

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

DAILED SELF-EMBED CO, 2000

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

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

76.776 ACRES
DDC. #202148051

N 89°24'39" E 448.58

N 00°00'17" E 461.15'

9.975 ACRES
JDC, #202122689

(V. 360A, P. 32, P.R.P.C.T.)

ENTERLINE
EASTER CREEK

APPRDX. LOC. OF FLOOD ZONE 'A'.

APPROX. SURVEY LINE

LOT 13-A-R
26.465 ACRES

LAGO LINDO, SECTION 2
BLOCK 2
(CAB. E, SL. 381 P.R.P.C.T.)

55 PROSPER LP
104.20 ACRES
DOC. #202326448

LOT 13-B-R
6.239 ACRES

MACK L. DOBBS
5.799 ACRES
V. 2869, P. 247

APPROX. LOC. OF FLOOD ZONE 'A'

TIM FARMER, ET UX
8.227 ACRES
DDC, #201722045

NOEL CERVANTES, SR. ET UX
3.98 ACRES
DOC. #201918594

ROBERT D. LINDSAY, ET UX
4.77 ACRES
DOC. #201812818

DONALD C. WYATT AND
MARIANNE H. WYATT
(PORTION LOT 26-R)
9.994 ACRES
V. 2447, P. 1093
DESC. IN:
V. 1768, P. 1274

LAGO LINDO, SECTION 1
(CAB. E, SL. 746 P.R.P.C.T.)

LOT 53R-T

14240
PE
G-10
FIBRE

14240.002.013.20
14240.002.013.30
14240.002.013.40
14240.002.07T.00

LINE	BEARING	DISTANCE
L1	S 04°35'42" E	499.33
L2	N 04°35'42" W	499.42
L3	N 11°13'14" W	176.97
L4	N 24°13'27" E	53.12
L5	S 87°48'25" W	34.79
L6	N 01°44'04" W	50.04
L7	N 87°48'19" E	78.25
L8	N 24°13'27" E	78.25
L9	N 00°35'07" E	4.04
L10	N 20°50'13" W	74.40
L11	N 24°15'49" E	86.34
L12	N 86°10'55" E	37.85

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	114°35'30"	50.00	141°29'58"	N 71°24'24" W	94.41	123.48
C2	114°35'30"	50.00	34°58'55"	S 81°55'14" W	30.06	30.53

REPLAT

SECTION 2, BLOCK 2
LOT 13-A-R AND LOT 13-B-R

BEING A REPLAT OF ALL OF LOT 13R
AND LOT 13R1 IN BLOCK 2 OF LAGO
LINDO, SECTION 2, ACCORDING TO PLA
RECORDED IN CABINET E, SLIDE 381
OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

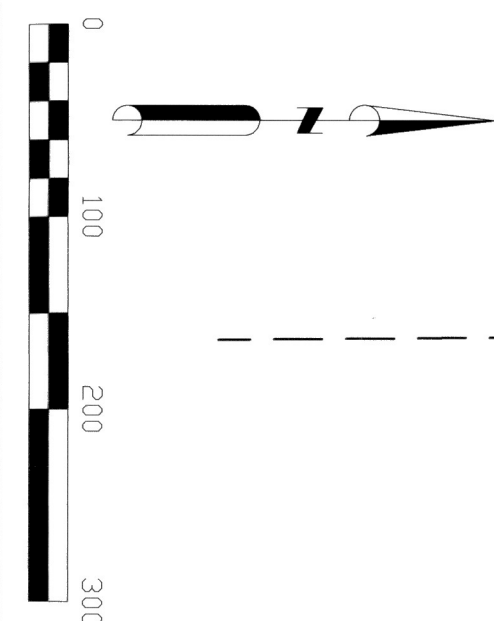
PLAT DATE: NOVEMBER 21, 2023

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202332788

PLAT Total Pages: 2



LEGAL DESCRIPTION

Of a 32.704 acres tract of land, being all of Lot 13R and Lot 13R1 in Block 2 of Lago Lindo, Section 2, according to plat recorded in Cabinet E, Slide 381 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod at the most westerly northwest corner of said Lot 13R and at the northeast corner of a certain 104.20 acres tract described in Document No. 202326448 of the Official Public Records and at a south corner of a certain 76.776 acres tract described in Document No. 202148051 of said Official Public Records for the most westerly northwest and beginning corner of this tract.

Thence N. 89 deg. 24 min. 39 sec. E. 448.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 76.776 acres tract for an ell corner of this tract and said Lot 13R.

Thence N. 00 deg. 00 min. 17 sec. E. at 421.90 feet pass a 2" steel post and in all 461.15 feet to a point in Peaster Creek and in the east line of said 76.776 acres tract for the most northerly northwest corner of this tract and said Lot 13R.

Thence along the north and east line of said Lot 13R the following courses and distances:

- N. 76 deg. 33 min. 21 sec. E. 176.77 feet
- S. 71 deg. 49 min. 54 sec. E. 273.50 feet
- S. 89 deg. 55 min. 54 sec. E. 230.00 feet
- S. 35 deg. 07 min. 54 sec. E. 247.14 feet
- S. 00 deg. 54 min. 51 sec. W. 131.63 feet
- S. 07 deg. 29 min. 26 sec. W. 184.88 feet
- S. 36 deg. 29 min. 54 sec. E. 144.89 feet
- S. 09 deg. 49 min. 16 sec. W. 166.55 feet
- S. 33 deg. 09 min. 28 sec. W. 122.90 feet
- S. 01 deg. 58 min. 58 sec. W. 213.61 feet
- S. 11 deg. 25 min. 53 sec. W. 39.16 feet to a point at the most easterly northeast corner of Lot 13R2 of said Block 2 for the most easterly southeast corner of this tract and said Lot 13R.

Thence N. 51 deg. 53 min. 02 sec. W. at 30.83 feet pass a found 1/2" iron rod with cap and in all 406.01 feet to a found 1/2" iron rod at the most northerly northeast corner of said Lot 13R2 for a corner of this tract and said Lot 13R.

Thence S. 86 deg. 40 min. 55 sec. W. 361.74 feet to a set 60D nail at the northwest corner of said Lot 13R2 for an ell corner of this tract and said Lot 13R.

Thence along the east line of said Lot 13R and the west line of said Lot 13R2 the following courses and distances:

- S. 24 deg. 15 min. 49 sec. W. 30.45 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 20 deg. 50 min. 13 sec. E. 79.56 feet to a found 1/2" iron rod
- S. 00 deg. 35 min. 07 sec. W. 86.35 feet to a found 1/2" iron rod with cap (HARLAN)
- S. 24 deg. 13 min. 27 sec. W. 90.73 feet to a found "MAG" nail with cap (HARLAN)
- S. 11 deg. 13 min. 14 sec. E. 169.12 feet to a found 1/2" iron rod with cap (HARLAN) at the southwest corner of said Lot 13R2 for an ell corner of this tract and said Lot 13R
- Thence N. 86 deg. 19 min. 35 sec. E. 102.16 feet to a found 1/2" iron rod with cap (TEXAS SURVEYING) in the south line of said Lot 13R2 for a corner of this tract and said Lot 13R.
- Thence S. 00 deg. 26 min. 52 sec. W. at 41.12 feet pass a found 1/2" iron rod and in all 500.82 feet to a found 1/2" iron rod for a corner of this tract and said Lot 13R.
- Thence S. 18 deg. 55 min. 13 sec. W. 50.99 feet to a found 3/8" iron rod in the north right of way line of Lakeview Court (paved) for the most southerly southeast corner of this tract and said Lot 13R.

Thence westerly along the arc of a 114 deg. 35 min. 30 sec. curve to the left with a radius of 50.00 feet, a central angle of 141 deg. 29 min. 58 sec., a chord of N. 71 deg. 24 min. 24 sec. W. 94.41 feet and an arc length of 123.48 feet to a found 1/2" iron rod for the most southerly southwest corner of this tract and said Lot 13R.

Thence N. 28 deg. 55 min. 32 sec. W. at 197.69 feet pass a 3" steel post and in all 393.41 feet to a point at a corner of said Lot 13R and at the southeast corner of said Lot 13R1 for an ell corner of this tract.

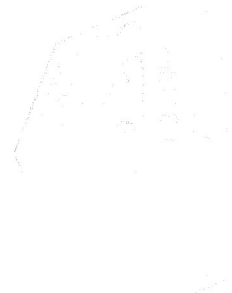
Thence S. 75 deg. 57 min. 31 sec. W. 333.33 feet to a point at the southwest corner of said Lot 13R1 for the most westerly southwest corner of this tract.

Thence N. 00 deg. 29 min. 30 sec. W. at 182.56 feet pass a found 1/2" iron rod with cap and in all 1187.45 feet to the place of beginning.

SURVEYORS CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on NOVEMBER 16, 2023.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN231176 FN231168



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 24th DAY OF December, 2023.

George A. Conley
George A. Conley
COMR. PRECINCT #1

Paul Hest
Paul Hest
COMR. PRECINCT #2

James M. Hest
James M. Hest
COMR. PRECINCT #3

David Hest
David Hest
COMR. PRECINCT #4

John A. Hest
John A. Hest
COUNTY JUDGE

OWNERS CERTIFICATE

That we, FRANK SCHEFFLER and CYNTHIA A. SCHEFFLER, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 13-A-R and LOT 13-B-R, BLOCK 2, LAGO LINDO, SECTION 2. 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 1st DAY OF December, 2023

Frank Scheffler
Frank Scheffler
BY: *Cynthia A. Scheffler*
CYNTHIA A. SCHEFFLER

Cynthia A. Scheffler
CYNTHIA A. SCHEFFLER

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 FRANK SCHEFFLER and CYNTHIA A. SCHEFFLER, 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 1st day of December, 2023

Karen Carlton
Karen Carlton
Signature



OWNERS CERTIFICATE

That I, LARWOOD REVOCABLE TRUST, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 13-A-R and LOT 13-B-R, BLOCK 2, LAGO LINDO, SECTION 2. I, 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.

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

EXECUTED THIS THE 4th DAY OF December, 2023

Raymond K. Larwood
Raymond K. Larwood, Trustee
BY: *Mary K. Larwood*
MARY K. LARWOOD, Trustee

Mary K. Larwood
MARY K. LARWOOD, Trustee

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 RAYMOND K. LARWOOD and MARY K. LARWOOD, 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 4th day of December, 2023

Karen Carlton
Karen Carlton
Signature



202332788 12/26/2023 02:30 PM Lita Deakle, County Clerk Parker County, TX		FILED FOR RECORD OF PARKER COUNTY, TEXAS PLAT NO. <u>638</u> CABINET <u>F</u> , SLIDE <u>638</u> DATE <u>12-26-2023</u>		FRANK SCHEFFLER 250 LAKEVIEW COURT WEATHERFORD, TX 76088 817-991-7345		PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841		REPLAT LAGO LINDO SECTION 2, BLOCK 2 LOT 13-A-R AND LOT 13-B-R BEING A REPLAT OF ALL OF LOT 13R AND LOT 13R1 IN BLOCK 2 OF LAGO LINDO, SECTION 2, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 381 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS PLAT DATE NOVEMBER 21, 2023	
OFFICIAL PUBLIC RECORDS		PAGE 2 OF 2							

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lita Deakle