County of Parker

Whereas, Alexa Currie, being the owner of a 4.534 acres tract of land, being all of those certain Lots 13 & 14, Block C, La Madera, Phase Three, according to the plat as recorded in Cabinet D, Slide 219, Plat Records, Parker County, Texas; same being those certain tracts as described in Document Nos. 201618603 & 201710657, Real Property Records, Parker County, Texas; 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod in the monumented east right of way line of Brazos Court (60' wide) being the southwest corner of that certain Lot 12, Block C, of said La Madera Phase Three (D-219), for the northwest corner of said Lot 13, Block C, and

THENCE N 65°32'28" E 405.11 feet, along the common line of said Lot 12 and Lot 13, to a found 1/2" iron rod in the west line of Lot 11, said Block C, for the northeast corner of said Lot 13 and this tract.

THENCE S 24°27'32" E 347.74 feet, to a found 1/2" capped iron rod in the north line of that certain tract conveyed to Vina Louise Klasing in V. 1648, P. 1102, Real Property Records, Parker County, Texas; for the southeast corner of said Lot 14 and this tract.

THENCE \$ 52°21'00" W 548.50 feet, with the north line of said Klasing tract to a found 1/2" capped iron rod at the southeast corner of Lot 15, said Block C, for the southwest corner of said Lot 14 and this tract.

THENCE N 25°10'56" W 167.12 feet, to a found 1/2" capped iron rod in the east right of way line of said Brazos Court, for a corner

THENCE with the east right of way line of said Brazos Court the following:

Northwesterly along the arc of a curve to the left, having a radius of 60.00 feet, an arc length of 117.81 feet, and whose chord bears N 01°55'51" W 99.77 feet, to a found 1/2" capped iron rod at the common west corner of said Lots 13 & 14, for a

N 01°48'55" E 80.15 feet, to a point in the west line of said Lot 13, for a corner of this tract.

Northwesterly along the arc of a curve to the left, having a radius of 1030.00 feet, an arc length of 153.06 feet, and whose chord bears N 02°26'40" W 152.92 feet, with the west line of said Lot 13, to the POINT OF BEGINNING.

## Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, Texas 76086 weatherford@txsurveying.com - 817-594-0400

OF REGISTER D MICAH HAMILTON NOFESSIONE

Now, Therefore, Know All Men By These Presents:

through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 13-R, Block C, La Madera, Phase 3, 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.

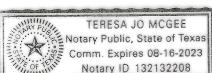
This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Alexa Currie

\_\_\_\_\_, 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 1672 day of February . 2023.





FILED AND RECORDED

201629071

Lot 15, Block C La Madera Phase Three Cab. D, Slide 219

Lila Deakle

202304811 02/28/2023 08:40 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT

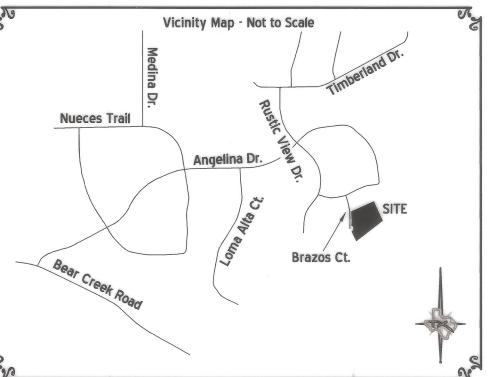
Plat Cabinet \_ E\_\_ Slide \_ 434

202304811 PLAT Total Pages: 1

Curve 1 - C1 Curve 2 - C2 Radius: 1030.00' Radius: 60.00' Arc Length: 153.06' Arc Length: 117.81' Chord: N 02°26'40" W 152.92' Chord: N 01°55'51" W 99.77' Line 1 - L1 Bearing: N 01°48'55" E Distance: 80.15' Jethro & Elizabeth Garcia 202129839 Lot 12, Block C La Madera Phase Three Cab. D, Slide 219 Michael & Holly Vanecek 201411511 Lot 11, Block C La Madera Phase Three **Kevin & Vonnie Giles** Cab. D, Slide 219 202011999 Lot 17, Block C La Madera Phase Three Cab. D, Slide 219 0 Johnny & Sherri Campbell 201620758 Lot 16, Block C La Madera Phase Three Cab. D, Slide 219 State of Texas County of Parket Vina Louise Klasina V. 1648, P. 1102 Johnny & Sherri Campbell

> 14238.00C.013.00 14238.00C.014.00

\*The purpose of this replat is to merge Lots 13 and 14, Block C, La Madera, Phase 3, into a single lot.



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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

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

According to the F.I.R.M. Community Panel Map No. 48367CO425F, dated April 5, 2019; 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)

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 found 1/2" capped iron rods unless otherwise

Parker County Notes:

1) Water is to be provided by private well.

2) Sanitary sewer is to be provided by on-site septic facilities.

3) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

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

oner Precinct #2

AL L-19

**Plat Revision** Lot 13-R, Block C La Madera, Phase 3

an addition in Parker County, Texas

Being a 4.534 acres replat of Lot 13 & Lot 14, Block C, La Madera, Phase Three, plat recorded in Plat Cabinet D, Slide 219, Plat Records, Parker County, Texas.

February 2023





1" = 80'

Surveyor:

104 S. Walnut St

817-594-0400

Alexa Currie

107 Brazos Ct.

Aledo, TX 76008

Owner:

Micah Hamilton, R.P.L.S.

Weatherford, TX, 76086