

State of Texas
 County of Parker

Lot 16-R2 Legal Description:

Whereas Lorenzo Hernandez, being the sole owner of a 5.000 acre tract situated in the J.E. ROBERTS SURVEY, ABSTRACT No. 2850, the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, and the R.D. THOMASON SURVEY, ABSTRACT No. 1569, Parker County, Texas, and being all of that certain tract conveyed to Lorenzo Hernandez in CF# 20220554, of the Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), said 5.000 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc., and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid-US Survey Feet).

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of that certain tract described in instrument to Joyce C. Meade, recorded under Clerk's File Number 201828173, O.P.R.P.C.T., for the southwest corner of Manderley Lane, (paved surface), being the southeast corner of said 10.02 acre tract:

THENCE S 83°31'24" W, 21.28 feet, with the south line of said 10.02 acre tract, the north line of said Mead tract, to a 3/2" Oak Tree found for the northwest corner of said Mead tract, the northeast corner of North Acres, plot of said subdivision recorded in Volume 362-A, Page 2, of the Plat Records of Parker County, Texas;

THENCE S 88°07'09" W, 652.03 feet, generally with a fence, with the south line of said 10.02 acre tract, the north line of said North Acres, to a 1/2" iron rod found for an interior corner of said North Acres, being the southerly southwest corner of said 10.02 acre tract and the herein described tract;

THENCE N 00°48'38" E, 15.73 feet, generally with a fence, to a fence corner found for the northerly northeast corner of said North Acres, being an interior corner of said 10.02 acre tract, and the herein described tract;

THENCE S 89°39'41" W, 126.99 feet, generally with a fence, continuing with the south line of said 10.02 acre tract, the north line of said North Acres, to a fence corner found for the southeast corner of a called 10.00 acre tract described in instrument to Cardona, recorded under Clerk's File Number 202007859, O.P.R.P.C.T., being the westerly southwest corner of said 10.02 acre tract and the herein described tract;

THENCE N 00°03'28" E, 211.35 feet, generally with a fence, with the west line of said 10.02 acre tract, the east line of said Cardona tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the westerly northwest corner of the herein described tract;

THENCE N 54°34'11" E, 97.88 feet, over and across said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northerly northwest corner of the herein described tract;

THENCE N 89°06'00" E, 142.30 feet, over and across said 10.02 acre tract, generally with a fence, to a fence corner;

THENCE N 88°48'22" E, 180.56 feet, over and across said 10.02 acre tract, generally with a fence, to a fence corner;

THENCE N 87°23'56" E, 371.08 feet, over and across said 10.02 acre tract, generally with a fence, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the east line of said 10.02 acre tract, the west line of said Manderley Lane, for the northeast corner of the herein described tract;

THENCE S 05°17'29" E, 283.31 feet, with the east line of said 10.02 acre tract, the west line of said Manderley Lane, to the POINT OF BEGINNING, and containing 5.000 acres;

Lot 16-R3 Legal Description:

as well as Javier Hernandez, being the sole owner of a 4.000 acre tract situated in the J.E. ROBERTS SURVEY, ABSTRACT No. 2850, and the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, Parker County, Texas, and being all of that certain tract conveyed to Javier Hernandez in CF# 202203123, of the Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), said 4.000 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc., and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid-US Survey Feet).

COMMENCING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of that certain tract described in instrument to Joyce C. Meade, recorded under Clerk's File Number 201828173, O.P.R.P.C.T., for the southwest corner of Manderley Lane, (paved surface), being the southeast corner of said 10.02 acre tract:

THENCE N 05°17'29" W, 302.95 feet, with the west line of said Manderley Lane, the east line of said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the POINT OF BEGINNING, and being the southeast corner of the herein described tract;

THENCE S 87°33'23" W, 439.93 feet, severing said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a southwest corner of the herein described tract;

THENCE N 01°09'38" W, 113.33 feet, over and across said 10.02 acre tract, to a rail road spike set for an interior corner of the herein described tract;

THENCE S 89°11'31" W, 79.70 feet, over and across said 10.02 acre tract, to a rail road spike set, for an interior corner of the herein described tract;

THENCE S 68°52'48" W, 264.74 feet, over and across said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the west line of said 10.02 acre tract, being the east line of a called 10.00 acre tract described in instrument to Cardona, recorded under Clerk's File Number 202007859, O.P.R.P.C.T., for the most southwest corner of the herein described tract;

THENCE N 37°37'06" E, with the west line of said 10.02 acre tract, at 300.95 feet pass a fence corner found for the east corner of said Cardon tract, being the south corner of that certain tract described in instrument to Wilhelm, recorded in Volume 1223, Page 521, Deed Records, Wise County, Texas, (D.R.W.C.T.), in all a total distance of 369.82 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of said 10.02 acre tract, and the herein described tract;

THENCE N 88°02'06" E, 508.15 feet, with the north line of said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of said 10.02 acre tract, and the herein described tract;

THENCE S 04°35'22" E, 74.69 feet, with the east line of said 10.02 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of said Manderley Lane, said point being in a 60.00 radius curve to the left;

THENCE 104.48 feet, with the east line of said 10.02 acre tract, the west line of said Manderley Lane, and with said 60.00 foot radius curve to the left, having a chord bearing of S 09°48'04" E, and chord distance of 91.77 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a corner;

THENCE S 05°17'29" E, 144.12 feet, continuing with the east line of said 10.02 acre tract, the west line of said Manderley Lane, to the POINT OF BEGINNING, and containing 4.000 acres.

Surveyor's Certificate

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, Inc. - Aledo Branch
 288 S. Front Street, Aledo, TX 76808
 @ledosurveying.com - 817-441-5263
 Project ID: AN04895-R2-RP
 Field Date: December 8, 2021
 Preparation Date: January 2, 2024



12881
 SP
 K-4

Surveyor:
 Zachariah R. Savory, R.P.L.S.
 208 S. Front Street
 Aledo, TX, 76008

Owners:
 Lorenzo & Javier Hernandez
 145 E. Yucca View
 Weatherford, TX 76085

1" = 80'



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 one or more of the following areas:

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48367C0175E, dated 09/26/2008 & Panel 48497C0550D, dated 12/16/2011, 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. Call 811 and/or Utility Providers before excavation or construction.

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) All property corners are set 1/2" capped iron rods stamped "TEXAS SURVEYING INC.", unless otherwise noted.

Parker County Notes:

7) Water is to be provided by Walnut Creek SUD.

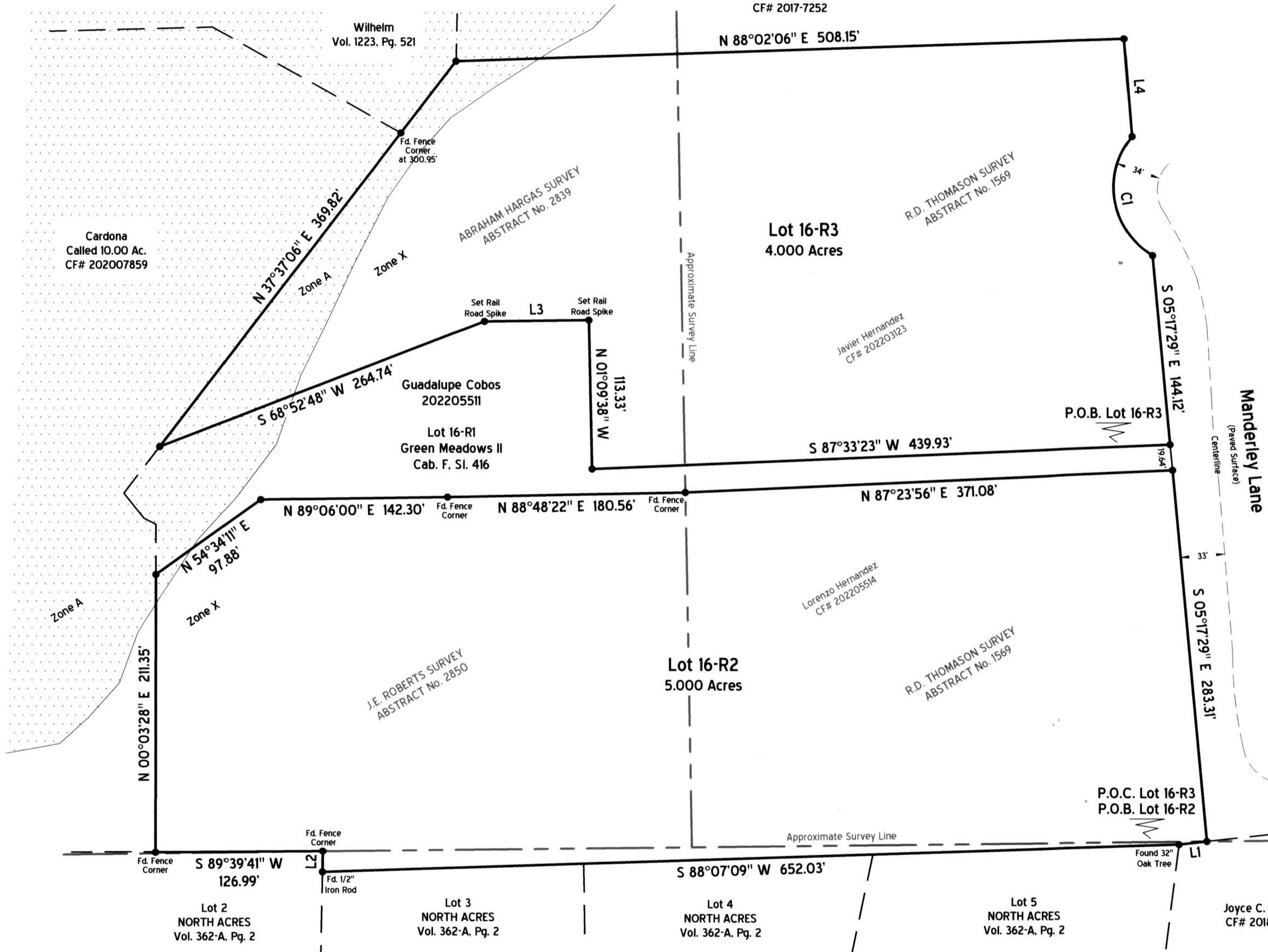
8) Sanitary sewer is to be provided by an on-site septic facility.

9) 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.

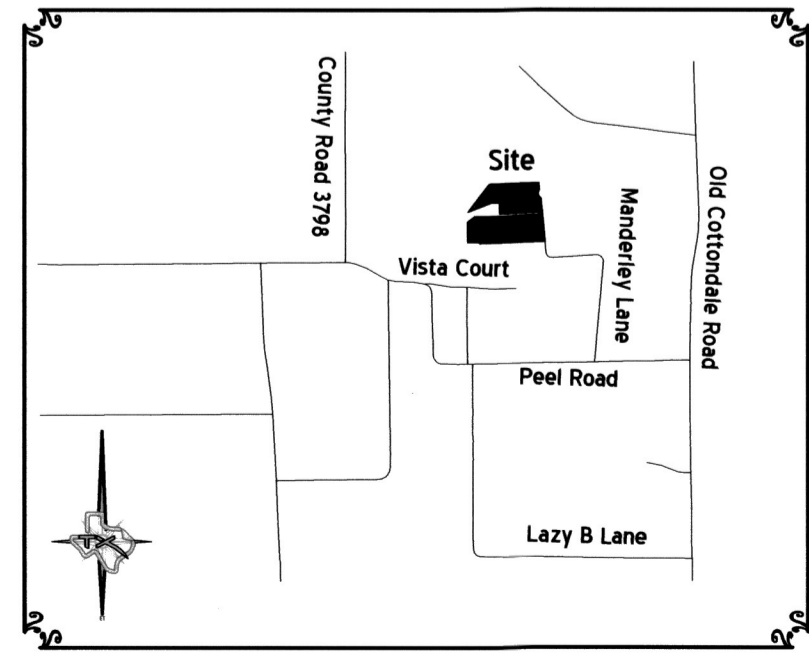
10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

11) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

12) A cluster box installation will be required to serve mail to the lots shown; developer to contact post office for approval of cluster box location.



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202401641
 01/22/2024 02:25 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



Now, Therefore, Know All Men By These Presents:

that Lorenzo Hernandez and Javier Hernandez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lots 16-R2 and 16-R3, Green Meadows II**, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of Parker County, Texas.
 Witness, my hand, this the 8th day of January, 2024.

By:
Lorenzo Hernandez
 Lorenzo Hernandez (Owner)
Javier Hernandez
 Javier Hernandez (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 Lorenzo Hernandez, 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 8th day of January, 2024.

Jaime Godi
 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 Javier Hernandez, 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 9th day of January, 2024.

Jaime Godi
 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 22nd day of January, 2024.

Joyce A. Carley
 Commissioner Precinct #1
Sam Halden
 Commissioner Precinct #3
Jack Holt
 Commissioner Precinct #2
Kim Dale
 Commissioner Precinct #4

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60.00'	104.48'	S 09°48'04" E	91.77'

LINE	BEARING	DISTANCE
L1	S 83°31'24" W	21.28'
L2	N 00°48'38" E	15.73'
L3	S 89°11'31" W	79.70'
L4	S 04°35'22" E	74.69'

12881.001.016.00

**Revision of Plat
 Lots 16-R2 and 16-R3
 Green Meadows II**
 an addition in Parker County, Texas

Being a 4.000 acre and a 5.000 acre tract of land out of the J.E. ROBERTS SURVEY, ABSTRACT No. 2850, and the ABRAHAM HARGAS SURVEY, ABSTRACT No. 2839, Parker County, Texas

January 2024

TEXAS SURVEYING
 INC.
 ALEDO BRANCH - 817-441-5263
 FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

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