northwest corner of said Lot 7, same being the Northwest corner of said Katherine Sue Karbo tract;

THENCE South 86 deg. 12 min. 11 sec. East, a distance of 370.91 feet to a 1 inch iron rod found at the Southeast corner of said Lot 12, and being the Southwest corner of Lot 11, of said Diamond "G" Estates, same being the Southwest corner of a tract of land described in deed to Marty Shelton and Rebecca Shelton, recorded in Volume 2312, Page 1473, Deed Records, Parker County, Texas;

THENCE South 87 deg. 11 min. 20 sec. East, along the South line of said Lot 11 and said Shelton tract, a distance of 43.55 feet to a 1/2 inch iron rod with a red plastic cap stamped "4277" found for corner;

THENCE South 86 deg. 10 min. 31 sec. East, along said South line, a distance of 123.05 feet to a 5/8 inch iron rod found at the Northwest corner of a tract of land described in deed to Douglas Raymond Cox and Kathryn Cox, recorded in Instrument No. 201512474, Official Public Records, Parker County, Texas, and being the Northeast corner of said Katherine Sue Karbo tract;

THENCE South 09 deg. 08 min. 37 sec. East, a distance of 319.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the West line of said Cox tract, at the most center-North corner of a tract of land described in deed to Kristin Smith Granger, recorded in Instrument No. 201423311, Official Public Records, Parker County, Texas, and being the Southeast corner said Katherine Sue Karbo tract;

THENCE South 71 deg. 08 min. 19 sec. West, a distance of 199.56 feet to a Mag nail found for corner in the Northwest line of said Granger tract;

THENCE South 69 deg. 02 min. 19 sec. West, a distance of 207.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "1326" found at the Northwest corner of said Granger tract, and being the North corner of a tract of land described in deed to Michael John Karbo, recorded in Volume 1369, Page 1753, Deed Records, Parker County, Texas;

THENCE South 26 deg. 12 min. 27 sec. West, a distance of 125.01 feet to a 5/8 inch iron rod found for corner;

THENCE South 63 deg. 37 min. 36 sec. West, a distance of 134.33 feet to a 5/8 inch iron rod with a yellow plastic cap found for corner;

THENCE South 55 deg. 48 min. 24 sec. West, a distance of 32.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set, from which bears a 1/2 inch iron rod found, South 56 deg. 24 min. 02 sec. West, 6.56 feet, in the said East line of Lot 13, at the Northwest corner of said Michael John Karbo tract, and being the Southwest corner of said Katherine Sue Karbo tract;

THENCE North 00 deg. 10 min. 54 sec. West, along said East line of Lot 11, a distance of 678.56 feet to the PLACE OF BEGINNING and containing 265,029 square feet or 6.084 acres of land.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, Texas Registration No. 3691, hereby certify that this plat correctly represents an actual and accurate survey made under my supervision and that the corner monuments shown thereon were properly placed under my supervision.

Dated this 18th day of June, 2026

Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF ROCKWALL**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 OFFICE, this 18th day of June, 2026

Lisa Hyter
Notary Public in and for the State of Texas

11784.001.007.10
11784.001.007.0*

11784
AZ
L-10

6291

PROPERTY ADDRESS: 345 KARBO LANE, WEATHERFORD, TEXAS 76085
OWNER: KATHERINE SUE KARBO
ADDRESS: 553 CAT TRACK ROAD, WEATHERFORD, TEXAS 76085
PHONE: 817-565-3701

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194368 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202602520 DATE: 04/09/2026 DRAWN BY: TD

Official Public Record Filed
Recorded on: 06/22/2026 02:25:28 PM
Doc # 202617839
Lila Deakle, County Clerk
Parker County Texas

**REPLAT
DIAMOND "G" ESTATES
LOTS 7A AND 8A**

265,029 SQUARE FEET OR 6.084 ACRES
BEING AREPLAT OF PORTIONS OF LOTS 7 AND 8,
DIAMOND "G" ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 362-A, PAGE 21, PLAT RECORDS,
PARKER COUNTY, TEXAS