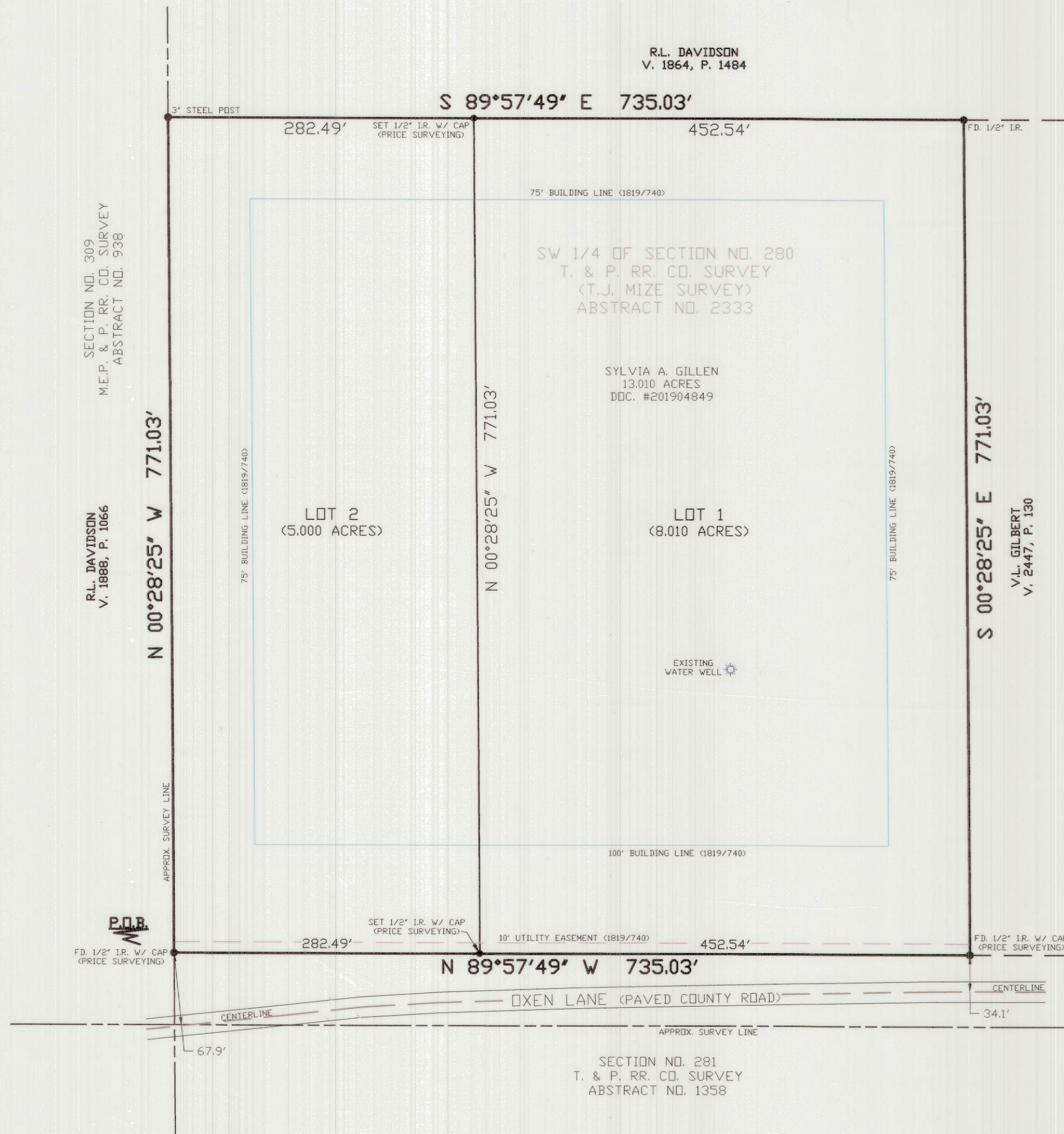
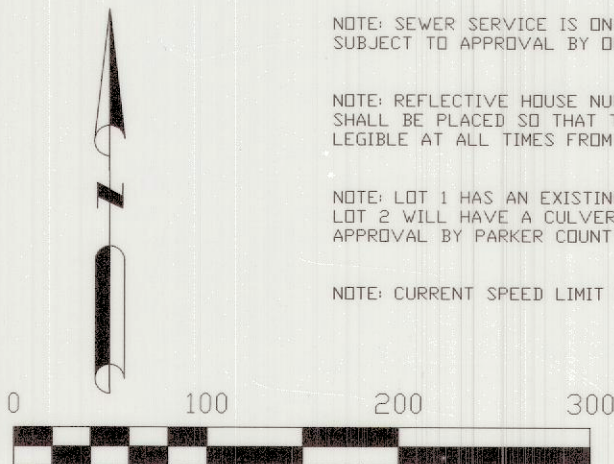




BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO
F.I.R.M. MAP NO. 48367C0125F, DATED APRIL 5, 2019
NOTE: SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND
STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES
NOTE: 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 GROUNDWATER AVAILABILITY.
NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON JULY 26, 2025
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELL
NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY
NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS
NOTE: LOT 1 HAS AN EXISTING CULVERT SIZE OF 18" AND
LOT 2 WILL HAVE A CULVERT SIZE OF 18" SUBJECT TO
APPROVAL BY PARKER COUNTY OFFICIALS.
NOTE: CURRENT SPEED LIMIT ON OXEN LANE IS 35 MPH



OWNER'S CERTIFICATE

That I, SYLVIA A. GILLEN, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as OXEN ACRES. This plat being a subdivision of 13.010 acres out of the Southwest 1/4 of Section No. 280, T. & P. RR. Co. Survey (T.J. Mize Survey), Abstract No. 2333, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract 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 30 DAY OF July, 2025

BY: Sylvia A. Gillen
SYLVIA A. GILLEN, OWNER

STATE OF TEXAS
COUNTY OF PACO PINTO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SYLVIA A. GILLEN, 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 stated.

GIVEN under my hand and seal of office this 30 day of July, 2025

[Signature]
Signature

NOTARY PUBLIC
Brandon James Bunnell
Exp. 10/19/2027
ID No. 134611954
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 MAY 29, 2025.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25544 12034.crd FN250602

PROFESSIONAL LAND SURVEYOR
PHILIP E. COLVIN, JR.
6258

LEGAL DESCRIPTION

Of a 13.010 acres tract of land out of the Southwest 1/4 of Section No. 280, T. & P. RR. Co. Survey (T.J. Mize Survey), Abstract No. 2333, Parker County, Texas; being the same tract described in Document No. 201904849 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of Oxen Lane (paved) and in the west line of said Section No. 280 for the southwest and beginning corner of this tract. Whence the southwest corner of said Section No. 280 is called to bear S. 00 deg. 28 min. 25 sec. E. 66.57 feet.
Thence N. 00 deg. 28 min. 25 sec. W. 771.03 feet to a 3" steel post for the northwest corner of this tract.
Thence S. 89 deg. 57 min. 49 sec. E. 735.03 feet to a found 1/2" iron rod for the northeast corner of this tract.
Thence S. 00 deg. 28 min. 25 sec. E. 771.03 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said Oxen Lane for the southeast corner of this tract.
Thence N. 89 deg. 57 min. 49 sec. W. 735.03 feet to the place of beginning.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 11th DAY OF August, 2025.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

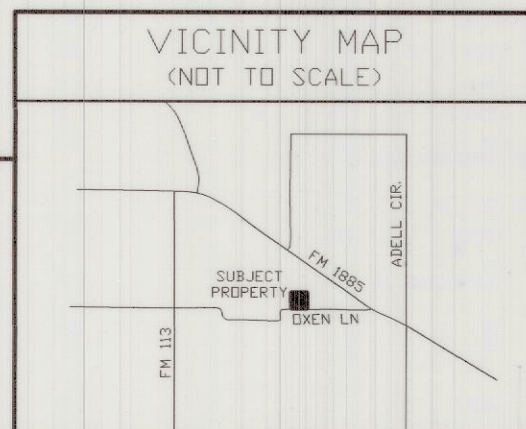
[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

15971
PE
D-8

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 154
DATE 8-17-2025



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202521618
08/12/2025 08:44 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEVELOPER	SURVEYOR
SYLVIA A. GILLEN 700 OXEN LANE WEATHERFORD, TX 76088 817-901-4904	PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841

FINAL PLAT
OXEN ACRES
LOT 1 & LOT 2
BEING A SUBDIVISION OF 13.010 ACRES OUT OF THE SOUTHWEST 1/4 OF SECTION NO. 280, T. & P. RR. CO. SURVEY (T.J. MIZE SURVEY), ABSTRACT NO. 2333, PARKER COUNTY, TEXAS
PLAT DATE: JULY 30, 2025