

All of Lots 60, 61, 62, 63, & 64 in Block 7 of LAKE COUNTRY ACRES, according to the plat thereof recorded in volume 361A page 35 of the Plat Records of Parker County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011).

Beginning at a 1/2" iron found for the most northerly corner of said Lot 60, and the most easterly corner of Lot 59, Block 7 of said LAKE COUNTRY ACRES, for the southwest line of Lois Circle, and in a curve to the left having a radius of 355-53/100 feet.

Thence southeasterly along said curve to the left, and the most northerly northeast line of said Lot 60, for the southwesterly line of said Lois Circle an arc length of 36-87/100 feet to a 3/8" iron found, the long chord of said 36-87/100 feet arc is south 57 degrees-39 minutes-36 seconds east 36-86/100 feet.

Thence south 61 degrees-02 minutes-17 seconds east, along a northeasterly line of said Lot 60, for the southwesterly line of said Lois Circle, 21-82/100 feet to a 3/8" iron found for a northeast corner of said Lot 60, and the northerly corner of said Lot 61, and in a curve to the right having a radius of 380-81/100 feet.

Thence southeasterly along said curve to the right, and the northeasterly line of said Lot 61, and to and along the northeasterly line of said Lot 62, and along the northeasterly line of said Lot 63, and along the northeasterly line of said Lot 64, and along the most easterly northeast line of said Lot 60, for the southwesterly line of said Lois Circle an arc length of 223-46/100 feet to a 3/8" iron found for the southeast corner of said Lot 60, and the northeasterly corner of Lot 68, Block 7 of said LAKE COUNTRY ACRES, the long chord of said 223-46/100 feet arc is south 43 degrees-44 minutes-35 seconds east 220-27/100 feet.

Thence south 62 degrees-57 minutes-32 seconds west, along the southerly line of said Lot 60, and the northerly line of said Lot 68, a distance of 99-98/100 feet to a 3/8" iron found.

Thence south 63 degrees-45 minutes-51 seconds west, along said southerly line of said Lot 60, and said northerly line of said Lot 68, a distance of 251-81/100 feet to a 3/8" iron found for the southwest corner of said Lot 60, and the northeasterly corner of said Lot 68, and the northeast corner of Lot 21, Block 7 of said LAKE COUNTRY ACRES, and the southeast corner of Lot 22, Block 7 of said LAKE COUNTRY ACRES.

Thence north 29 degrees-53 minutes-01 second west, along the westerly line of said Lot 60, and the easterly line of said Lot 22, a distance of 175-33/100 feet to a 3/8" iron found for the westerly corner of said Lot 60, and the northeast corner of said Lot 22, and the southeast corner of Lot 31, Block 7 of said LAKE COUNTRY ACRES, and the southwest corner of said Lot 59.

Thence north 51 degrees-45 minutes-17 seconds east, along the northerly line of said Lot 60, and the southerly line of said Lot 59, a distance of 178-69/100 feet to a corner for a re-entrant corner of said Lot 60, and a southerly corner of said Lot 59, from which a 1/2" iron found bears north 35 degrees-25 minutes-17 seconds east 1-22/100 feet.

Thence north 35 degrees-25 minutes-17 seconds east, along the southwesterly line of said Lot 60, and the southeast line of said Lot 59, a distance of 102-54/100 feet to the place of beginning and containing 1-630/1000 acres.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, We Charles D. Swingle, Sr., and Mary B. Swingle, being dedicatory do hereby adopt this plat designating the herein above property as LOTS 60R AND 63R, BLOCK 7, LAKE COUNTRY ACRES, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness my hand, this the 30 day of November 2023.

By:

Charles D. Swingle, Sr.
Charles D. Swingle, Sr.
(Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Charles D. Swingle, Sr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 30 day of November 2023.

Mildred E. Hickey
Mildred E. Hickey
Notary Public, State of Texas

By:

Mary B. Swingle
Mary B. Swingle
(Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Mary B. Swingle known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 30 day of November 2023.

Mildred E. Hickey
Mildred E. Hickey
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas,

this the 11 day of December 2023.

George A. Conley Pat Deen, County Judge
George Conley, Commissioner Precinct #1
James Holt Jacob Holt, Commissioner Precinct #2
Mike Hale Mike Hale, Commissioner Precinct #4
Larry Walden, Commissioner Precinct #3

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420



THE STATE OF TEXAS COUNTY OF PARKER
I, Charles D. Swingle, Sr. being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of Weatherford, Texas.

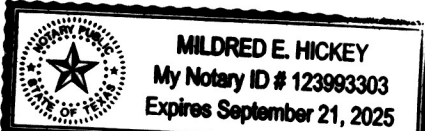
Charles D. Swingle, Sr.
Charles D. Swingle, Sr.

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Charles D. Swingle, Sr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 30 day of November 2023.

Mildred E. Hickey
Mildred E. Hickey
Notary Public, State of Texas



THE STATE OF TEXAS COUNTY OF PARKER
I, Mary B. Swingle being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of Weatherford, Texas.

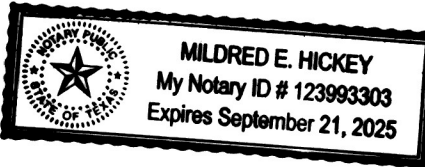
Mary B. Swingle
Mary B. Swingle, Sr.

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Mary B. Swingle known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 30 day of November 2023.

Mildred E. Hickey
Mildred E. Hickey
Notary Public, State of Texas



LOT 59
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 60R
0.845 OF
AN ACRE

1.630
ACRES
TOTAL

LOT 63R
0.785 OF
AN ACRE

LOT 22
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 21
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 60
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 68
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 61
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 62
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 63
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

LOT 64
BLOCK 7
LAKE COUNTRY ACRES
VOL. 361A PG. 35
P.R.P.C.T.

WATER SOURCE FOR LOT 60R BLOCK 7 SHALL BE PROVIDED BY AQUA TEXAS INC. CCN NO. 13201.

WATER SOURCE FOR LOT 63R BLOCK 7 SHALL BE PROVIDED BY AQUA TEXAS INC. CCN NO. 13201.

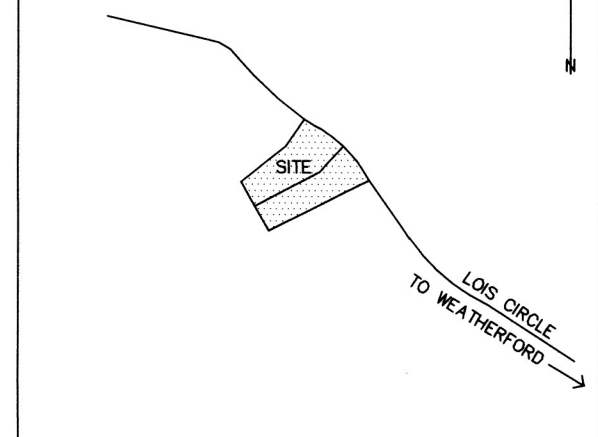
SEWAGE FOR LOT 60R BLOCK 7 SHALL BE PROVIDED BY NEW ON-SITE SEPTIC SYSTEM

SEWAGE FOR LOT 63R BLOCK 7 SHALL BE PROVIDED BY NEW ON-SITE SEPTIC SYSTEM.

This plat represents property which has been platted without groundwater certification as prescribed in the Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | S61°02'17"E | 21.82' |

LOCATION MAP
(NOT TO SCALE)



LEGEND

BL BUILDING LINE
UE UTILITY EASEMENT

REPLAT
of Lots 60R and 63R in Block 7 of
LAKE COUNTRY ACRES, being a replat of Lots 60, 61, 62,
63, and 64 in Block 7 of said LAKE COUNTRY ACRES,
according to the plat thereof recorded in volume 361A page
35 of the Plat Records of Parker County, Texas.
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System,
North Central Zone, NAD 83 (2011). The lengths shown
hereon are horizontal ground lengths.
Surveyed on the ground October 17, 2023.
BROOKES BAKER SURVEYORS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202331591
12/11/2023 11:43 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER: LOTS 60R & 63R
CHARLES D. SWINGLE, SR.
AND MARY B. SWINGLE
PO BOX 1575
GRANBURY, TX
76049

The information reflected by
this survey should not be
considered valid unless this
print of said survey bears
an original signature and
seal of Registered Professional
Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
TBPLS FIRM No. 10092800
alanh@brookesbakersurveyors.com

-30 -15 0 30 60 90

GRAPHIC SCALE IN FEET

FILE NAME: DON23\LCAL60RP.DWG

DRAWN BY: MMS

THIS PLAT RECORDED IN PLAT CABINET F 627, THIS THE 11th DAY OF December 2023